GREATER DANDENONG
City of Opportunity

AGENDA

ORDINARY COUNCIL MEETING

MONDAY 9 DECEMBER 2019
Commencing at 7:00 PM

COUNCIL CHAMBERS
225 Lonsdale Street, Dandenong VIC 3175

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1 MEETING OPENING

1.1 ATTENDANCE

Apologies

1.2 ACKNOWLEDGEMENT OF TRADITIONAL OWNERS OF THE LAND

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

1.3 OFFERING OF PRAYER

As part of Council's commitment to recognising the cultural and spiritual diversity of our community, the prayer this evening will be offered by Very Rev Father Michael Protopopov OAM from the Christian Church of Our Lady's Dormition, a member of the Greater Dandenong Interfaith Network.

1.4 CONFIRMATION OF MINUTES OF PREVIOUS MEETING

Ordinary Meeting of Council held 25 November 2019.

Recommendation

That the minutes of the Ordinary Meeting of Council held 25 November 2019 be confirmed.

1.5 ASSEMBLIES OF COUNCIL

The following assemblies of Council occurred in the period 21 November to 4 December 2019:

Date	Meeting Type	Councillors Attending	Councillors Absent	Topics Discussed & Disclosures of Conflict of Interest
20/11/19	Transport Forum 2	Maria Sampey		- Transport Forum 2 Meeting

1.5 ASSEMBLIES OF COUNCIL (Cont.)

Date	Meeting Type	Councillors Attending	Councillors Absent	Topics Discussed & Disclosures of Conflict of Interest
26/11/19	Pre-Council Meeting	Peter Brown, Youhorn Chea, Tim Dark (part) Matthew Kirwan, Angela Long, Zaynoun Melhem (part), Jim Memeti, Sean O'Reilly, Maria Sampey, Sophie Tan (part)	Apologies - Loi Truong	- Consideration of mid-year budget review items (Cr Jim Memeti disclosed a conflict of interest in a part of this item dealing with proposed works at the Dandenong Market). - C123 Planning Amendment update. - Strategic property acquisitions (CONFIDENTIAL). - Short two-day closure at NPAC due to NBN works. - Agenda items for the Council Meeting of 25 November 2019.

1.5 ASSEMBLIES OF COUNCIL (Cont.)

Date	Meeting Type	Councillors Attending	Councillors Absent	Topics Discussed & Disclosures of Conflict of Interest
2/12/19	Councillor Briefing Session	Peter Brown, Youhorn Chea, Tim Dark (part) Matthew Kirwan, Angela Long, Zaynoun Melhem, Jim Memeti, Sean O'Reilly, Maria Sampey, Sophie Tan, Loi Truong		- Consideration of officer recommendations for Round 2 of the 2019 Community Support Grants (Cr O'Reilly disclosed a Conflict of Interest in this item in relation to a grant for Springvale Primary School). - Young Leaders update on projects they executed throughout 2019 including the Safe Socials Project, Health and Wellbeing Factsheets and Youth Exceeding Expectations. - Update from Council's Arts Advisory Board. - Discussion around the effectiveness of the library fines system and future options. - Council's strategy and visions for climate change. - Update on governance structures and funding of a Council facility in Noble Park (CONFIDENTIAL). - Proposed disaster relief for earthquake event in Albania. - Agenda items for the Council Meeting of 9 December 2019.

Recommendation

That the assemblies of Council listed above be noted.

1.6 DISCLOSURES OF INTEREST

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

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

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

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

2 OFFICERS' REPORTS - PART ONE

2.1 DOCUMENTS FOR SEALING

2.1.1 Documents for Sealing

File Id:	A2683601
Responsible Officer:	Director Corporate Services

Report Summary

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

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

Recommendation Summary

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

2.1.1 Documents for Sealing (Cont.)

Item Summary

There are three [3] items being presented to Council's meeting of 9 December 2019 for signing and sealing as follows:

1. An amended Instrument of Appointment of Authorised Officer under the provisions of the *Local Government Act 1989*, the *Building Act 1993*, the *Country Fire Authority Act 1958*, the *Domestic Animals Act 1994*, the *Environment Protection Act 1970*, the *Food Act 1984*, the *Heritage Act 2017*, the *Housing Act 1983*, the *Impounding of Livestock Act 1994*, the *Infringements Act 2006*, the *Land Acquisition and Compensation Act 1986*, the *Planning and Environment Act 1987*, the *Public Health and Wellbeing Act 2008*, the *Residential Tenancies Act 1997*, the *Road Management Act 2004*, the *Road Safety Act 1986*, the *Sex Work Act 1994*, the *Subdivisions Act 1988*, the *Summary Offences Act 1966*, the *Tobacco Act 1987*, the *Victorian Civil and Administrative Tribunal Act 1998* and the Regulations made under each of these Acts; the Local Laws made under the *Local Government Act 1989;* and any other Act, Regulation or delegated legislation (including the Greater Dandenong Planning Scheme) which relates to the powers of the Council made under the provisions and enactments described. This amended instrument enables the following Council Officer to carry out the statutory responsibilities of the above Acts and is subject to policy and delegations previously adopted by Council:

    - Johannes Jacobus Bosman (known as Jody Bosman);

2. An Instrument of Appointment of Authorised Officer under the provisions of the *Local Government Act 1989*, the *Domestic Animals Act 1994*, the *Environment Protection Act 1970*, the *Impounding of Livestock Act 1994*, the *Infringements Act 2006*, the *Public Health and Wellbeing Act 2008*, the *Residential Tenancies Act 1997*, the *Road Management Act 2004*, the *Road Safety Act 1986*, the *Summary Offences Act 1966*, the *Tobacco Act 1987*, the *Victorian Civil and Administrative Tribunal Act 1998* and the Regulations made under each of these Acts; the Local Laws made under the *Local Government Act 1989;* and any other Act, Regulation or delegated legislation (including the Greater Dandenong Planning Scheme) which relates to the powers of the Council made under the provisions and enactments described. This instrument enables the following Council Officer to carry out the statutory responsibilities of the above Acts and is subject to policy and delegations previously adopted by Council:

    - Rodney Burke; and

2.1.1 Documents for Sealing (Cont.)

3. An Instrument of Appointment of Authorised Officer under the provisions of the *Local Government Act 1989*, the *Building Act 1993*, the *Country Fire Authority Act 1958*, the *Environment Protection Act 1970*, the *Food Act 1984*, the *Housing Act 1983*, the *Infringements Act 2006*, the *Planning and Environment Act 1987*, the *Public Health and Wellbeing Act 2008*, the *Residential Tenancies Act 1997*, the *Sex Work Act 1994*, the *Subdivisions Act 1988,* the *Summary Offences Act 1966*, the *Tobacco Act 1987*, the *Victorian Civil and Administrative Tribunal Act 1998* and the Regulations made under each of these Acts; the Local Laws made under the *Local Government Act 1989;* and any other Act, Regulation or delegated legislation (including the Greater Dandenong Planning Scheme) which relates to the powers of the Council made under the provisions and enactments described. This instrument enables the following Council Officer to carry out the statutory responsibilities of the above Acts and is subject to policy and delegations previously adopted by Council:

   - Edward James Thorley (known as Jamie Thorley)

2.1.1 Documents for Sealing (Cont.)

Recommendation

That the listed documents be signed and sealed.

2.2 DOCUMENTS FOR TABLING

2.2.1 Documents for Tabling

File Id:	qA228025
Responsible Officer:	Director Corporate Services

Report Summary

Council receives various documents such as annual reports and minutes of committee meetings that deal with a variety of issues that are relevant to the City.

These reports are tabled at Council Meetings and therefore brought to the attention of Council.

Recommendation Summary

This report recommends that the listed items be received.

2.2.1 Documents for Tabling (Cont.)

List of Reports

Author	Title
Springvale Monash Legal Service Inc	Annual Report 2019
South East Councils Climate Change Alliance	Annual Report 2019
Housing First	Annual Report 2018-19

A copy of each report is made available at the Council meeting or by contacting the Governance Unit on telephone 8571 5235.

Recommendation

That the listed items be received.

2.2.2 Petitions and Joint Letters

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

Report Summary

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

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

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

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

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

2.2.2 Petitions and Joint Letters (Cont.)

Petitions and Joint Letters Tabled

Council received no new petitions, no joint letters, no submissions and one (1) petition update prior to the Council Meeting of 9 December 2019.

N.B: Where relevant, a summary of the progress of ongoing change.org petitions and any other relevant petitions/joint letters/submissions will be provided in the attachment to this report.

Recommendation

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

2.2.2 Petitions and Joint Letters (Cont.)

DOCUMENTS FOR TABLING

PETITIONS AND JOINT LETTERS

ATTACHMENT 1

PETITIONS AND JOINT LETTERS

PAGES 4 (including cover)

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

2.2.2 Petitions and Joint Letters (Cont.)

Date Received	• Petition Text (Prayer)	No. of Petitioners	Status	Responsible Officer Response
18/11/19	LINK PATTERSON LAKES TO RIVER END ROAD, BANGHOLME PETITION In 2017, I emailed you all regarding the construction of an underpass beneath the MP Freeway, between Patterson Lakes and the National Water Sports Centre. Thank you for supporting this project! Since this time, I have been working with Martin on your Walking, Cycling and Equestrian Trails consultation. My submission for a connecting path from the underpass, running up River End Road and west along Thames Promenade received support from Cornish College. It will regionally connect the suburbs of Patterson Lakes and Chelsea Heights with the River End Road precinct, providing direct access to the National Water Sports Centre, Melbourne Cable Park, Jolong Park, Cornish College and the Craft and Co winery. River End Road is a lumpy, country like road and a footpath is of great importance to the college, who currently do not have the infrastructure to enable students to safely ride or walk to school. I have a petition with 800 signatures supporting this proposed path, which I would like presented at your next council meeting. The outcome being sought is for the 2km path to be included in your budget to enable it to progress. Can you please assist with the inclusion of the petition in your next meeting? At this meeting would it be possible for councillors to support a motion to budget this project? Please find attached the petition, with the comments and signatures themselves. I would greatly appreciate your support and look forward to hearing from you. ..... We request that you support a footpath linking the Patterson Lakes underpass recently completed to River End Road, Bangholme and Thames Promenade, Chelsea Heights.	**836 (as at 20/11/19)**	**In Progress**	Tabled Council Meeting 25 November 2019 19/11/19 Responsible Officer – Director Business, Engineering and Major Projects. 20/11/19 Acknowledgement Email sent to the head petitioner by Governance.

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

2.2.2 Petitions and Joint Letters (Cont.)

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

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

2.2.2 Petitions and Joint Letters (Cont.)

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

2.3 STATUTORY PLANNING APPLICATIONS

2.3.1 Town Planning Application – No. 1579 Heatherton Road, Dandenong North (Planning Application No. PLN06/0288.04)

File Id:	303675
Responsible Officer:	Director City Planning, Design and Amenity
Attachments:	Submitted plans Submitted Alcohol Management Plan

Application Summary

Applicant:	The Dandenong Club
Proposal:	Amend the Red Line Area (area where alcohol can be sold and consumed) to incorporate the bowling greens
Zone:	General Residential Zone – Schedule 1
Overlay:	None
Ward:	Red Gum

This application is brought before Council as all applications in association with a liquor licence (where not associated with a food and drink premises) must be determined at a Council meeting.

The application proposes to amend the Red Line Area (area where alcohol can be sold and consumed) to incorporate the existing bowling greens.

A permit is required pursuant to:

- Clause 52.27 - Licensed Premises: A permit is required to use land to sell or consume liquor if the area that liquor is allowed to be consumed or supplied under a licence is to be increased.

Advertising Summary

The application was advertised to the surrounding area through the erection of an on-site sign and the mailing of notices to adjoining and surrounding owners and occupiers.

No objections were received.

Assessment Summary

The proposal has been assessed against the relevant requirements of the Greater Dandenong Planning Scheme and is considered appropriate to the site.

2.3.1 Town Planning Application – No. 1579 Heatherton Road, Dandenong North (Planning Application No. PLN06/0288.04) (Cont.)

The proposal for the sale and consumption of liquor within the bowling greens is not considered to result in adverse amenity impacts on the neighbouring area.

It is considered that the site has appropriate levels of car parking and the number of patrons on the site is not proposed to be increased.

The conditions of the planning permit, if issued, will ensure that the proposal is appropriately managed and operated.

Recommendation Summary

As assessed, the proposal is consistent with and appropriately responds to the provisions of the Greater Dandenong Planning Scheme. The proposal appropriately responds to the Planning Policy Frameworks as well as the purpose of the zone which applies to the subject site. This report recommends that the application be supported, and that an **amended permit** be granted subject to conditions as set out in the recommendation.

2.3.1 Town Planning Application – No. 1579 Heatherton Road, Dandenong North (Planning Application No. PLN06/0288.04) (Cont.)

Subject Site and Surrounds

Subject Site

The subject site is located on the northern side of Heatherton Road, identified as the Dandenong Club. The subject site is irregular in shape, and contains a large building located towards the southern portion of the site, with lawn bowling areas located towards the northeast corner, and the remaining land utilised for the purposes of car parking and associated accessways.

The land has a slope of 5m from the south (Heatherton Road) to the north. The existing building has a maximum height of 6.8m on the south side and a maximum height of 9.5m on the north side. The building is two (2) storeys comprising of a ground floor and a lower level floor. Two (2) bowling greens are located to the north of the site accessible from the lower level floor.

Due to the slope of the land, the building appears as a single storey building when view from Heatherton Road.

The site has 207 car spaces.

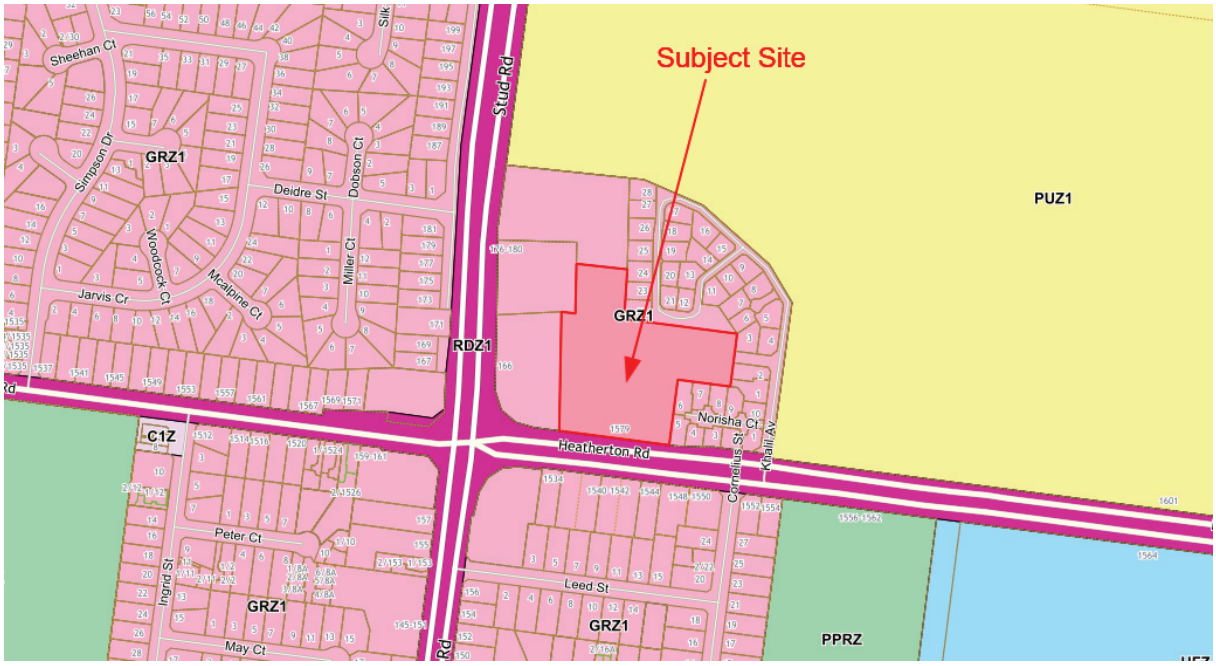
Surrounding Area

The subject site is located within an established area, with residential land to the northeast and east. The land to the west used for the purpose of a service station. The land adjoining the northern most part of the site also contains a service station. Adjoining the northwest corner of the site is a vacant allotment.

Opposite the site on Heatherton Road are residential developments. A service station is also located at the southeast corner of Heatherton Road and Stud Road as well as at the northwest corner of Heatherton Road and Stud Road. A convenience restaurant is located at the southwest corner of Heatherton Road and Stud Road.

2.3.1 Town Planning Application – No. 1579 Heatherton Road, Dandenong North (Planning Application No. PLN06/0288.04) (Cont.)

Locality Plan



Aerial Photo (April 2019)



2.3.1 Town Planning Application – No. 1579 Heatherton Road, Dandenong North (Planning Application No. PLN06/0288.04) (Cont.)

Background

Previous Applications

A search of Council records revealed a number of planning permits granted to the subject site. The following previous planning permits are relevant:

- Planning Permit No. 2352 was issued on 20 October 1986 for a licensed club house.
- Planning Permit 95/41 was issued on the 26 April 1995 for the development and use of the land for the purpose of altering and extending the existing club.
- Planning Permit PLN06/0288 was issued on the 29 June 2006. There were three (3) amendments to the permit with the most recent on amended on 15 November 2007. The permit allowed buildings and works comprising alterations to the existing Licensed Club (Place of Assembly), together with a waiver of the car parking requirement under Clause 52.06 of the Planning Scheme and alterations to the hours of operation for the Licensed Club.
- Planning Permit PLN17/0742 was issued on 25 January 2018 for construction of buildings and works comprising a canopy over an existing bowling green

Proposal

The application proposes to amend the Red Line Area (area where alcohol can be sold and consumed) to incorporate the existing bowling greens.

The site currently has a current liquor licence which restricts the sale and consumption of liquor to within the existing ground floor building and the lower floor building.

The proposal would allow patrons to consume liquor within the bowling greens.

The two (2) bowling greens are shown on the submitted plans as Bowling Green A (western bowling green) and Bowling Green B (eastern bowling green). Bowling Green A adjoins one (1) residential property to the north and Bowling Green B adjoins seven (7) residential properties. Bowling Green A has a canopy which provides weather protection whilst Bowling Green B is open to the sky.

Liquor is proposed to be consumed within Bowling Green A during the following hours:

- Sunday: 10am to 11pm
- Good Friday & ANZAC Day: 12noon to 11pm
- On any other day: 9am to 11pm

Liquor is proposed to be consumed within Bowling Green B during the following hours:

- Sunday: 10am to 8pm
- Good Friday & ANZAC Day: 12noon to 8pm
- On any other day: 9am to 8pm

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

2.3.1 Town Planning Application – No. 1579 Heatherton Road, Dandenong North (Planning Application No. PLN06/0288.04) (Cont.)

Victorian Charter of Human Rights and Responsibilities

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

Financial Implications

No financial resources are impacted by this report.

Planning Scheme and Policy Frameworks

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

- Clause 52.27 - Licensed Premises: A permit is required to use land to sell of consume liquor if the area that liquor is allowed to be consumed or supplied under a licence is to be increased.

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 a limited range of other non-residential uses to serve local community needs in appropriate locations.*

Overlay Controls

Design and Development Overlay – Schedule 3 (DDO3).

The Design and Development Overlay – Schedule 3 is applicable to the subject site and the surrounding properties. The DDO3 relates to the Dandenong Hospital Flight Path Protection. A permit is required to construct a building or to carry outs which have a height of 62.9 metres above the Australian Height Datum.

As the proposed amendment does not include any additional buildings or works, a permit is not required under this overlay.

2.3.1 Town Planning Application – No. 1579 Heatherton Road, Dandenong North (Planning Application No. PLN06/0288.04) (Cont.)

Planning Policy Framework

There are a number of specific objectives contained within the Planning Policy Framework that need to be considered under this application, which follow.

Economic Development (Clause 17)

Under this clause, it notes that planning is to provide for a strong and innovative economy, where all sectors of the economy are critical to economic prosperity, and planning is to contribute to the economic well-being of communities and the State as a whole by supporting and fostering economic growth and development by providing land, facilitating decisions, and resolving land use conflicts so that each district may build on its strengths and achieve its economic potential.

Clause 17.02-1S (Business) has the objective to encourage development which meets the community's needs for retail, entertainment, office and other commercial services and provides net community benefit in relation to accessibility, efficient infrastructure use and the aggregation and sustainability of commercial facilities.

Local Planning Policy Framework

The Local Planning Policy Framework (LPPF) includes the Municipal Strategic Statement (MSS) and Local Policies. The MSS is contained at Clause 21 of the Scheme. At Clause 21.03-2, the MSS identifies a number of key focus areas and strategic directions, including:

- Economic Well-being – Strategies that facilitate employment and investment in the key economic areas of the municipality and stimulate its economic growth and wellbeing.
- Healthy Communities– Strategies that create health promoting environments that are welcoming, inclusive and make a positive contribution to the health and wellbeing of Greater Dandenong's diverse communities.

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 21.04-2 (Retail, commerce and entertainment) and 21.05-1 (Urban design, character, streetscapes and landscapes).

Land Use (Clause 21.04)

Clause 21.04 covers the objectives, strategies and implementation for land use issues under the themes of:

- Housing and community
- Retail, commerce and entertainment
- Industrial
- Green Wedge

2.3.1 Town Planning Application – No. 1579 Heatherton Road, Dandenong North (Planning Application No. PLN06/0288.04) (Cont.)

The relevant objective and strategy at Clause 21.04-1 (Housing and Community) include:

5. To protect the amenity of residential areas adjacent to particular uses and protect sensitive particular uses from residential development.

Particular Provisions

Car Parking (Clause 52.06)

The purposes of this provision are:

- *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.*

Clause 52.06-2 notes that before a new use commence, the number of car parking spaces required under Clause 52.06-5 must be provided on the land.

The required spaces are identified in the table to Clause 52.06-5.

Clause 52.06-5 states that if in calculating the number of car parking spaces the result is not a whole number, the required number of car parking spaces is to be rounded down to the nearest whole number.

Column B of Clause 52.06-5 applies if any part of the land is identified as being within the Principal Public Transport Network Area.

The subject land is within the Principal Public Transport Network Area and Column B of Clause 52.06-5 is applicable.

Column B in the table at Clause 52.06-5 specifies that the following car parking rate is required:

- 0.3 car space to each patron permitted (Place of Assembly).

2.3.1 Town Planning Application – No. 1579 Heatherton Road, Dandenong North (Planning Application No. PLN06/0288.04) (Cont.)

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

Licensed Premises (Clause 52.27)

The purposes of this provision are:

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

A permit is required to use land to sell of consume liquor if the area that liquor is allowed to be consumed or supplied under a licence is to be increased.

General Provisions

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

Council Policy

Alcohol Management Policy

Council's Alcohol Management Policy has been developed to support the City's economic vitality, while enhancing safety, amenity, health and wellbeing in the City of Greater Dandenong through the effective assessment and enforcement of matters relevant to alcohol supply and use within the municipality.

The Policy is intended to apply to all new liquor licences, including those for events and activities in Council venues. The Policy creates a consistent and integrated approach across planning, regulation, enforcement and community safety activities of Council.

The Policy ensures that applicants for planning permits where a liquor licence is required, prepare an Alcohol Management Plan as part of their application. An Alcohol Management Plan must be completed in order to manage and mitigate potential risks with the provision of alcohol.

Information Guidelines have been developed to assist applicants with the preparation of Alcohol Management Plans. The draft Guidelines also provide a checklist to explain to applicants how Council planners will assess liquor licence applications and to seek to improve future applicant's understanding of the responsibilities and potential risks associated with the sale of alcohol.

This policy was adopted on 9 December 2013 and re-adopted on 9 April 2018.

Restrictive Covenants

Covenant E079096 is recorded on the Certificate of Title to the land. The covenant restricts buildings and works over the easement on the land.

2.3.1 Town Planning Application – No. 1579 Heatherton Road, Dandenong North (Planning Application No. PLN06/0288.04) (Cont.)

The permit sought would not be over the easement and would not result in a breach of the covenant.

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

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

Diversity (Access & Equity)

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

Community Safety

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

Safe Design Guidelines

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

Referrals

External

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

Referral Authority	Comments
Victorian Commission for Gambling and Liquor Regulation.	No objections
Victoria Police - Dandenong	No comments

Internal

The application was internally referred to:

Department	Comments
Community Services	No objections (subject to conditions).

2.3.1 Town Planning Application – No. 1579 Heatherton Road, Dandenong North (Planning Application No. PLN06/0288.04) (Cont.)

Advertising

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

- Sending notices to the owners and occupiers of adjoining land.
- Placing one (1) sign on the subject site facing Heatherton Road.

The notification has been carried out correctly.

No objections have been received to date.

Assessment

The proposal has been assessed against the relevant provisions of the Planning Policy Framework and Local Planning Policy Framework, the zoning of the land and the relevant particular provisions of car parking, licenced premises and the decision guidelines of Clause 65.

Use

To determine the suitability of extending the scope of the existing use with respect of the sale and consumption of liquor, the Decision Guidelines at Clause 52.17 (Licensed Premises) of the Greater Dandenong Planning Scheme need to be considered.

Broadly, the proposal seeks to allow patrons to consume liquor whilst enjoying a game of lawn bowling. Liquor would be purchased within the existing club house.

The current permit for the overall site limits the maximum number of patrons to 500. The proposal would not alter the number of patrons permitted on the overall site.

In accordance with DPCP Practice Note 61 “Licensed Premises: Assessing Cumulative Impact”, a cumulative impact assessment is required if both the clustering and hours of operation tests are met, specifically, if the premises trades *after* 11pm; and in an area where there is a ‘cluster’ of licensed premises. The site is not within an area which form a cluster of licensed premises, and the proposed hours of operation do not exceed 11pm. As such, there is no trigger for the provisions of a cumulative impact assessment.

The Municipal Planning Strategy and Planning Policy Framework emphasise the importance of providing choice and accessibility while ensuring that physical and social environments are managed appropriately in terms of matters such as health, safety and economic wellbeing. In this application, the proposal helps to broaden the range of services available at the site and reinforces the site’s function of providing an additional accessible service and choice to patrons of the site.

The applicant has supplied an Alcohol Management Plan (AMP) that details the house policy for the responsible service of alcohol. This seeks to minimise any anti-social behaviour that can be caused through intoxication.

2.3.1 Town Planning Application – No. 1579 Heatherton Road, Dandenong North (Planning Application No. PLN06/0288.04) (Cont.)

The AMP documentation has been reviewed by Council's Community Services department who suggested modifications including the implementation of 'House Rules' signage provided at the entry / exit point and in the car park advising that alcohol consumption in public places such as car park is not permitted and to respect the amenity of the surrounding areas. This could be conditioned (Condition two (2)).

The Alcohol Management Plan, once endorsed, will form part of this permit, with any performance review measures outlined within the AMP to be strictly adhered to (Condition (15)).

The objectives and strategies of Clause *21.04-1 (Housing and Community) includes, "To protect the amenity of residential areas adjacent to particular uses and protect sensitive particular uses from residential development".*

The proposal represents an ancillary component to the established place of assembly on the site. Any amenity impacts are unlikely to go beyond what would ordinarily be caused by the current use of the site. The site has a wide range of Close Circuit Television security system in place and the operator uses the services of a security company on a regular basis.

The different hours of operation to each bowling green proposed is due to the context of the site and surrounds. Bowling Green A adjoins one (1) residential property to the north only and has an all-weather canopy. To the north side of Bowling Green A is a 3m high colorbond fence. Liquor is proposed within Bowling Green A from 10am to 11pm on Sunday and 9am to 11pm on Monday to Saturday. Bowling Green B which adjoins seven (7) residential properties on three (3) sides and would be limited from 10am to 8pm on Sunday and 9am to 8pm on Monday to Saturday. Bowling Green B is encompassed by 2m high hedges to the north, south and east.

The current permit allows the site to operate from 9am to 12 midnight on Monday to Tuesday, 9am to 1am (the following day) on Wednesday, 9am to 3am (the following day) on Thursday to Saturday and 9am to 12 midnight on Sunday.

As such, the proposed sale and consumption of liquor within the bowling greens would be less than what the permit currently allows for the overall site, including bowling greens.

The different hours for the sale and consumption of liquor to each bowling greens is considered acceptable given what the current permit allows and the context of the surrounding properties.

It is considered that the addition of the consumption of liquor to the bowling greens would not cause excessive noise or anti-social behaviour to the surrounding residential developments subject to conditions requiring the operator to adhere to the Alcohol Management Plan.

Music will only be played at background levels within the bowling greens. Condition seven (7) of the existing permit requires noise emitted from the premises to comply with the Environmental Protection Policy for Control of Music Noise from Public Places and would continue to remain on the amended permit to ensure that noise emanating from the site would not result in noise disturbances to the surrounding land uses.

2.3.1 Town Planning Application – No. 1579 Heatherton Road, Dandenong North (Planning Application No. PLN06/0288.04) (Cont.)

Based on the above, it is considered that the extension to the area which alcohol can be sold and consumed (bowling greens) is acceptable and would be managed to avoid any impact on the amenity of the surrounding area subject to conditions as mentioned above.

Car Parking

Car parking provisions are provided under Clause 52.06 of the Planning Scheme. Specifically, the rate for Column B of Clause 52.06-5 is applicable, and is identified as follows:

- 0.3 car space to each patron permitted (Place of Assembly).

The site has 207 car spaces. No additional car spaces are proposed.

It is noted that Condition eleven (11) of Planning Permit PLN06/0288.03 allows a maximum of 500 patrons at any one time and this condition will be included on any amended permit to be issued. The existing condition (11) will be re-numbered to condition twelve (12) as further discussed below.

The application does not propose to increase the number patrons permitted, and as such no additional car space is required.

Amendment to Permit Preamble

The preamble of the permit should be amended from:

1. Buildings and works comprising alterations to the existing Licensed Club (Place of Assembly), together with a waiver of the car parking requirement under Clause 52.06 of the Planning Scheme.

2. Alterations to the hours of operation for the Licensed Club.

To:

1. Buildings and works comprising alterations to the existing Licensed Club (Place of Assembly), together with a waiver of the car parking requirement under Clause 52.06 of the Planning Scheme.

2. Alterations to the hours of operation for the Licensed Club.

3. Amend the Red Line Area (area where alcohol can be sold and consumed) to incorporate the bowling greens.

Amendments to Conditions of Permit

Planning permit PLN06288.03 contains 12 conditions and 3 notes which would be included on any amended permit to be granted, but would require to be modified as further discussed below.

New condition two (2) would be included requiring a revised Alcohol Management Plan to include ‘House Rules’ signage provided at the entry / exit point and in the car park advising that alcohol consumption in public places such as car park is not permitted and to respect the amenity of the surrounding areas.

2.3.1 Town Planning Application – No. 1579 Heatherton Road, Dandenong North (Planning Application No. PLN06/0288.04) (Cont.)

The current conditions two (2) to eleven (11) re-numbered to conditions three (3) to twelve (12).

New conditions thirteen (13) to nineteen (19) would be included to limit the hours of operation of the sale and consumption of liquor within the bowling greens and to protect the amenities of the surrounding uses.

The expiring date condition renumbered to condition twenty (20).

The current three (3) notes included with no alterations.

Conclusion

The application has been assessed against the relevant sections of the Greater Dandenong Planning Scheme, including the Planning Policy Framework and Local Planning Policy Framework, Municipal Strategic Statement, zones, overlays and Clause 65.

Overall it is considered that the proposed amendment to the Red Line Area is appropriate having regard to the site's location within an established place of assembly within a General Residential Zone – Schedule 1 considering the context of the site.

Recommendation

That Council resolves to Grant an amended planning permit in respect of the land known and described as 1579 Heatherton Road, Dandenong North, for:

1. **Buildings and works comprising alterations to the existing Licensed Club (Place of Assembly), together with a waiver of the car parking requirement under Clause 52.06 of the Planning Scheme;**
2. **Alterations to the hours of operation for the Licensed Club; and**
3. **Amend the Red Line Area (area where alcohol can be sold and consumed) to incorporate the bowling greens.**

in accordance with the plans submitted with the application subject to the following conditions:

1. **Before the use or development starts, two (2) copies of an amended plan/plans drawn to scale and dimensioned, must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit.**

   The plans must be generally in accordance with the plans submitted with the application, or some other specified plans, but modified to show:

   1.1. **Location and elevations of any exhaust flues associated with the additional food preparation facilities proposed.**

2.3.1 Town Planning Application – No. 1579 Heatherton Road, Dandenong North (Planning Application No. PLN06/0288.04) (Cont.)

1.2. Airlocks to the doors accessing the outdoor terrace.

1.3. Height of outdoor terrace above ground level.

1.4. The height of the solid wall on the east end of the terrace as 1.8 metres on the elevation plan, consistent with the floor plan.

All to the satisfaction of the Responsible Authority.

2. Before the use starts, a revised Alcohol Management Plan (AMP) must be submitted to the Responsible Authority for approval. The AMP must provide details of strategies to be implemented in the venue to reduce complaints, anti-social behaviour and risk, and require the following:

2.1. House Rules signage that includes a commitment to installing signage at the entry/exit point and in the car park, stating that:

2.1.1. 'Alcohol is not to be consumed in any public places in the municipality such as in the car park and connected areas, and that up to a $1,000 Local Laws fine applies.'

2.1.2. 'The safety and amenity of, pedestrians, businesses, and property in surrounding areas is to be respected upon leaving the premises.'

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

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

4. Once the development has started, it must be continued and completed all to the satisfaction of the Responsible Authority.

5. Any lighting associated with the outdoor seating areas must be designed, fitted with suitable baffles and located to prevent any adverse effect on adjoining land, all to the satisfaction of the Responsible Authority.

6. No music or public address system is to be operated from the outdoor terrace area, and the area must not be used/occupied between the hours of 11pm and 9am the following morning, seven days a week.

7. The face of any excavation or filling must be battered at a stable angle and planted with suitable vegetation or must be retained by an appropriate wall, all to the satisfaction of the Responsible Authority.

8. Noise emitted from the premises must not exceed the permissible noise levels determined in accordance with the Environment Protection Policy N-2 Control of Music Noise From Public Places.

2.3.1 Town Planning Application – No. 1579 Heatherton Road, Dandenong North (Planning Application No. PLN06/0288.04) (Cont.)

9. The amenity of the area must not be detrimentally affected by the use or development on the land, through the:

9.1. Appearance of any building, works or materials.

9.2. Emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, or dust.

9.3. Adverse behaviour of patrons on, or to and from the site.

All to the satisfaction of the Responsible Authority.

11. The site must operate only between:

- **Monday to Tuesday 9am to 12 midnight,**
- **Wednesday 9am to 1am (the following day),**
- **Thursday to Saturday 9am to 3 am (the following day),**
- **Sunday 9am to 12 midnight.**

In addition, the area marked as 'Function Room' on the endorsed plans, may also operate between the hours of:

- **6am to 9am Monday to Saturday for private functions only**

12. Without the prior approval of the Responsible Authority, the number of persons present on the premises at any one time must not exceed 500.

13. Except with the prior written consent of the Responsible Authority, the sale and consumption of liquor within the bowling greens may only operate during the following hours:

13.1. Bowling Green A:

- **Sunday: 10am to 11pm**
- **Good Friday & ANZAC Day: 12noon to 11pm**
- **On any other day: 9am to 11pm**

13.2. Bowling Green B:

- **Sunday: 10am to 8pm**
- **Good Friday & ANZAC Day: 12noon to 8pm**
- **On any other day: 9am to 8pm**

2.3.1 Town Planning Application – No. 1579 Heatherton Road, Dandenong North (Planning Application No. PLN06/0288.04) (Cont.)

14. The licensed area shown on the endorsed plans must not be altered without the prior written consent of the Responsible Authority and VCGLR (Victorian Commission for Gambling and Liquor Regulation).

15. The use must comply with the endorsed Alcohol Management Plan at all times, to the satisfaction of the Responsible Authority.

16. All rubbish from the premises must be immediately collected and disposed of in an appropriate receptacle to the satisfaction of the Responsible Authority.

17. The operator or security staff of the premises must take reasonable steps to ensure that patrons leaving the premises act in an orderly manner and to the extent reasonably practicable must discourage patrons from loitering within the vicinity of surrounding residences.

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

19. The operator must authorise the Manager on behalf of the operator to make statements at any time to any officer of the Responsible Authority, the Victoria Police or an authorised person defined under the Liquor Control Reform Act 1998 and to take action in accordance with a direction by such officer.

20. This permit will expire if:

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

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

20.3. The use does not start within two (2) years of the date of this amended permit, or

20.4. The use is discontinued for a period of two (2) years.

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

2.3.1 Town Planning Application – No. 1579 Heatherton Road, Dandenong North (Planning Application No. PLN06/0288.04) (Cont.)

Notes:

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

2. **Premises used for the sale or storage of food in any manner whatsoever are to be registered under the Food Act and require Council approval via the Chief Environmental Health Officer before occupation. Detailed plans and fit out specifiecations will need to be submitted to Council's Health Department for formal approval and registration.**

3. **This permit only approves the relocation of the existing gaming machines approved for use within the venue, and no consent has been granted for any increase in number of gaming machines.**

2.3.1 Town Planning Application – No. 1579 Heatherton Road, Dandenong North (Planning Application No. PLN06/0288.04) (Cont.)

STATUTORY PLANNING APPLICATIONS

TOWN PLANNING APPLICATION – NO. 1579 HEATHERTON ROAD, DANDENONG NORTH (PLANNING APPLICATION NO. PLN06/0288.04)

ATTACHMENT 1

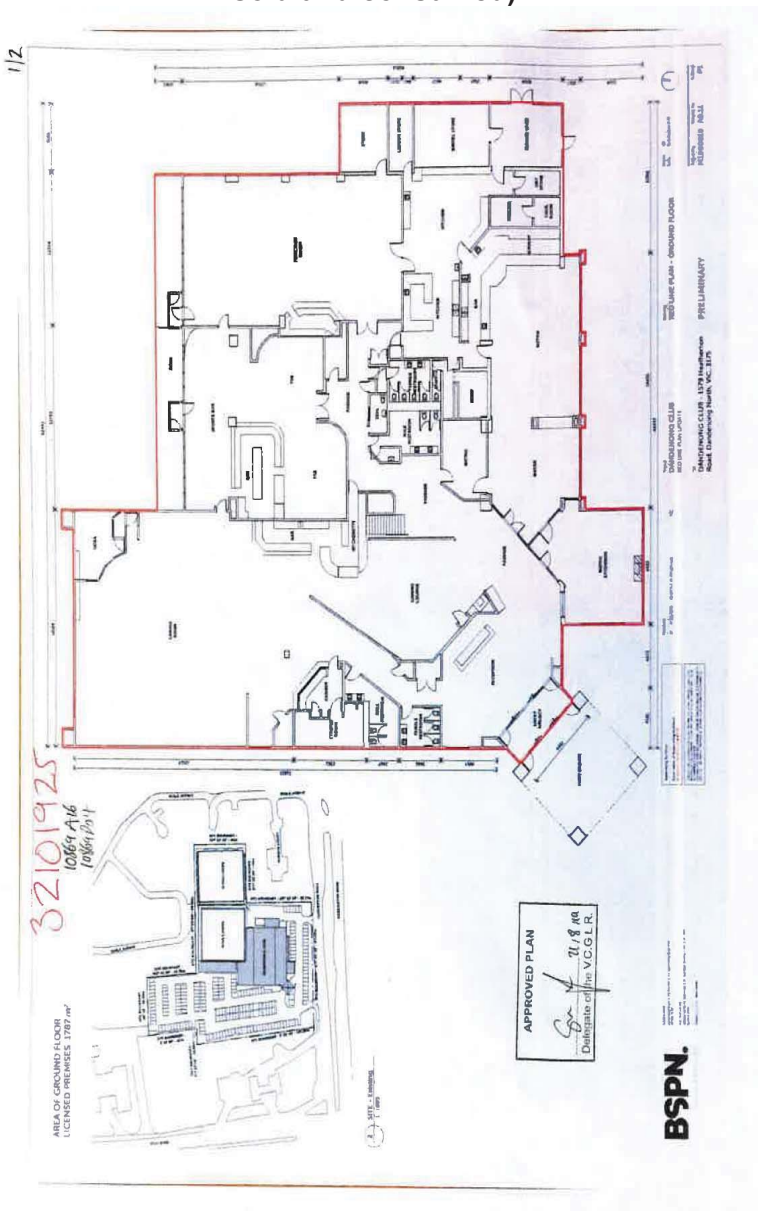
SUBMITTED PLANS

PAGES 4 (including cover)

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

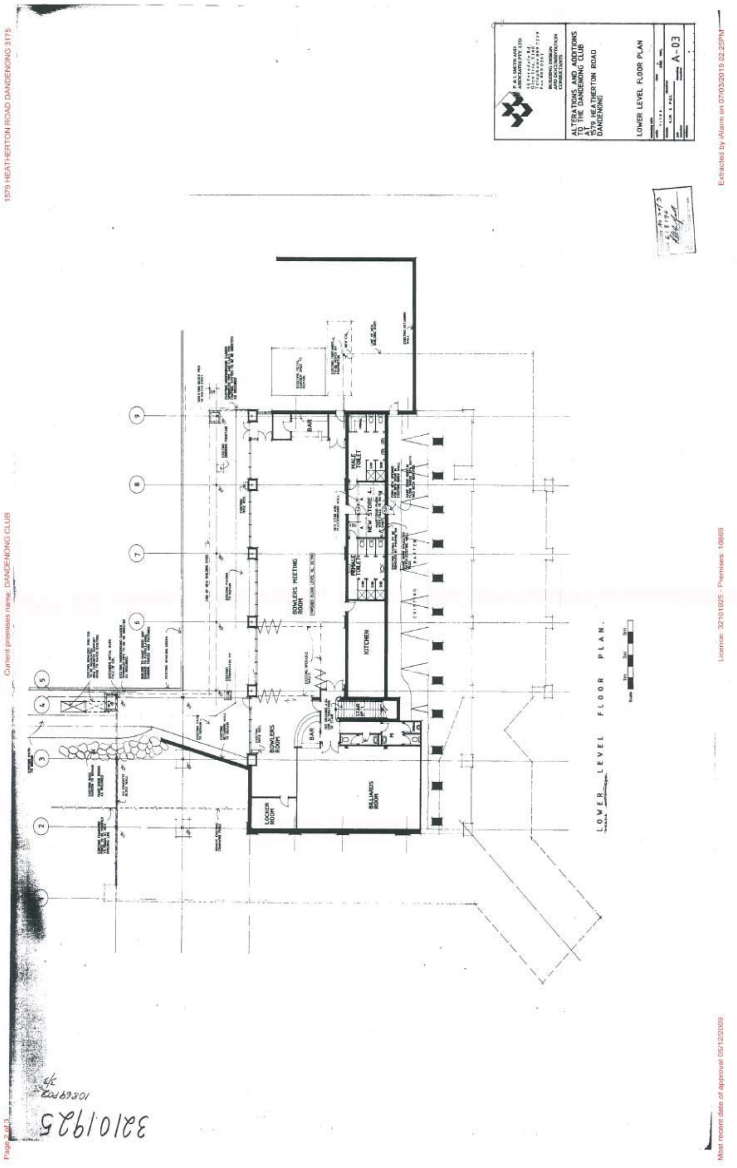
2.3.1 Town Planning Application – No. 1579 Heatherton Road, Dandenong North (Planning Application No. PLN06/0288.04) (Cont.)

Current Red Line Area – Ground Floor Plan (area where alcohol can be sold and consumed)



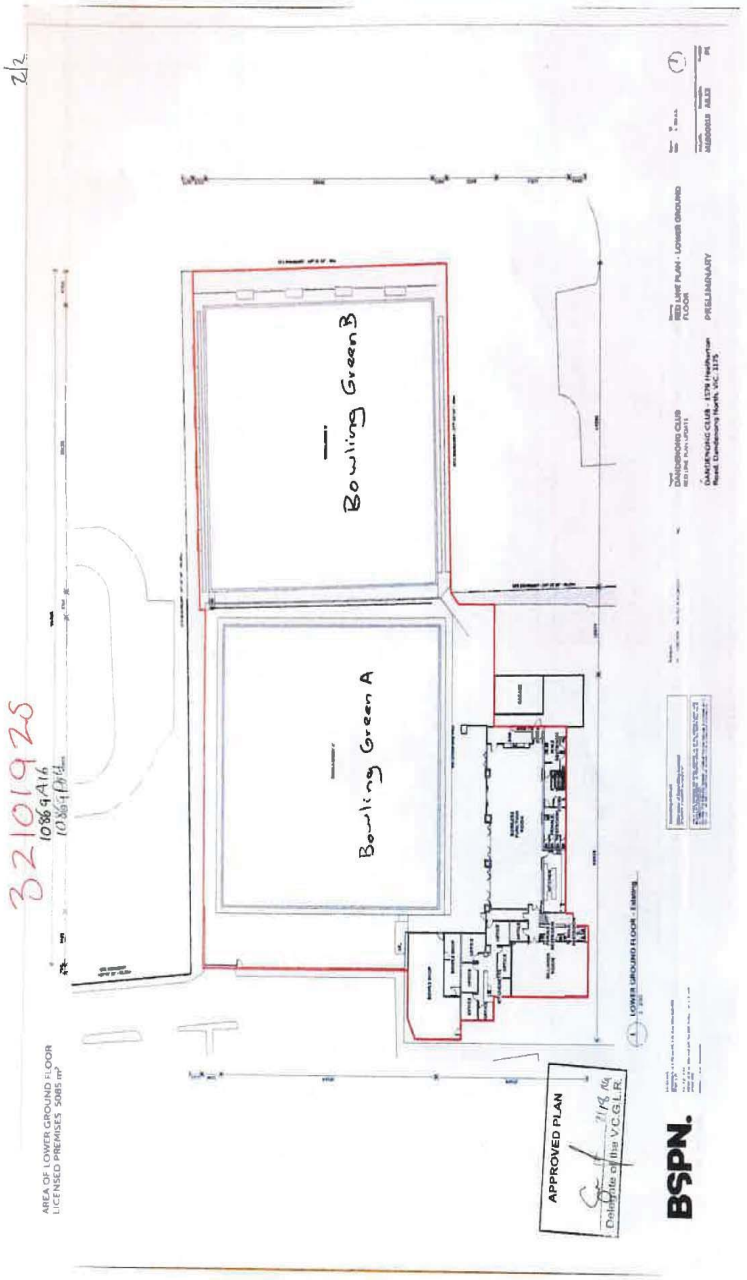
2.3.1 Town Planning Application – No. 1579 Heatherton Road, Dandenong North (Planning Application No. PLN06/0288.04) (Cont.)

Current liquor licenced area – Lower Level Floor Plan (area where alcohol can be sold and consumed)



2.3.1 Town Planning Application – No. 1579 Heatherton Road, Dandenong North (Planning Application No. PLN06/0288.04) (Cont.)

Proposed liquor licenced area / Red Line Area – Lower Level Floor Plan (area where alcohol can be sold and consumed)



2.3.1 Town Planning Application – No. 1579 Heatherton Road, Dandenong North (Planning Application No. PLN06/0288.04) (Cont.)

STATUTORY PLANNING APPLICATIONS

TOWN PLANNING APPLICATION – NO. 1579 HEATHERTON ROAD, DANDENONG NORTH (PLANNING APPLICATION NO. PLN06/0288.04)

ATTACHMENT 2

ALCOHOL MANAGEMENT PLAN

PAGES 17 (including cover)

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

2.3.1 Town Planning Application – No. 1579 Heatherton Road, Dandenong North (Planning Application No. PLN06/0288.04) (Cont.)

Alcohol Management Plan

Dandenong Club

2.3.1 Town Planning Application – No. 1579 Heatherton Road, Dandenong North (Planning Application No. PLN06/0288.04) (Cont.)

Alcohol Management Plan

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Index

1. Our liquor licence
2. Inspections
3. Neighbors
4. Promotions
5. Responsible service of alcohol
6. Intoxication
7. Minimum protocols for customer safety
8. Drink spiking
9. Underage
10. Crime scene management
11. Anti-social behavior
12. Evacuation
13. Signage
14. Water
15. Drinking and Driving
16. Functions
17. Customer code of conduct

Dandenong Club

2.3.1 Town Planning Application – No. 1579 Heatherton Road, Dandenong North (Planning Application No. PLN06/0288.04) (Cont.)

1. Our liquor licence

We have a **"Full Club"** licence. The conditions of that licence are:

- That we can sell liquor on the premises for consumption on premises to members, guests of members and authorized gaming visitors.
- We can sell liquor on the premises for consumption off premises to members.

Amenity – it is a condition of our liquor licence not to disturb the amenity of the neighborhood. Amenity means affecting the pleasant, agreeable nature of the area. Things that can affect amenity include:

- Noise
- Violent behaviour
- Drunkenness
- Vandalism
- Obscene, threatening, abusive language
- Obstructing footpaths
- Littering.

2. Inspections

From time to time police or Liquor Compliance Inspectors may visit our venue. We make every effort to comply with the law and fully expect that these visits will run smoothly.

When inspectors do visit, it is important that we:

- Are polite and courteous at all times.
- Have a Compliance Folder containing our licences, red line plan and RSA & RSG Registers that can be shown to the police/inspector.
- Enter who carried out the inspection and the details of any discussions in our Incident Register.
- Address any issues raised.

2.3.1 Town Planning Application – No. 1579 Heatherton Road, Dandenong North (Planning Application No. PLN06/0288.04) (Cont.)

3. Neighbors

The Dandenong Club respects the right of the community not to be inconvenienced by our business.

- Music will only be played at background levels in the outside bowls greens.
- Bowlers will be requested to keep noise down if they get too loud.
- Bowls Green B will not be used after 9.00pm.
- Signs will be erected stating that no liquor be allowed on Bowls Green B after 8.00pm.

The Dandenong Club commits to:

- Addressing complaints in a proactive manner.
- Recording all complaints in a specified Incident Register.
- Responding to complaints within 2 working days.
- Meeting with complainants, where necessary, to resolve their issues.
- Where appropriate, incorporate changes to this management plan to address complaints.
- Where necessary, provide complainants a direct line to management.

If we receive any complaints, we will:

- Be polite and courteous to the complainant.
- If they are prepared to supply them, get their name and phone number.
- Enter their complaint in the Incident Register.
- Either fix the issue on the spot or tell them we will investigate the matter and get back to them shortly.

The Dandenong Club will participate in local liquor licensing initiatives and will be an active member of the Dandenong Liquor Licensing Accord.

2.3.1 Town Planning Application – No. 1579 Heatherton Road, Dandenong North (Planning Application No. PLN06/0288.04) (Cont.)

4. Promotions

The Dandenong Club strives to abide by the Victorian Commission for Gambling and Liquor Regulation's (VCGLR) standards for responsible liquor advertising and promotions.

We do not run promotions that:

- Provide incentives that could lead to the rapid or excessive consumption of liquor.
- Condone or encourage rapid or excessive drinking, drunkenness or anti-social behavior.
- Include sexual, degrading, sexist or gratuitously offensive images, symbols, figures and innuendo.
- Encourage under-age drinking.

5. Responsible Service of Alcohol

The Dandenong Club aims to serve alcohol in a responsible manner.

All staff involved in the service of alcohol must have completed an RSA course approved by the VCGLR within one month of commencement.

They must refresh your knowledge every 3 years. Copies of RSA certificates will be provided for inclusion in the RSA Register.

2.3.1 Town Planning Application – No. 1579 Heatherton Road, Dandenong North (Planning Application No. PLN06/0288.04) (Cont.)

6. Intoxication

Intoxication is defined as: if his or her speech, balance, co-ordination or behaviour is noticeably affected and there are reasonable grounds for believing it is the result of the consumption of liquor.

It is illegal to supply alcohol to an intoxicated customer. It is also illegal to allow intoxicated patrons to play gaming machines.

It is our goal to prevent our customers from becoming intoxicated.

- If we believe that a customer is planning to become intoxicated, we will advise them that we have an RSA policy.
- If customers, who appear to be approaching intoxication and can be slowed down, we will do so.
- We will encourage customers to eat.
- We provide free tap water to our customers.
- If we notice a customer to be intoxicated, we refuse service of further alcohol to the customer.
- Non---alcoholic beverages are available at all times.

Signs of intoxication include:

- Noticeable changes in behavior.
- Loss of co-ordination.
- Noticeable decrease in alertness.
- Loudness.
- Slurring words.

If a person is drunk they cannot enter or remain on licensed premises. We, however, want to make every effort to protect their safety.

2.3.1 Town Planning Application – No. 1579 Heatherton Road, Dandenong North (Planning Application No. PLN06/0288.04) (Cont.)

7. Minimum Protocols for Customer Safety

As we are a business open to the general public. Customers on medications or illicit drugs could enter our venue without our knowledge. If they mix alcohol with these other substances, the reaction might be dramatic and seriously compromise their safety.

IF A CUSTOMER IS UNCONSCIOUS AND CANNOT BE WOKEN, an ambulance will be called immediately.

- The person calling the ambulance must know the address of the venue, and be able to direct the ambulance officers to the appropriate area.
- While awaiting the arrival of the ambulance, at least one staff member must remain with the unconscious person.
- If practicable, staff should ascertain what substances (including alcohol, medication, and illicit drugs) the unconscious person may have consumed prior to losing consciousness.
- Upon arrival of the ambulance, at least one member of the staff should accompany the ambulance officers, and remain to provide whatever assistance the officers require.
- If staff has information which may assist ambulance officers in diagnosing the cause of the customer's condition, they should convey this information immediately.
- Following the departure of the ambulance officers, one staff member must complete an incident report in the Incident Register.

IF A CUSTOMER IS CONSCIOUS (but appears to be intoxicated, affected by other substances or illness) AND THEIR BEHAVIOR SUGGESTS THAT THEY MAY BE UNABLE TO INDEPENDENTLY GET HOME SAFELY, staff must attempt to ensure that they will have appropriate and sufficient assistance to do so.

Staff should be especially alert to this protocol in the case of female customers. Our courtesy bus would be an option in many circumstances. But should the bus not be operating:

- Offer to call a taxi.

If accepted,

- Check that they have sufficient funds.
- Call a taxi.
- Ensure that they get into the taxi.
- Ask for the customer's name and ask to sight evidence of identity.

2.3.1 Town Planning Application – No. 1579 Heatherton Road, Dandenong North (Planning Application No. PLN06/0288.04) (Cont.)

- If given, note name and/or a description of the customer.
- Try to establish the cause of the customer's condition (alcohol, other substances or illness).
- Note the taxi company and number, and the time of departure.
- Complete an incident report in the Incident Register.

If offer is not accepted, and customer intends to leave alone:

- Ask for and note customer's name, intended travel method and route and time of departure.
- Upon leaving premises, if possible, observe and note the mode and details of transport (taxi number, private vehicle registration).
- Complete notes for later entry into the Incident Register noting that assistance was offered.

Whether the offer is accepted or not, if the customer intends to leave with others:

- Establish that the others are known to the customer, and appear competent to assist them safely home.
- Ask for names and to sight evidence of identities.
- Note names and/or descriptions of the customers and intended travel method and route and time of departure, and file note.
- Upon leaving premises, observe and note the mode and details of transport (taxi number, private vehicle registration).
- Complete an incident report in the Incident Register stating that assistance was given or offered.

If customers or their companions refuse to give information they should:

- Note descriptions of the customers.
- Upon leaving premises, observe and note the mode and details of transport (taxi number, private vehicle registration).
- Complete an incident report in the Incident Register stating that assistance was offered.

2.3.1 Town Planning Application – No. 1579 Heatherton Road, Dandenong North (Planning Application No. PLN06/0288.04) (Cont.)

Alcohol Management Plan

IF A CUSTOMER IS CONSCIOUS, and appears to be intoxicated, affected by other substances or illness, BUT THE CAUSE OF THEIR CONDITION IS NOT KNOWN, and they are unable to converse coherently, appropriate assistance should be provided e.g.:

- Customer should be taken to a safe area and monitored.
- If the customer's condition fails to improve or deteriorates, an ambulance should be called.
- If the customer's condition improves dramatically whilst in the care of staff, staff should establish the identity of the customer, asking to sight evidence of identity, and take steps to get the customer home safely.
- Complete an incident report in the Incident Register stating that assistance was given or offered.

Dandenong Club

2.3.1 Town Planning Application – No. 1579 Heatherton Road, Dandenong North (Planning Application No. PLN06/0288.04) (Cont.)

8. Drink Spiking

Drink Spiking is defined as supplying a drink that contains any substance without the knowledge of the person receiving the drink. The most common product used to spike drinks is alcohol. We regularly clear unattended and unfinished drinks.

Females at Risk

If a male is offering to assist an incapacitated female get home. Best practice would necessarily involve approaching the people involved and seeking to ascertain:

- If the male/s are known to the female.
- If the female is willing to leave with them.
- Proof of identification from the male/s and the female.

2.3.1 Town Planning Application – No. 1579 Heatherton Road, Dandenong North (Planning Application No. PLN06/0288.04) (Cont.)

9. Underage

Standard: To not to supply anyone, under than 18 years of age, with alcohol.

Procedure

- Request to see ID of anyone that looks under 20 years of age.
- The only ID's acceptable are a:
  - Driver licence
  - Victorian learner permit.
  - Passport.
  - Proof of age card.
  - Keypass Card.
- When checking ID, make sure the photograph matches the person; the date of birth shows them to be over 18.
- If you are unsure about the person being over 18, make further enquiries:
  - Ask if they have any other ID (such as a credit card) with their name on it, or
  - Get them to sign their name and check it against the signature on the licence.
- If staff are still not satisfied, refer the matter to management.
- All requests for ID should be entered into the venue's Incident Register.

Note: There are large penalties for the staff and the business if minors are served liquor illegally. If in doubt, we will err on the side of safety and refuse service.

2.3.1 Town Planning Application – No. 1579 Heatherton Road, Dandenong North (Planning Application No. PLN06/0288.04) (Cont.)

10. Crime Scene Management

If a crime, such as a robbery or serious assault, occurs it is important not to touch any evidence and establish a crime scene as quickly as possible.

- Call '000' and request police and/or ambulance.
- Direct the ambulance to the best entrance.
- Provide first aid to victim.
- Create a crime scene – an area where the incident occurred within which evidence can be located – establish this by using whatever you have available to prevent people entering the area.
- Ensure that any evidence (e.g. a broken glass) is left where it is found.
- Point the evidence out to police when they arrive.
- Identify witnesses to the incident and request they wait for police to arrive.
- If they don't want to wait, try and get their details from them.
- If possible, identify the offender and provide this information to police on their arrival.
- Offer police any assistance they require.
- Record incident in the Incident Register.

2.3.1 Town Planning Application – No. 1579 Heatherton Road, Dandenong North (Planning Application No. PLN06/0288.04) (Cont.)

11. Anti-social behavior

Staff to notify management of any person acting anti-socially who will:

- Engage customer immediately and advise behavior is unacceptable and, if continued, they will be requested to leave.
- Continue to monitor customer.
- Attend all requests for customers to leave the premises.
- Decide whether a customer should be banned on a more permanent basis.

12. Evacuation

In the event of fire, bomb threat or other situation requiring evacuation, all staff must:

- Have made themselves aware of The Dandenong Club's emergency exits.
- Without question assist in the safe evacuation of the premises.

Management is responsible for:

- Develop an emergency action plan.
- Practicing the emergency action plan.
- Identifying, assessing and reducing risks.
- Organising required training of staff.
- Ensuring all exit lights and signs are operational.
- Fire extinguishers are serviced and operational.
- Staff knows how to operate fire extinguishers.
- Ensuring exits are not obstructed.
- Ensuring exit doors are operational.

2.3.1 Town Planning Application – No. 1579 Heatherton Road, Dandenong North (Planning Application No. PLN06/0288.04) (Cont.)

13. Signage

Compulsory signs that must be displayed are:

- Intoxicated? Drunk? Disorderly?
- Under 18? No Supply

Our liquor licence must be displayed in a position that invites public attention.

15. Water

Free drinking water must be provided to customers upon request.

16. Drinking and Driving

Staff members will be pro-active in seeking to discourage drinking and driving.

The venue offers a number of services designed to alleviate the need for drink driving. These services include the provision of overnight parking facilities and the arrangement of alternative transport arrangements including our courtesy buses. Where deemed necessary staff will offer use of the courtesy bus, to call a taxi, friends or family to assist customers arrive home safely.

17. Functions

When organizing pre-booked functions those booking the functions will:

- Be advised of our Customer Code of Conduct.
- Asked to nominate a person to be that can be approached for assistance on the night, should the need arise.

2.3.1 Town Planning Application – No. 1579 Heatherton Road, Dandenong North (Planning Application No. PLN06/0288.04) (Cont.)

18. Customer Code of Conduct

We strive to provide a friendly, safe and enjoyable atmosphere for all customers.

In order to maintain a pleasant environment, all customers of the venue must refrain from the following:

- Actions interfering or disrupting the ability of staff to provide a safe, friendly environment.
- Being intoxicated.
- Dealing or possession of illegal substances.
- Use of offensive or abusive language.
- Harassment, intimidation or any behavior that interferes with anyone's ability to enjoy the venue.
- Any physical or verbal altercation with another person or staff.
- Causing physical damage to anyone's personal property.
- Theft of property.
- Creating noise or disturbance to neighbors.

This list should not be seen to be a complete list, but rather is representative of the types of behavior that are deemed to be unacceptable.

The Dandenong Club is committed to ensuring that all customers follow the Code of Conduct so that nothing interferes or disrupts our ability to provide a safe and friendly environment for customers and neighbors.

When customers fail to abide by the Code of Conduct, management may ask them to leave the venue.

If necessary, in the event that an individual fails to follow staff direction, police will be contacted for assistance.

This code will be provided to customers booking functions.

2.3.1 Town Planning Application – No. 1579 Heatherton Road, Dandenong North (Planning Application No. PLN06/0288.04) (Cont.)

Alcohol Management Plan

• • •

Disclaimer. This document details policies, procedures and systems needed to comply with legal obligations when supplying alcohol. They have been prepared by RSA Compliance Specialists. Every effort has been made to ensure this document is free from error. RSA Compliance Specialists is not responsible for any injury, loss or damage as a result of material included or omitted from these procedures.

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Dandenong Club

2.3.2 Town Planning Application - No. 74 Dunblane Road, Noble Park (Planning Application No. PLN19/0283)

File Id:	139970
Responsible Officer:	Director City Planning, Design and Amenity
Attachments:	Submitted Plans Locations of Objectors Clause 22.09 Assessment Clause 55 Assessment Clause 52.06 Assessment

Application Summary

Applicant:	Tripartie Pty Ltd
Proposal:	Development of the land for nine (9) double storey dwellings
Zone:	General Residential Zone – Schedule 1
Overlay:	None
Ward:	Paperbark

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

The application proposes the development of the land for nine (9) double storey dwellings.

A permit is required pursuant to Clause 32.08-6 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 an on-site notice and the mailing of notices to adjoining and surrounding owners and occupiers. Two (2) objections were received to the application.

Issues raised generally relate to matters of:

- Loss of privacy;
- Increased traffic and parking within street.

2.3.2 Town Planning Application - No. 74 Dunblane Road, Noble Park (Planning Application No. PLN19/0283) (Cont.)

Assessment Summary

The subject site is well suited for medium density housing given the subject sites distance from central Noble Park, public transport and other services.

The development is respectful of the neighbourhood character by providing a centralised double storey built form and through the incorporation of substantial setbacks from the side and rear boundaries for landscaping. It is considered that the development is site responsive and would contribute positively to the surrounding area.

The proposal would meet Council's expectations for medium-density development which is guided by the policy expectations and design principles of Clause 22.09 *Residential Development and Neighbourhood Character* and the objectives of Clause 55 *Two or more dwellings on a lot*.

The proposed development of the land for nine (9) dwellings has been assessed against the relevant decision guidelines and is considered appropriate, subject to permit conditions.

Recommendation Summary

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

2.3.2 Town Planning Application - No. 74 Dunblane Road, Noble Park (Planning Application No. PLN19/0283) (Cont.)

Subject Site and Surrounds

Subject Site

The subject site is located on the western side of Dunblane Road within the residential area of Noble Park. The lot is rectangular in shape, with a frontage of 20.12 metres to Dunblane Road and depth of 100.58 metres.

- Overall site area is 2,023 square metres.
- The subject site is currently developed with a single storey dwelling, garage and associated outbuildings.
- In terms of topography, the site is relatively flat.
- The site is encumbered by a 3.66 metre wide drainage and sewerage easement along the rear boundary.
- The site contains scattered mature trees and shrubs throughout the site.
- The southern side boundary contains a paling fence, the northern side boundary contains a paling fence and cyclone fence and the rear (western) boundary contains a cyclone fence. The front boundary contains a low level brick wall.
- Access to the site is via a single crossover.

Surrounding Area

- Directly adjoining the subject site to the west (41-51 Callandar Road) is located the old Noble Park Special Development School site. A planning permit has been issued for the construction of 37 dwellings from the direction of the Tribunal. Twenty-nine of these dwellings, including three dwellings which will directly abut the subject site, are double storey dwellings. A park will abut part of the northern boundary which will be utilised for pedestrian access to Jenkins Street. Construction of this development is yet to commence.
- Directly adjoining the subject site to the south (1/72 Dunblane Road & 2/72 Dunblane Road) is currently developed with two single storey dwellings and associated outbuildings. Access to the site is via a crossover to the northeast corner. 1/72 Dunblane Road is setback 6.7 metres from the adjoining boundary and 2/72 Dunblane Road is setback 7.0 metres from the adjoining boundary. Three small sheds are located at the rear of 2/74 Dunblane Road and are sited adjacent to the common boundary with the subject site.
- The northern boundary of the subject site is abutted by four different lots. This includes 76 Dunblane Road which is currently developed with a double storey brick house, garage and associated outbuildings. The garage and shed of this property are sited adjacent to the common boundary with the subject site. 26 Jenkins Street, 28 Jenkins Street and 30 Jenkins Street also abut the subject site on the northern boundary and each lot contains a single storey weatherboard dwelling and garage. 30 Jenkins Street contains a shed located adjacent to the common boundary with the subject site.
- There are a number of multi-dwelling developments in the surrounding area which contain a mixture of single and double storey dwellings.
- Parkfield Reserve and Noble Park Tennis Club are situated approximately 260 metres to the southeast.

2.3.2 Town Planning Application - No. 74 Dunblane Road, Noble Park (Planning Application No. PLN19/0283) (Cont.)

- Oakwood Park is situated approximately 1,250 metres to the east.
- Ross Reserve, Noble Park Aquatic Centre and Noble Park Skate Park are situated approximately 600 metres to the southwest.
- Sandown Racecourse is located approximately 900 metres to the west.
- Harrisfield Primary School is located approximately 350 metres to the northwest.
- Noble Park train station is located approximately 900 metres to the south.
- Bus route 800 Dandenong – Chadstone Shopping Centre runs along Princes Highway approximately 250 metres to the east.

Locality Plan



Background

Previous Applications

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

Proposal

The application proposes the development of the land for nine (9) double storey dwellings. A shared driveway would extend along the southern boundary. Units 1, 4, 5, 6, 7 and 9 comprise of 3 bedrooms, therefore requiring two car parking spaces each. Units 2, 3 and 8 comprise of 2 bedrooms, therefore requiring one car parking space each. As the proposal is for more than five (5) dwellings, a visitor car space is also provided.

2.3.2 Town Planning Application - No. 74 Dunblane Road, Noble Park (Planning Application No. PLN19/0283) (Cont.)

Type of proposal	Multi-dwelling development
Number of dwellings	Nine (9) dwellings
Levels	All dwellings are double storey
Height	Maximum height of 7.5
Orientated to	Unit 1 is orientated towards Dunblane Road The other units are orientated towards shared driveway
External materials	Brickwork / render
Minimum Setbacks	East (front): 7.2 metres South: 4.0 metres West (rear): 3.7 metres North: 1.0 metres
Private open space type	Ground level POS provided. Unit 1: Total POS: 168sqm. SPOS: 30sqm with min dimension of 5m. Unit 2: Total POS: 51sqm. SPOS: 30sqm with min dimension of 5m. Unit 3: Total POS: 50sqm. SPOS: 30sqm with min dimension of 5m. Unit 4: Total POS: 52sqm. SPOS: 40sqm with min dimension of 6.3m. Unit 5: Total POS: 52sqm. SPOS: 40sqm with min dimension of 6.3m. Unit 6: Total POS: 52sqm. SPOS: 40sqm with min dimension of 6.3m. Unit 7: Total POS: 52sqm. SPOS: 40sqm with min dimension of 6.3m. Unit 8: Total POS: 50sqm. SPOS: 30sqm with min dimension of 5.1m. Unit 9: Total POS: 84sqm. SPOS: 37sqm with min dimension of 5.2m.
Number of car parking spaces required	Sixteen (16)

2.3.2 Town Planning Application - No. 74 Dunblane Road, Noble Park (Planning Application No. PLN19/0283) (Cont.)

Number of car parking spaces provided	Sixteen (16)
Type of car parking	Unit 1 provided with double garage Unit 2 provided with single garage Unit 3 provided with single garage Unit 4 provided with single garage and tandem car space Unit 5 provided with single garage and tandem car space Unit 6 provided with single garage and tandem car space Unit 7 provided with single garage and tandem car space Unit 8 provided with single garage Unit 9 provided with double garage One visitor car space located at end of shared access way
Access	Access is via a 3.0 metre wide common driveway along the southern side of the development connecting to Dunblane Road.
Front Fence	No front fence is proposed.
Garden Area Required	A minimum of 35% of the lot must be set aside for garden area. The proposal would set aside 709.2sqm of the lot as garden area (35.06%).

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

Victorian Charter of Human Rights and Responsibilities

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

Financial Implications

No financial resources are impacted by this report.

Planning Scheme and Policy Frameworks

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

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

2.3.2 Town Planning Application - No. 74 Dunblane Road, Noble Park (Planning Application No. PLN19/0283) (Cont.)

The relevant controls and policies are as follows:

Zoning Controls

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

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

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

Schedule 1 to the General Residential Zone outlines the following neighbourhood character objectives:

- *To ensure the scale, built form and setbacks of residential development responds to the existing site circumstances by respecting the valued characteristics of the neighbourhood including the predominant built form, façade street patterns and appropriate separation between dwellings.*
- *To provide appropriate front, side and rear setbacks, garden areas and private open space to allow for substantial high quality landscaping, including canopy trees to protect the amenity and outlook of adjoining properties and contribute to the landscape character.*
- *To maximise the opportunities to create high quality landscaping through minimal paving and the use of permeable ground surfaces.*
- *To ensure vehicle accessways and storage facilities do not visually dominate the streetscape.*
- *To ensure that residential development achieves high quality useable private open space outcomes for future residents, including the provision of ground level secluded private open space at the side or rear of each dwelling.*

Overlay Controls

No overlays affect the subject site or surrounding area.

State Planning Policy Framework

The **Operation of the Planning Policy Framework** outlined at Clause 71.02 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

2.3.2 Town Planning Application - No. 74 Dunblane Road, Noble Park (Planning Application No. PLN19/0283) (Cont.)

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 assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community

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

(fa) to facilitate the provision of affordable housing in Victoria.

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

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

Clause 15 Built Environment and Heritage

Clause 15 (Built Environment and Heritage) states that planning is to recognise the role of urban design, building design, heritage and energy and resource efficiency in delivering liveable and sustainable cities, towns and neighbourhoods.

It adds that planning should ensure all land use and development appropriately responds to its surrounding landscape and character, valued built form and cultural context. Planning should promote development that is environmentally sustainable and should minimise detrimental impacts on the built and natural environment.

According to the clause, Planning should promote excellence in the built environment and create places that:

- *Are enjoyable, engaging and comfortable to be in.*
- *Accommodate people of abilities, ages and cultures.*
- *Contribute positively to local character and sense of place.*
- *Reflect the particular characteristics and cultural identity of the community.*
- *Enhance the function, amenity and safety of the public realm.*

These overall objectives are reinforced by a number of sub-clauses, including **Clause 15.01-1S (Urban design)** and **Clause 15.01-1R (Urban design – Metropolitan Melbourne)**, which seek to create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity.

Clause 15.01-2S (Building design) aims to achieve building design outcomes that contribute positively to the local context and enhance the public realm, while **Clause 15.01-5S (Neighbourhood character)** has an objective to recognise, support and protect neighbourhood character, cultural identity, and sense of place.

2.3.2 Town Planning Application - No. 74 Dunblane Road, Noble Park (Planning Application No. PLN19/0283) (Cont.)

Clause 15.01-4S (Healthy neighbourhoods) has an objective to achieve neighbourhoods that foster healthy and active living and community wellbeing. **Clause 15.01-4R (Healthy neighbourhoods - Metropolitan Melbourne)** reinforces this, with a strategy to create a city of 20 minute neighbourhoods that give people the ability to meet most of their everyday needs within a 20 minute walk, cycle or local public transport trip from their home.

Sustainability is promoted by **Clause 15.02-1S (Energy and resource efficiency)**, which seeks to encourage land use and development that is energy and resource efficient, supports a cooler environment and minimises greenhouse gas emissions.

Clause 16 Housing

Clause 16 (Housing) contains three key objectives, which can be summarised as relating 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 (Integrated housing)**, which seeks to promote a housing market that meets community needs, and **Clause 16.01-1R (Integrated housing - Metropolitan Melbourne)**, which has a strategy to allow for a range of minimal, incremental and high change residential areas that balance the need to protect valued areas with the need to ensure choice and growth in housing.

Clause 16.01-2S (Location of residential development) promotes new housing in designated locations that offer good access to jobs, services and transport, while **Clause 16.01-2R (Housing opportunity areas - Metropolitan Melbourne)** seeks to facilitate increased housing in established areas to create a city of 20 minute neighbourhoods close to existing services, jobs, public transport and with appropriate infrastructure

Clauses 16.01-3S (Housing diversity) and **16.01-3R (Housing diversity - Metropolitan Melbourne)** aim to provide for a range of housing types to meet diverse needs and **Clause 16.01-4S (Housing affordability)** aims to deliver more affordable housing closer to jobs, transport and services.

Clause 18 Transport

Clause 18.01-1S (Land use and transport planning) has a strategy to plan urban development to make jobs and community services more accessible by ensuring access is provided to developments in accordance with forecast demand, taking advantage of all available modes of transport and to minimise adverse impacts on existing transport networks and the amenity of surrounding areas.

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** (**Municipal Profile)** notes the following:

- *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).*

2.3.2 Town Planning Application - No. 74 Dunblane Road, Noble Park (Planning Application No. PLN19/0283) (Cont.)

- *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).*

Clause 21.03 (A Vision for Greater Dandenong) outlines Greater Dandenong as being 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)**, including the following subclauses:

Clause 21.04-1 (Housing and community), which includes the following:

- *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:

2.3.2 Town Planning Application - No. 74 Dunblane Road, Noble Park (Planning Application No. PLN19/0283) (Cont.)

- *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.*
- *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.*

2.3.2 Town Planning Application - No. 74 Dunblane Road, Noble Park (Planning Application No. PLN19/0283) (Cont.)

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

An assessment against Clause 22.09 is included as Attachment 3.

Particular Provisions

Clause 52.06 Car Parking

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

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

2.3.2 Town Planning Application - No. 74 Dunblane Road, Noble Park (Planning Application No. PLN19/0283) (Cont.)

- One (1) car parking space to each one (1) or two (2) bedroom dwelling; and
- Two (2) car parking spaces to each three (3) or more bedroom dwelling; plus
- One (1) car parking space for visitors to every five (5) dwellings for developments of five (5) or more dwellings *(this requirement for visitor spaces does not apply to land within the Principal Public Transport Network area)*

An application must meet the Design Standards for car parking included at Clause 52.06-9, unless the Responsible Authority agrees otherwise.

An assessment against this Clause 52.06 is included as Attachment 5.

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

Pursuant to Clause 55 of the Greater Dandenong Planning Scheme, the provisions of this clause apply to an application t*o construct two or more dwellings on a lot.*

The purposes of this clause are:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To achieve residential development that respects the existing neighbourhood character or which contributes to a preferred neighbourhood character.*
- *To encourage residential development that provides reasonable standards of amenity for existing and new residents.*
- *To encourage residential development that is responsive to the site and the neighbourhood.*

A development must meet all of the objectives of Clause 55 and should meet all the standard of the 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 4.

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 application.

2.3.2 Town Planning Application - No. 74 Dunblane Road, Noble Park (Planning Application No. PLN19/0283) (Cont.)

Restrictive Covenants

Restrictive Covenant 1640787 dated 25 February 1937 applies to the land. The Covenant relates to the use of the land for the winning of bricks, tiles, pottery ware and to the excavation, carrying away or removing or permitting to remove any marl stone, earth clay, gravel or sand.

The proposal is not in breach of the covenant.

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

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

Diversity (Access & Equity)

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

Community Safety

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

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.

Civil Development	No objections, subject to conditions on permit
Transport Planning	No objections, subject to conditions on permit
Asset Planning	No objections, subject to conditions on permit
Waste Services	No objection

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:

- Sending notices to the owners and occupiers of adjoining land.
- Placing one (1) sign on site facing Dunblane Road.

The notification has been carried out correctly.

Council has received two (2) objections to date.

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

Consultation

A consultative meeting was not held as only two (2) objections to the application were received.

Summary of Grounds of Submissions/Objections

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

- **Loss of Privacy**

The proposed development would have habitable room windows along the south, west and north elevations which would have opportunity for views into a habitable room window or secluded private open space area of an adjoining dwelling. The elevations provided are unclear as to whether all of these windows would meet the requirements of Standard B22 in Clause 55.04-6 (Overlooking) and would limit views into neighbouring properties. To ensure that inappropriate views of neighbouring properties do not occur, a condition could be added to the permit requiring that any window with views into a neighbouring properties is to be obscured or screened to a height of 1.7 metres above finished floor level or comprise of a window sill height of 1.7 metres above finished floor level as required under the Standard. The inclusion of this condition, if a permit is to be issued, would ensure a loss of privacy for adjoining properties would not occur.

- **Increased traffic and parking within street**

The proposal is for the development of nine (9) dwellings. Pursuant to Clause 52.06, the proposal requires a total of fifteen (15) car spaces to be provided on the site based on the number of bedrooms for each dwelling. As the subject site is not located within the Principal Public Transport Network Area (PPTN), Column A is applicable pursuant to the car parking requirement specified in Table 1 of Clause 52.06, which requires one (1) visitor car parking space to every 5 dwellings for developments of 5 or more dwellings. The proposal includes fifteen (15) residential car spaces and one (1) visitor car space making a total of sixteen (16) car spaces to be provided within the subject site, therefore meeting the car parking requirements.

2.3.2 Town Planning Application - No. 74 Dunblane Road, Noble Park (Planning Application No. PLN19/0283) (Cont.)

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

The subject site is located in proximity to the public bus network which will assist in encouraging any future residents to use these alternative modes of transportation.

Assessment

Development and Landscaping

The development proposes a total of nine (9) double storey dwellings on the subject site. It is considered that the proposal is an appropriate response to the context of the site with reasonable ground and first floor setbacks with the upper floor of the nine dwellings centralised. The impact of the double storey dwellings on adjoining properties would be minimal due to its positioning and the ability for landscaping trees across the site.

Face brickwork is proposed at ground floor and white and grey render at first floor. The external colours and materials are consistent with the character of the area.

All dwellings would have access to ground floor private open space in the form of rear yards and Unit 1 would also have access to the front yard.

The proposed development is generally consistent with the requirements of the Planning Scheme, subject to the consideration of the following comments.

The proposed development provides a reasonable level of landscaping throughout the site to the front, side and rear boundaries and along the shared driveway with the provision of canopy trees to the front yard and the rear yards of Units 1-8. A canopy tree could be provided to the rear yard of Unit 9 as a condition of permit, if one is to be issued. Shrubbery with a minimum established height of 2.0 metres could also be provided along the southern boundary adjacent to the shared accessway to assist in screening views of the development from the south as a condition of a permit.

A double storey dwelling to the rear of a lot is considered acceptable within this site context due to the approved development to the rear of the subject site at 41-51 Callander Road which comprises of 37 dwellings. Twenty-nine of these dwellings are to be double storey dwellings, including three dwellings which will directly abut the subject site (Units 27, 28 & 29). The upper floor of the dwellings in this neighbouring development would be a continuous built form with no separation provided between them.

In addition, the proposed dwelling to the rear would have upper floor setbacks from the side boundaries which are substantial resulting in a centralised built form throughout the development which reduces the visual bulk of the dwellings. There is opportunity for planting along the boundaries to assist in screening the development from neighbouring sensitive interfaces and canopy trees can be planted in the rear private open space areas further reducing the bulk of the development.

The property to the north of the subject site has a garage which abuts the common boundary and would be opposite the secluded private open space areas of Units 2 and 3. The development appears to comply with the requirements of Standard B29 - Solar Access to Open Space and Units 2 and 3

2.3.2 Town Planning Application - No. 74 Dunblane Road, Noble Park (Planning Application No. PLN19/0283) (Cont.)

would be provided with sufficient solar access. However, to ensure compliance and the useability of the space, condition 1.2 would require the height of this garage wall to be notated on all plans to ensure Standard B29 is met.

The Design Guideline for Safety under Clause 22.09 identifies that non-habitable rooms such as bathroom or laundry should be located away from entrances and street frontage. Units 2, 3 and 8 have the laundry located at the front of the dwelling. As these units also have views of the entrance and the access way through a glass panel door and window beside the door, the proposed design of these units is considered acceptable.

In addition, the upper floor separation of Units 8 and 9 is considered to be insufficient to reduce any visual bulk when viewed from the sensitive interfaces to the south, particularly 2/76 Dunblane Road. The eastern wall of the upper floor of Unit 9 could be moved 800mm to the west. This will result in a smaller Bedroom 1/walk-in-robe for the unit, however still is of a suitable size to provide adequate internal amenity for future residents as the bedroom would be 3.1m x 3.1m in size. This increased separation of the upper floors of Units 8 and 9 will reduce any bulkiness of the built form by providing a separation of 2.0 metres.

Council officers have reviewed the proposal against the relevant provisions of Clause 55 and Clause 22.09, and in accordance with the above comments and proposed conditions, compliance is considered to be achieved with each standard and principle.

Car Parking

Car parking for the proposal has been provided in the form of a double garage for Units 1 and 9, a single garage for Units 2, 3 and 8 and a single garage and tandem car space for Units 4, 5, 6 and 7. The parking areas are located adjacent to each of the dwellings and are well screened from the street.

A visitor car space has been provided at the end of the shared accessway adjacent to the entry to Unit 9.

Access to the site will be via a single crossover on the southern side of the frontage from Dunblane Road providing access to a shared internal accessway. Council's Transport Planning officers have deemed the accessway and car spaces to meet the relevant design standards of Clause 52.06-9.

ESD and Sustainability matters

Council officers have reviewed the submitted Sustainable Design Assessment (SDA) and find that in the context of the development, this application satisfied Council's expectations for environmental sustainability. The BESS score for the development is 65 percent and the key ESD initiatives are efficient air conditioning, materials which are in accordance with ESD principles, rainwater harvesting for toilet flushing and irrigation, and a renewable solar hot water system.

A Waste Management Plan was submitted as part of the application and has been reviewed by Council Waste Services officers. The submitted plan is considered satisfactory for the management of the removal of waste and recycling for the development. Condition 6 has been included to ensure compliance with the recommendations and processes outlined under the Waste Management Plan.

2.3.2 Town Planning Application - No. 74 Dunblane Road, Noble Park (Planning Application No. PLN19/0283) (Cont.)

Conclusion

The proposed development of nine (9) double storey dwellings is considered reasonable and is of an appropriate design response in terms of height, setbacks, private open space, car parking and landscaping with minimal amenity impacts on the adjoining residential properties and surrounding area.

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

Recommendation

That Council resolves to Notice of Decision to Grant a Permit in respect of the land known and described as No. 74 Dunblane Road, Noble Park for the Development of the land for nine (9) 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. The amended plans must be generally in accordance with the plans submitted and assessed with the application but modified to show:

1.1. Any window with views into a habitable room window or a secluded private open space area of a neighbouring property is to be obscured or screened to a height of 1.7 metres above finished floor level or have a window sill height of 1.7 metres above finished floor level as per Standard B22 – Overlooking;

1.2. The height of the neighbouring garage wall at No. 76 Dunblane Road to be notated on all relevant plans. The southern boundary of the secluded private open space areas for Units 2 and 3 is to be setback from the garage wall in accordance with Standard B29;

1.3. The eastern wall of Bedroom 1 and Walk in Robe of Unit 9 to be moved 800mm to the west to provide an upper floor separation of 2.0 metres between Units 8 and 9;

1.4. The minimum finished floor level of each unit is to be as follows or as approved by Council's Asset Planning Department:

Unit 1 46.85m

Unit 2 46.70m

2.3.2 Town Planning Application - No. 74 Dunblane Road, Noble Park (Planning Application No. PLN19/0283) (Cont.)

Unit 3 46.50m

Unit 4 46.35m

Unit 5 46.15m

Unit 6 45.95m

Unit 7 45.75m

Unit 8 45.60m

Unit 9 45.55m

1.5. Any ground floor windows which have the opportunity for views into the neighbouring habitable room windows or secluded private open space areas as a result of Condition 1.3, are to have a window sill height of 1.7 metres above finished floor level or be obscured or screened to a height of 1.7 metres above finished floor level in accordance with Standard B22;

1.6. 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;

1.7. Landscape plans in accordance with Condition 2.

All to the satisfaction of the Responsible Authority.

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

2. Before the approved development starts, 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. The amended landscape plan must be generally in accordance with the landscape plan submitted with the application but modified to show:

2.1. Plans to accord with Condition 1 of this permit.

2.2. 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. A 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 secluded open space area of Unit 9.

2.7. Medium size shrubbery located within the landscaping bed along the southern boundary with a minimum established height of 2 metres.

All species of plants selected must be endemic to Victoria.

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

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

Landscaping in accordance with the endorsed landscaping plan and schedule must be completed before the building is occupied.

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. The development is to be constructed in accordance with the design initiatives included in the approved Sustainable Design Assessment ("SDA") (prepared by Northern Environmental Design, ref 149AZ, dated 22 August 2019) to the satisfaction of the Responsible Authority.

2.3.2 Town Planning Application - No. 74 Dunblane Road, Noble Park (Planning Application No. PLN19/0283) (Cont.)

The provisions, recommendations and requirements of the endorsed SDA must be implemented and complied with to the satisfaction of the Responsible Authority. No alterations to the approved sustainable design assessment can occur without prior written consent from the Responsible Authority.

6. **The provisions, requirements and recommendations of the endorsed Waste Management Plan prepared by WasteTech Services, dated 19 August 2019 must be implemented and complied with to the satisfaction of the Responsible Authority.**

7. **Provision must be made for the drainage for proposed development including landscaped and paved areas, all to the satisfaction of the Responsible Authority.**

8. **Stormwater discharge is to be retained on site to the pre-development level of peak stormwater discharge, to the satisfaction of the Responsible Authority.**

9. **The connection of the internal drainage infrastructure to the Legal Point of Discharge ("LPD") must be to the satisfaction of the Responsible Authority.**

10. **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.**

Prior to the drainage plans being approved, a plan checking fee of 0.75% and supervision fee of 2.5% of the estimated cost of works is to be paid to 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 must be constructed to suit the proposed driveway 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. **Before the development starts, arrangements must be made with the Responsible Authority for the removal and replacement of the existing street sign to the satisfaction of the Responsible Authority. All costs associated with the removal and replacement of the street sign must be borne by the permit holder.**

2.3.2 Town Planning Application - No. 74 Dunblane Road, Noble Park (Planning Application No. PLN19/0283) (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. All privacy screens and other measures to prevent overlooking as shown on the endorsed plans must at all times be maintained to the satisfaction of the Responsible Authority.

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

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

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

18. This permit will expire if: -

18.1. The development or any stage of it does not start within two (2) years of the date of this permit, or

18.2. 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

2.3.2 Town Planning Application - No. 74 Dunblane Road, Noble Park (Planning Application No. PLN19/0283) (Cont.)

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

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

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

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

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

- **No buildings or works shall be constructed over any easement without the written consent of the relevant authorities.**

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

- **A Public Open Space contribution may be requested when the development is subdivided.**

2.3.2 Town Planning Application - No. 74 Dunblane Road, Noble Park (Planning Application No. PLN19/0283) (Cont.)

STATUTORY PLANNING APPLICATIONS

TOWN PLANNING APPLICATION – NO. 74 DUNBLANE ROAD, NOBLE PARK (PLANNING APPLICATION NO. PLN19/0283)

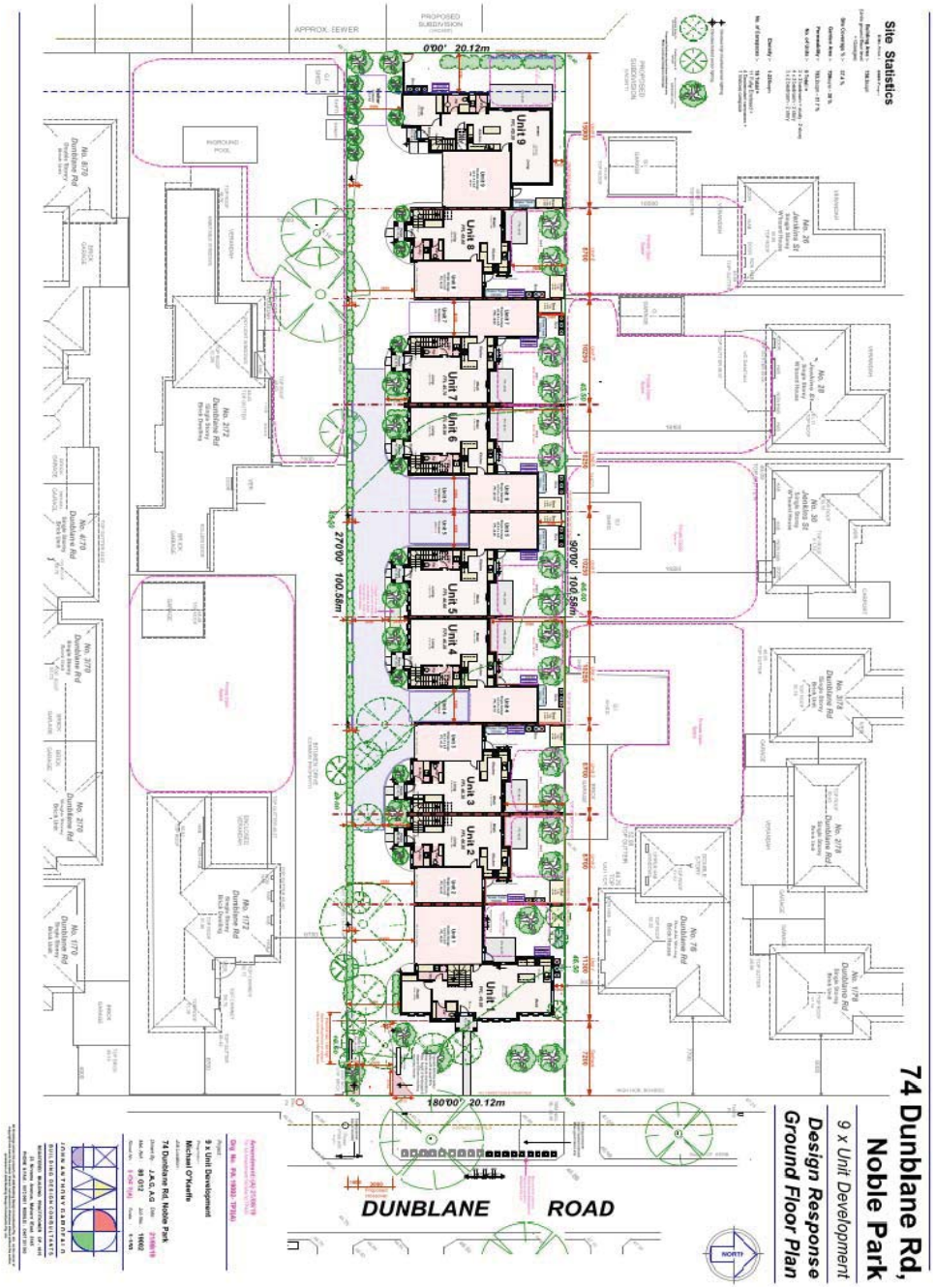
ATTACHMENT 1

SUBMITTED PLANS

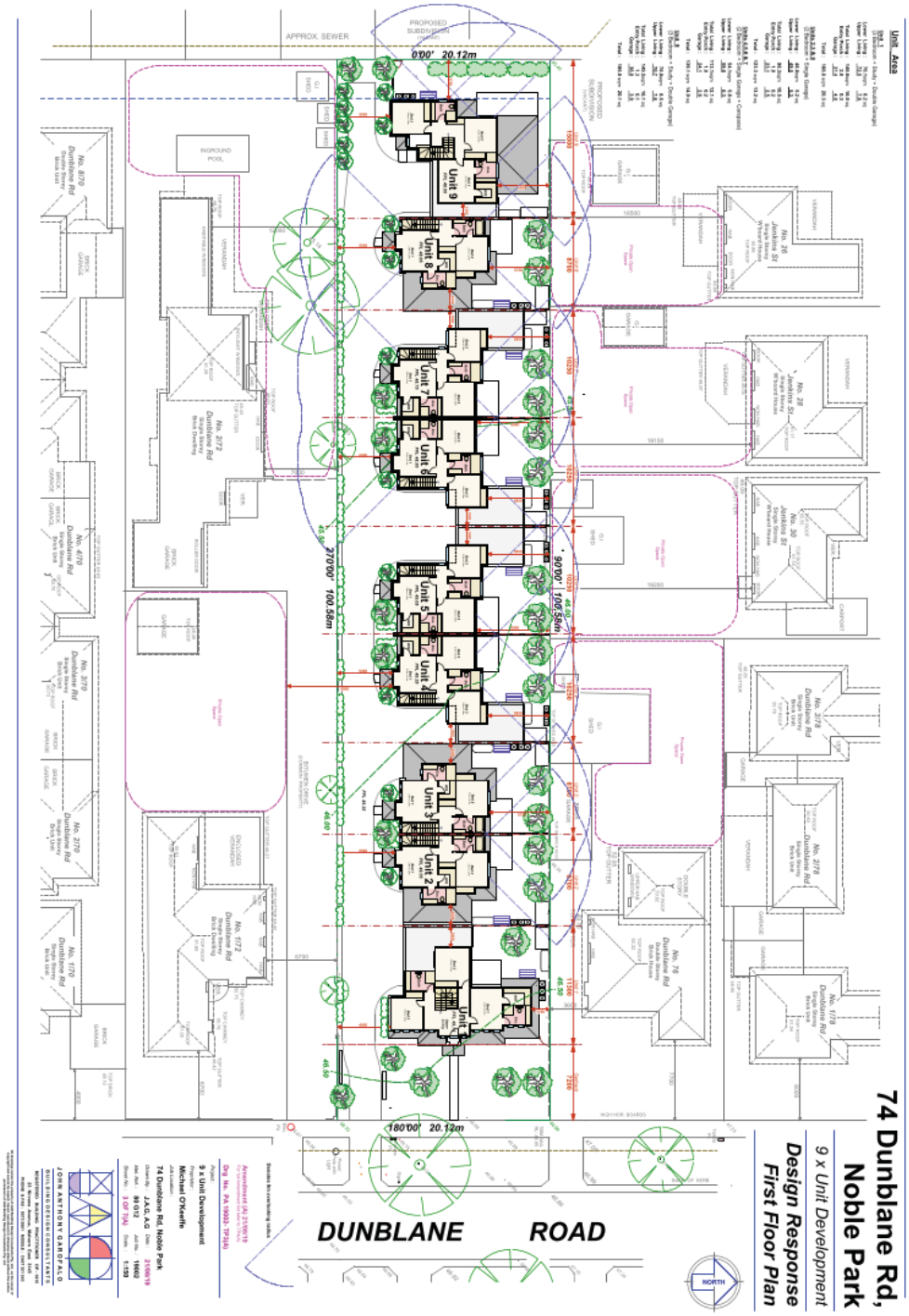
PAGES 7 (including cover)

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

2.3.2 Town Planning Application - No. 74 Dunblane Road, Noble Park (Planning Application No. PLN19/0283) (Cont.)



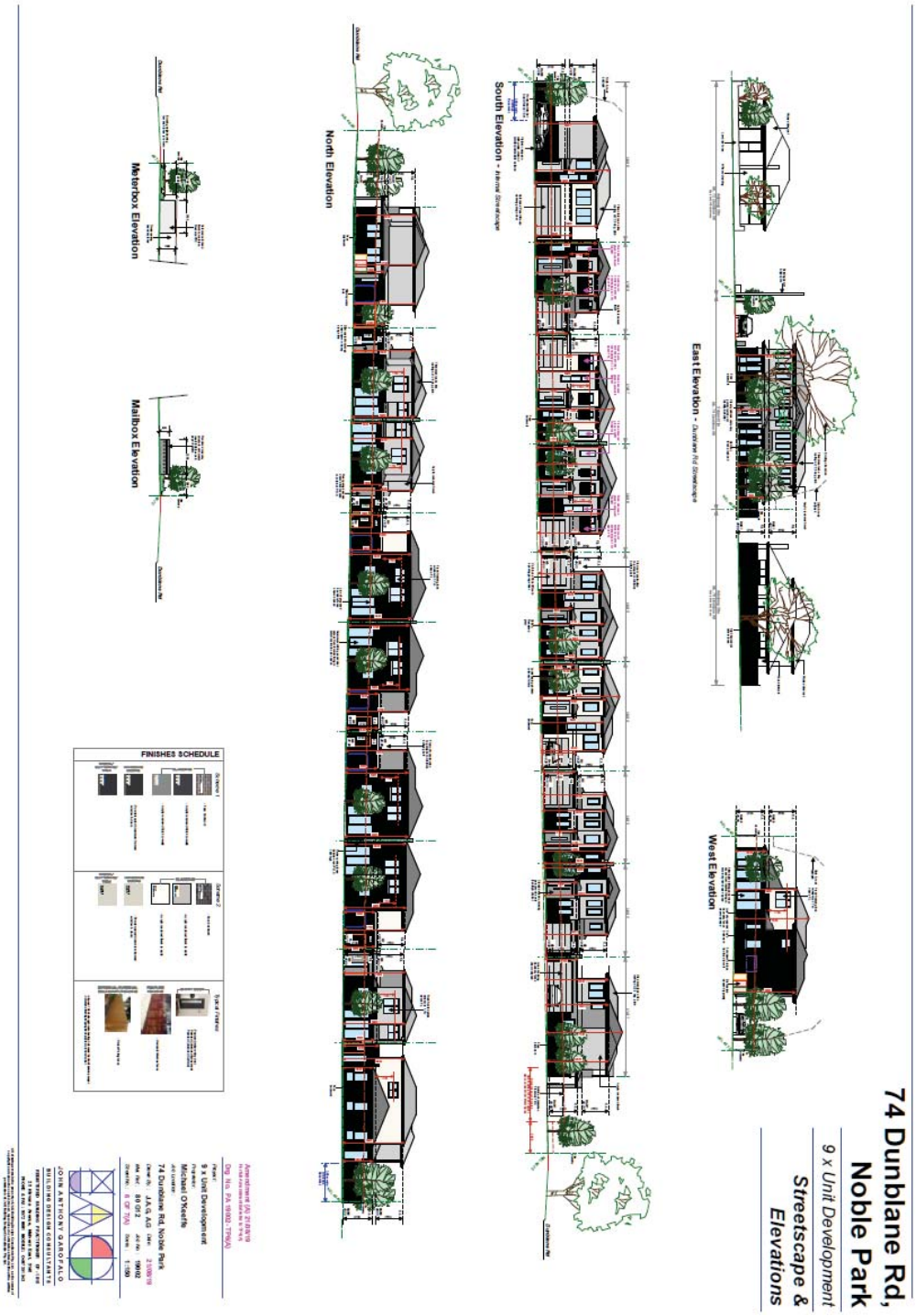
2.3.2 Town Planning Application - No. 74 Dunblane Road, Noble Park (Planning Application No. PLN19/0283) (Cont.)



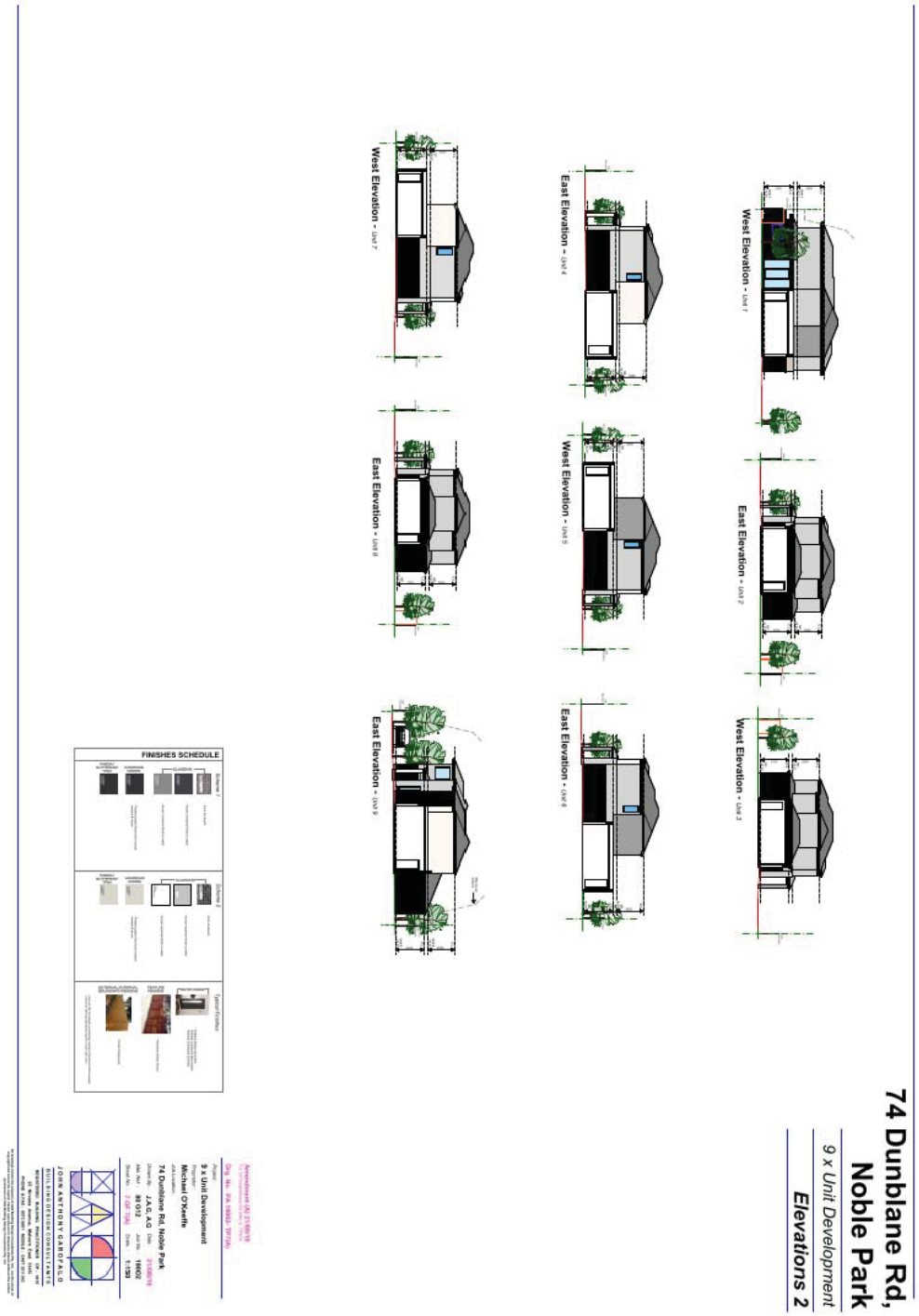
2.3.2 Town Planning Application - No. 74 Dunblane Road, Noble Park (Planning Application No. PLN19/0283) (Cont.)



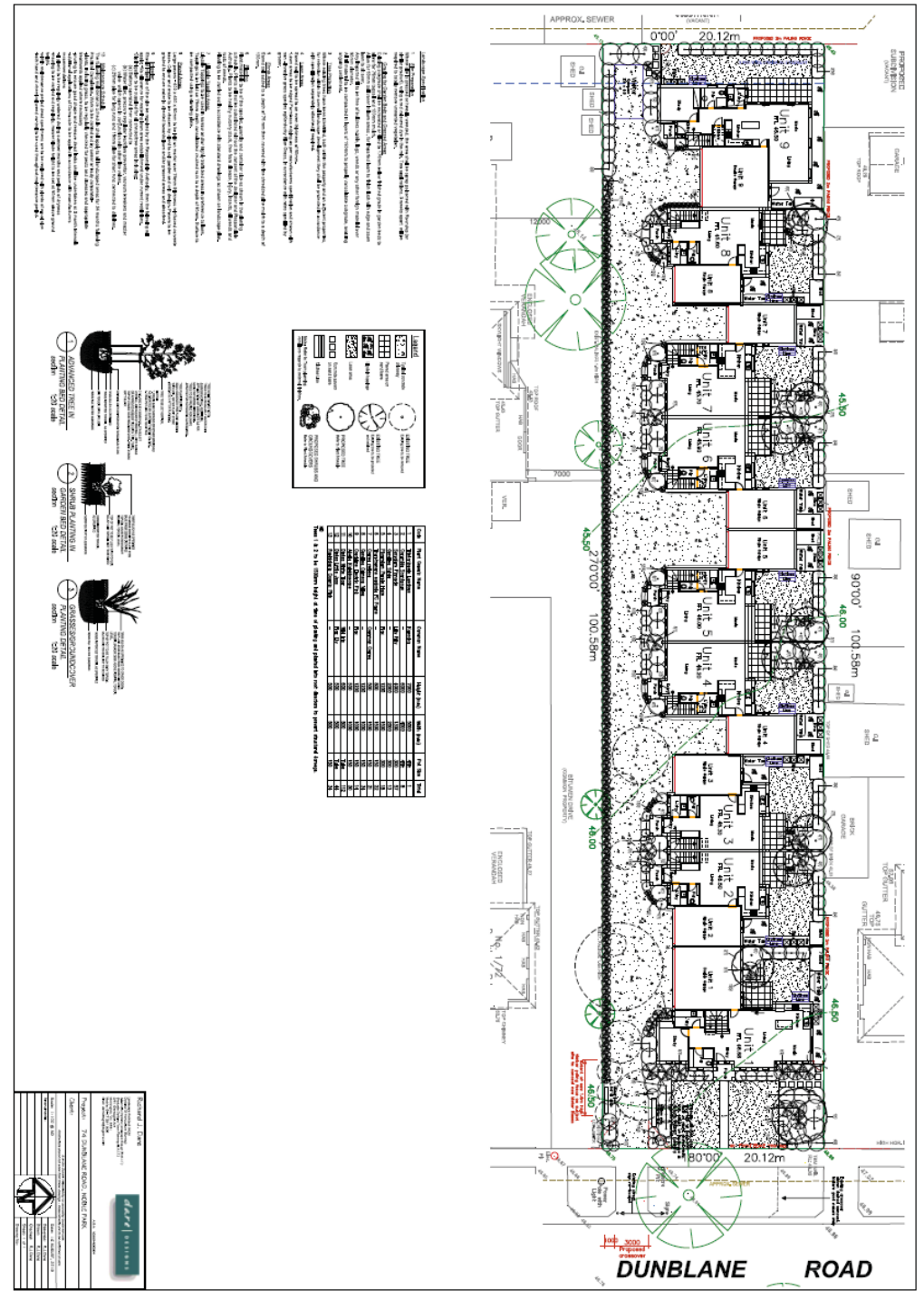
2.3.2 Town Planning Application - No. 74 Dunblane Road, Noble Park (Planning Application No. PLN19/0283) (Cont.)



2.3.2 Town Planning Application - No. 74 Dunblane Road, Noble Park (Planning Application No. PLN19/0283) (Cont.)



2.3.2 Town Planning Application - No. 74 Dunblane Road, Noble Park (Planning Application No. PLN19/0283) (Cont.)



2.3.2 Town Planning Application - No. 74 Dunblane Road, Noble Park (Planning Application No. PLN19/0283) (Cont.)

STATUTORY PLANNING APPLICATIONS

TOWN PLANNING APPLICATION – NO. 74 DUNBLANE ROAD, NOBLE PARK (PLANNING APPLICATION NO. PLN19/0283)

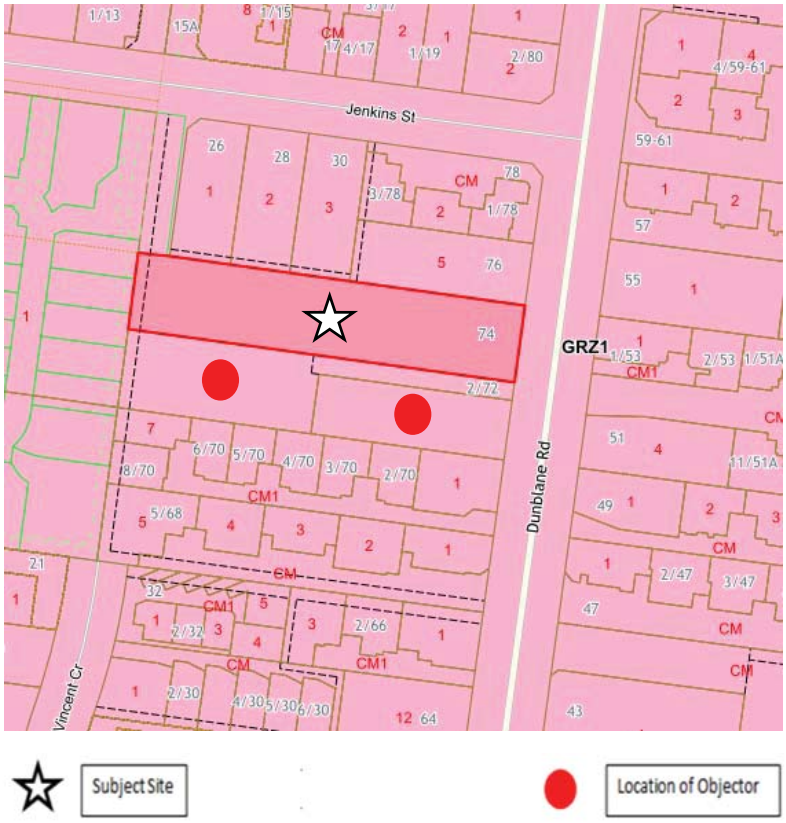
ATTACHMENT 2

LOCATION OF OBJECTORS

PAGES 2 (including cover)

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

2.3.2 Town Planning Application - No. 74 Dunblane Road, Noble Park (Planning Application No. PLN19/0283) (Cont.)



2.3.2 Town Planning Application - No. 74 Dunblane Road, Noble Park (Planning Application No. PLN19/0283) (Cont.)

STATUTORY PLANNING APPLICATIONS

TOWN PLANNING APPLICATION - NO. 74 DUNBLANE ROAD, NOBLE PARK (PLANNING APPLICATION NO. PLN19/0283)

ATTACHMENT 3

CLAUSE 22 ASSESSMENT

PAGES 11 (including cover)

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

2.3.2 Town Planning Application - No. 74 Dunblane Road, Noble Park (Planning Application No. PLN19/0283) (Cont.)

Assessment Table for Clause 22

Clause 22.09-3.1 Design Principles for all residential developments

Title /Objective	Principles	Principle met/Principle not met/NA
Safety	To encourage the provision of safer residential neighbourhoods, new development should enable passive surveillance through designs that:	
	Incorporate active frontages including ground floor habitable room windows.	✓ **Principle met**
	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** Each unit has opportunity for passive surveillance of the shared access way and the car parking areas.
	Use semi-transparent fences to the street frontage.	✓ **Principle met** No front fence proposed.
	Light communal spaces including main entrances and car parking areas with high mounted sensor-lights.	✓ **Principle met** Sensor lighting in the form of bollards along shared accessway and high-mounted light to the front of the units are provided.
	Ensure that all main entrances are visible and easily identifiable from the street.	✓ **Principle met** Main entrances are easily identifiable from the internal access way.
	Locate non-habitable rooms such as bathrooms, away from entrances and street frontage.	✖ **Principle not met** With the exception of Unit 2, 3 and 8, the other Units provide non-habitable rooms located away from entrances and street frontage. As these units also have views of the entrance and the access way through a glass panel door and window beside the door, the proposed design of these units are considered acceptable.

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

2.3.2 Town Planning Application - No. 74 Dunblane Road, Noble Park (Planning Application No. PLN19/0283) (Cont.)

Landscaping	Residential development should:	
	Provide substantial, high quality on-site landscaping, including screen planting and canopy trees along ground level front and side and rear boundaries.	✓ **Principle met** It is considered that there is adequate opportunity for landscaping at the front of the site due to the adequate front setback. Side boundary landscaping has been incorporated where possible.
	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 not met, however permit conditions may resolve non-compliance.** Canopy tree has not been provided to the rear POS area of Unit 9. A canopy tree has been provided to the front yard of Unit 1 and the rear POS areas of all the other units.
	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**
	Ensure that landscaping also addresses the Safety Design Principles.	✓ **Principle met**
	Canopy trees should be planted in well proportioned setbacks/private open space that are sufficient to accommodate their future growth to maturity.	✓ **Principle met**
	Landscaping should minimise the impact of increased storm water runoff through water sensitive urban design and reduced impervious surfaces.	✓ **Principle met**
	Landscaping should be sustainable, drought tolerant, and include indigenous species and be supported through the provision of rainwater tanks.	✓ **Principle met**

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

2.3.2 Town Planning Application - No. 74 Dunblane Road, Noble Park (Planning Application No. PLN19/0283) (Cont.)

Car parking	The existing level of on-street car parking should be maintained by avoiding second crossovers on allotments with frontage widths less than 17 metres.		✓ **Principle met** One crossover proposed on a frontage of 20m
	On-site car parking should be: • Well integrated into the design of the building, • Generally hidden from view or appropriately screened where necessary, • Located to the side or rear of the site so as to not dominate the streetscape and to maximise soft landscaping opportunities at ground level.		✖ **Principle not met, however permit conditions may resolve non-compliance.** Garages located to the behind each dwelling and generally hidden from view. Landscaping provided along shared access way but it is considered that the proposed planting of Wild Iris plants which have a height of 600mm and a width of 800mm. A condition could be included on the permit (if issued) requiring shrubs to be planted along the southern side of the accessway which will assist in softening the built form from the neighbours to the south.
	Where car parking is located within the front setback it should be: • Fully located within the site boundary; and • Capable of fully accommodating a vehicle between a garage or carport and the site boundary.		**N/A** Car parking is not located within the front setback.
	Developments with basement car parking should consider flooding concerns where applicable.		**N/A** Car parking is proposed at ground level.
Setbacks, front boundary and width	Residential developments should:		
	Provide a front setback with fence design and height in keeping with the predominant street pattern.		✓ **Principle met** No front fence proposed
	Maintain the apparent frontage width pattern.		✓ **Principle met** Frontage width pattern maintained
	Provide appropriate side setbacks between buildings to enable screen planting where required, and at least one generous side setback to enable the retention of trees and/or the planting and future growth of trees to maturity.		✓ **Principle met** One generous side setback has been incorporated into the proposal along the north.
	Provide open or low scale front fences to allow a visual connection between landscaping in front gardens and street tree planting.		✓ **Principle met** .

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

2.3.2 Town Planning Application - No. 74 Dunblane Road, Noble Park (Planning Application No. PLN19/0283) (Cont.)

Private open space	All residential developments should provide good quality, useable private open space for each dwelling directly accessible from the main living area.	✓ **Principle met** POS and SPOS areas meet the standard in Clause 55 and Schedule 1 to the General Residential Zone for minimum dimensions and are directly accessible from the main living area
	Ground level private open space areas should be able to accommodate boundary landscaping, domestic services and outdoor furniture so as to maximise the useability of the space.	✓ **Principle met** All POS areas are well laid out and can accommodate boundary landscaping, domestic services and outdoor furniture.
	Private open space should be positioned to maximise solar access.	✓ **Principle met** Where possible, private open space has been positioned to maximise solar access.
	Upper floor levels of the same dwelling should avoid encroaching secluded private open space areas to ensure the solar access, useability and amenity of the space is not adversely affected.	✓ **Principle met** The upper floors of each Unit are not considered to encroach on the SPOS areas of the same dwelling.
	Upper level dwellings should avoid encroaching the secluded private open space of a separate lower level dwelling so as to ensure good solar access and amenity for the lower level dwelling.	✓ **Principle met** The upper floors of each Unit are not considered to encroach on the SPOS areas of the opposing Unit.
Bulk & Built Form	All residential developments should respect the dominant façade pattern of the streetscape by: • Using similarly proportioned roof forms , windows, doors and verandahs; and • Maintaining the proportion of wall space to windows and door openings.	✓ **Principle met** Similarly proportioned roof forms, windows and doors are provided
	Balconies should be designed to reduce the need for screening from adjoining dwellings and properties.	**N/A** No balconies proposed.
	The development of new dwellings to the rear of existing retained dwellings is discouraged where: • The siting of the retained dwelling would not enable an acceptable future site layout for either the proposed or future dwelling; or • The retention of the existing dwelling detracts from the identified future character.	**N/A** The existing dwelling is proposed to be demolished
	On sites adjacent to identified heritage buildings, infill development should respect the adjoining heritage by: • Not exceeding the height of the neighbouring significant building; • Minimising the visibility of higher sections of the new building; and • Setting higher sections back at least the depth of one room from the frontage.	**N/A** Site is not adjacent to heritage buildings.

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

2.3.2 Town Planning Application - No. 74 Dunblane Road, Noble Park (Planning Application No. PLN19/0283) (Cont.)

Site Design	Residential development should:	
	Preserve the amenity of adjoining dwellings through responsive site design that considers the privacy, solar access and outlook of adjoining properties.	✓ **Principle met** The proposal is considered to meet the overshadowing and Overlooking standards specified in Clause 55, subject to conditions.
	Maximise thermal performance and energy efficiency of the built form by addressing orientation, passive design and fabric performance	✓ **Principle met** The proposal contains sufficient North facing windows and is constructed of brick and render suitable for adequate thermal performance.
	Ensure that building height, massing articulation responds sensitively to existing residential interfaces, site circumstances, setbacks and streetscape and reduces the need for screening.	✓ **Principle met** Upper storey components of the rear units are positioned to the front and centre of the dwellings and provide adequate ground and upper storey setbacks from adjacent properties.
	Provide sufficient setbacks (including the location of basements) to ensure the retention of existing trees and to accommodate the future growth of new trees.	✓ **Principle met** Suitable setbacks from boundaries have been proposed to enable canopy trees to grow in the future.
	Provide suitable storage provisions for the management of operational waste	✓ **Principle met** Appropriate storage solutions provided.
	Appropriately located suitable facilities to encourage public transport use, cycling and walking.	✓ **Principle met**

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

2.3.2 Town Planning Application - No. 74 Dunblane Road, Noble Park (Planning Application No. PLN19/0283) (Cont.)

Materials & Finishes	Residential development should:		
	Use quality, durable building materials and finishes that are designed for residential purposes.		✓ **Principle met** Proposed materials include face brickwork and render, typical of materials generally used in the wider area.
	Avoid the use of commercial or industrial style building materials and finishes.		✓ **Principle met** Commercial/ industrial style building materials and finishes not proposed.
	Avoid using materials such as rendered cement sheeting, unarticulated surfaces and excessive repetitive use of materials.		✓ **Principle met**
	Use a consistent simple palette of materials, colours finishes and architectural detailing.		✓ **Principle met** Face brickwork and render is shown to be used
	Maximise the ongoing affordability and sustainability of residential developments through the selection of low maintenance, resource and energy efficient materials and finishes that can be reasonably expected to endure for the life of the building.		✓ **Principle met**

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

2.3.2 Town Planning Application - No. 74 Dunblane Road, Noble Park (Planning Application No. PLN19/0283) (Cont.)

Domestic services normal to a dwelling and Building services	In order to minimise the impact of domestic and building services on the streetscape, adjacent properties, public realm and amenity of future residents, new residential development should:	
	Ensure that all domestic and building services are visually integrated into the design of the building and appropriately positioned or screened so as to not be seen from the street or adjoining properties.	✓ **Principle met**
	Be designed to avoid the location of domestic and building services: • Within secluded private open space areas, including balconies; and • Where they may have noise impacts on adjoining habitable rooms and secluded private open space areas.	✓ **Principle met**
Internal Amenity	Residential development should:	
	Ensure that dwelling layouts have connectivity between the main living area and private open space.	✓ **Principle met** There is connectivity between the main living area and the private open space for the proposed dwellings.
	Be designed to avoid reliance on borrowed light to habitable rooms.	✓ **Principle met** No borrowed light relied upon
	Ensure that balconies and habitable room windows are designed and located to reduce the need for excessive screening.	✓ **Principle met**
	Ensure that dwellings without ground level main living areas meet the Standards of Clauses 55.03-5, 55.04-1, 6 & 7, 55.05-3, 4 & 5.	✓ **Principle met** Ground level main living areas proposed for all dwellings.

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

2.3.2 Town Planning Application - No. 74 Dunblane Road, Noble Park (Planning Application No. PLN19/0283) (Cont.)

Clause 22.09-3.4 Design principles for Incremental Change Areas – General Residential Zone (GRZ)

Titles & Objectives	Principles	Principle met/Principle not met/NA
Preferred housing type	The preferred housing type for the Incremental Change Area is medium density.	✓ **Principle met** Medium density proposed
Building Height	The preferred maximum building height for land within the GRZ1 and GRZ2 is up to 2 storeys, including ground level.	✓ **Principle met** Double storey proposed.
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** There is adequate opportunity for landscaping throughout the site, particularly in the front setbacks and rear SPOS areas for each dwelling
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** Garages located to the rear. Landscaping has been incorporated within the front setback and accessway.
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** Secluded private open space at the rear or side of each dwelling.
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 dwellings are in keeping with the scale of existing built form character. Surrounding dwellings are a mix of single and double storey, mainly brick materials with hipped roof forms. Most dwellings feature generous front setbacks with established gardens and dwelling separation.

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

2.3.2 Town Planning Application - No. 74 Dunblane Road, Noble Park (Planning Application No. PLN19/0283) (Cont.)

Provide separation between dwellings at the upper level;	✖ **Principle not met, however permit conditions may resolve non-compliance.** Separation of the upper floor of Units 8 and 9 is only 1.2 metres. This is insufficient to break up the built form of the development particularly when viewed from the neighbouring sensitive interfaces to the north and south and will result in a bulky built form. Appropriate separation can be achieved by reducing the width of Bedroom 1 of Unit 9 to 3.3 metres. This will increase the upper floor separation between the two dwellings to 2.0 metres without impacting on the amenity of the bedroom.
Retain spines of open space at the rear of properties to maximise landscaping opportunities and protect private secluded open space;	✓ **Principle met** The proposed dwelling provides a spine of open space due to the drainage easement at the rear.
Position more intense and higher elements of built form towards the front and centre of a site, transitioning to single storey elements to the rear of the lot.	✓ **Principle met** All nine dwellings are proposed to be double storey, including Unit 9 positioned at the rear of the site. The upper floor of Unit 9 has been centralised to reduced impacts on the neighbouring properties. Due to the context of the site and the approved development on the abutting site to the rear at 41-51 Callander Road for 37 dwellings which includes three double storey dwellings abutting the subject site, double storey to the rear is considered appropriate.

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

2.3.2 Town Planning Application - No. 74 Dunblane Road, Noble Park (Planning Application No. PLN19/0283) (Cont.)

	The rearmost dwelling on a lot should be single storey to ensure the identified future character of the area and the amenity of adjoining properties is respected by maximising landscaping opportunities and protecting adjoining private secluded open space. Two storey dwellings to the rear of a lot may be considered where: • The visual impact of the building bulk does not adversely affect the identified future character of the area; • Overlooking and/or overshadowing does not adversely affect the amenity of neighbouring properties; • The building bulk does not adversely affect the planting and future growth of canopy trees to maturity; • Sufficient side and rear boundary landscaping can be provided to screen adjoining properties; Upper storey components are well recessed from adjoining sensitive interfaces.	✓ **Principle met** Landscaping opportunities are available along the side and rear boundaries to assist in screening views of the development from sensitive interfaces. The requirements of overlooking and overshadowing have been met and upper storey components have been well recessed from adjoining sensitive interfaces. This includes the lot to the west of the subject site which is currently vacant but has been approved for the construction of 37 dwellings, including Units 27, 28 & 29 which will directly abut the subject site when constructed.
	• Residential development should be well articulated through the use of contrast, texture, variation in forms, materials and colours.	✓ **Principle met** The proposed development includes two different colours/materials schemes to assist in providing contrast and variation with Units 1, 2, 3, 5, 6, 8 and 9 one colour scheme and Units 4 and 7 a second colour scheme.
	The preferred housing type for the Incremental Change Area is medium density.	✓ **Principle met** Medium density proposed

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

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

2.3.2 Town Planning Application - No. 74 Dunblane Road, Noble Park (Planning Application No. PLN19/0283) (Cont.)

STATUTORY PLANNING APPLICATIONS

TOWN PLANNING APPLICATION – NO. 74 DUNBLANE ROAD NOBLE PARK (PLANNING APPLICATION NO. PLN19/0283)

ATTACHMENT 4

CLAUSE 55 ASSESSMENT

PAGES 39 (including cover)

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

2.3.2 Town Planning Application - No. 74 Dunblane Road, Noble Park (Planning Application No. PLN19/0283) (Cont.)

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

Clause 55.02-1 Neighbourhood character objectives

Title & Objective	Standard (Summarised)	Standard Met/Standard Not Met/NA
Standard B1	The design response must be appropriate to the neighbourhood and the site.	✓ **Standard met** The subject site is located within an Incremental Change Area (as identified in Clause 22.09 – Residential Development and Neighbourhood Character Policy). The site is within reasonable walking distance to Noble Park Train Station and the commercial/retail core of Noble Park. The surrounding area includes both single and double storey dwellings on a lot and multi-dwelling developments of both single and double storey dwellings. Directly abutting the subject site to the rear is 41-43 Callander Road where 37 single and double storey dwellings have been approved by the Tribunal (PLN15/0849). Unit 27, 28, 29 of this neighbouring development will be located behind the subject site and are all double storey dwellings. As outlined under Clause 22.09, there are design guidelines for all residential development within the municipality and also specific design guidelines for development within the Incremental Change Areas. This development meets those guidelines and therefore is an appropriate response to the neighbourhood and the site.
	The proposed design response must respect the existing or preferred neighbourhood character and respond to the features of the site.	✓ **Standard met** The proposed development incorporates appropriate ground and upper floor setbacks, particularly opposite neighbouring sensitive interfaces which will enable landscaping along these boundaries. The proposed development responds suitably to its site context.
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.

2.3.2 Town Planning Application - No. 74 Dunblane Road, Noble Park (Planning Application No. PLN19/0283) (Cont.)

Clause 55.02-2 Residential policy objectives

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

2.3.2 Town Planning Application - No. 74 Dunblane Road, Noble Park (Planning Application No. PLN19/0283) (Cont.)

Clause 55.02-3 Dwelling diversity objective

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B3	Developments of ten or more dwellings should provide a range of dwelling sizes and types, including: • Dwellings with a different number of bedrooms. • At least one dwelling that contains a kitchen, bath or shower, and a toilet and wash basin at ground floor level.	**N/A the development is for 9 dwellings**
Objective	To encourage a range of dwellings sizes and types in developments of ten or more dwellings.	

2.3.2 Town Planning Application - No. 74 Dunblane Road, Noble Park (Planning Application No. PLN19/0283) (Cont.)

Clause 55.02-4 Infrastructure objectives

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B4	Development should be connected to reticulated services, including reticulated sewerage, drainage, electricity and gas, if available.	✓ **Standard met**
	Development 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.	
	If the drainage system has little or no spare capacity, the capacity of the development to provide for stormwater drainage mitigation or upgrading of the local drainage system.	
Objectives	To ensure development is provided with appropriate utility services and infrastructure.	
	To ensure development does not unreasonably overload the capacity of utility services and infrastructure.	

2.3.2 Town Planning Application - No. 74 Dunblane Road, Noble Park (Planning Application No. PLN19/0283) (Cont.)

Clause 55.02-5 Integration with the street objective

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B5	Developments should provide adequate vehicle and pedestrian links that maintain or enhance local accessibility.	✓ **Standard met** One crossover proposed providing access to garages at the rear. Unit 1 faces Dunblane Road and the remaining units face the shared access way. All dwellings provide adequate vehicle and pedestrian links that maintain local accessibility.
	Developments should be oriented to front existing and proposed streets.	✓ **Standard met**
	High fencing in front of dwellings should be avoided if practicable.	✓ **Standard met** No front fence proposed.
	Development next to existing public open space should be laid out to complement the open space.	✓ **Standard met** The site is not currently next to public open space but a park is proposed to be located to the rear northern park of the site as part of development at 41-51 Callandar Road.
Decision Guidelines	Any relevant urban design objective, policy or statement set out in this scheme.	
	The design response.	
Objective	To integrate the layout of development with the street.	

2.3.2 Town Planning Application - No. 74 Dunblane Road, Noble Park (Planning Application No. PLN19/0283) (Cont.)

Clause 55.03-1 Street setback objective

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B6	Walls of buildings should be set back from streets at least the distance specified in a schedule to the zone: ***RGZ: 5 metres or as per Table B1, whichever is the lesser.*** ***GRZ: 7.5 metres or as per Table B1, whichever is the lesser.*** ***NRZ: As per Table B1.*** **Table B1 Street setback**	✓ **Standard met** Average of adjoining dwellings 7.7+6.7/2 = 7.2m 7.2m provided.

Development context	Minimum setback from front street (metres)	Minimum setback from a side street (metres)
There is an existing building on both the abutting allotments facing the same street, and the site is not on a corner.	The average distance of the setbacks of the front walls of the existing buildings on the abutting allotments facing the front street or 9 metres, whichever is the lesser.	Not applicable
There is an existing building on one abutting allotment facing the same street and no existing building on the other abutting allotment facing the same street, and the site is not on a corner.	The same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 9 metres, whichever is the lesser.	Not applicable
There is no existing building on either of the abutting allotments facing the same street, and the site is not on a corner.	6 metres for streets in a Road Zone, Category 1, and 4 metres for other streets.	Not applicable
The site is on a corner.	If there is a building on the abutting allotment facing the front street, the same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 9 metres, whichever is the lesser. If there is no building on the abutting allotment facing the front street, 6 metres for streets in a Road Zone, Category 1, and 4 metres for other streets.	Front walls of new development fronting the side street of a corner site should be setback at least the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 3 metres, whichever is the lesser. Side walls of new development on a corner site should be setback the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 2 metres, whichever is the lesser.

2.3.2 Town Planning Application - No. 74 Dunblane Road, Noble Park (Planning Application No. PLN19/0283) (Cont.)

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

2.3.2 Town Planning Application - No. 74 Dunblane Road, Noble Park (Planning Application No. PLN19/0283) (Cont.)

Clause 55.03-2 Building height objective

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B7	The maximum building height should not exceed the maximum height specified in the zone, schedule to the zone or an overlay that applies to the land. ***RGZ: 13.5 metres discretionary maximum (refer Clause 32.07-8 for details)*** ***GRZ: 11 metres / 3 storeys mandatory maximum (refer Clause 32.08-9)*** ***NRZ: 9 metres / 2 storeys mandatory maximum (refer Clause 32.09-9)***	✓ **Standard met** Maximum 2 storeys, 7.5 metres.
	If no maximum height is specified in the zone, schedule to the zone or an overlay, the maximum building height should not exceed 9 metres, unless the slope of the natural ground level at any cross section wider than 8 metres of the site of the building is 2.5 degrees or more, in which case the maximum building height should not exceed 10 metres.	**N/A**
	Changes of building height between existing buildings and new buildings should be graduated.	✓ **Standard met** Neighbouring dwellings are predominantly single storey with a small number of double storey dwellings. Proposed dwellings are double storey to the immediate rear of the subject site.
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.	
	The visual impact of the building when viewed from the street and from adjoining properties.	
Objective	To ensure that the height of buildings respects the existing or preferred neighbourhood character	

2.3.2 Town Planning Application - No. 74 Dunblane Road, Noble Park (Planning Application No. PLN19/0283) (Cont.)

Clause 55.03-3 Site coverage objective

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B8	The site area covered by buildings should not exceed: • The maximum site coverage specified in a schedule to the zone, or • If no maximum site coverage is specified in a schedule to the zone, 60 per cent. ***RGZ1: 70%*** ***RGZ2: 70%*** ***RGZ3: 70%*** ***GRZ1: 60% (none specified)*** ***GRZ2: 60% (none specified)*** ***NRZ1: 50%***	✓ **Standard met** GRZ1: 38% proposed site coverage
Decision Guidelines	Any relevant neighbourhood character objective, policy or statement set out in this scheme.	
	The design response.	
	The existing site coverage and any constraints imposed by existing development or the features of the site.	
	The site coverage of adjacent properties	
	The effect of the visual bulk of the building and whether this is acceptable in the neighbourhood.	
Objective	To ensure that the site coverage respects the existing or preferred neighbourhood character and responds to the features of the site.	

2.3.2 Town Planning Application - No. 74 Dunblane Road, Noble Park (Planning Application No. PLN19/0283) (Cont.)

Clause 55.03-4 Permeability objectives

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B9	The site area covered by the pervious surfaces should be at least: • The minimum areas specified in a schedule to the zone, or • If no minimum is specified in a schedule to the zone, 20 per cent of the site. ***RGZ1: 20%*** ***RGZ2: 20% (none specified)*** ***RGZ3: 20% (none specified)*** ***GRZ1: 30%*** ***GRZ2: 20% (none specified)*** ***NRZ1: 40%***	✓ **Standard met** GRZ1: 37% proposed
Decision Guidelines	The design response.	
	The existing site coverage and any constraints imposed by existing development.	
	The capacity of the drainage network to accommodate additional stormwater.	
	The capacity of the site to absorb run-off.	
	The practicality of achieving the minimum site coverage of pervious surfaces, particularly on lots of less than 300 square metres.	
Objectives	To reduce the impact of increased stormwater run-off on the drainage system.	
	To facilitate on-site stormwater infiltration.	

2.3.2 Town Planning Application - No. 74 Dunblane Road, Noble Park (Planning Application No. PLN19/0283) (Cont.)

Clause 55.03-5 Energy efficiency objectives

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B10	Buildings should be: • Oriented to make appropriate use of solar energy. • Sited and designed to ensure that the energy efficiency of existing dwellings on adjoining lots is not unreasonably reduced.	✓ **Standard met** North facing SPOS provided for each unit and there are a number of north-facing windows and ground and first floor across the development.
	Living areas and private open space should be located on the north side of the development, if practicable.	✓ **Standard met**
	Developments should be designed so that solar access to north-facing windows is maximised.	✓ **Standard met**
Decision Guidelines	The design response.	
	The size, orientation and slope of the lot.	
	The existing amount of solar access to abutting properties.	
	The availability of solar access to north-facing windows on the site.	
Objectives	To achieve and protect energy efficient dwellings and residential buildings.	
	To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy.	

2.3.2 Town Planning Application - No. 74 Dunblane Road, Noble Park (Planning Application No. PLN19/0283) (Cont.)

Clause 55.03-6 Open space objective

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B11	If any public or communal open space is provided on site, it should: • Be substantially fronted by dwellings, where appropriate. • Provide outlook for as many dwellings as practicable. • Be designed to protect any natural features on the site. • Be accessible and useable.	**N/A** No communal or public open space proposed.
Decision Guidelines	Any relevant plan or policy for open space in the SPPF and the LPPF, including the MSS and local planning policies.	
	The design response.	
Objective	To integrate the layout of development with any public and communal open space provided in or adjacent to the development.	

2.3.2 Town Planning Application - No. 74 Dunblane Road, Noble Park (Planning Application No. PLN19/0283) (Cont.)

Clause 55.03-7 Safety objective

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B12	Entrances to dwellings and residential buildings should not be obscured or isolated from the street and internal accessways.	✓ **Standard met** Entrances are visible from the road frontage or internal driveway.
	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** Sensor lighting shown to the front of the units and along the shared driveway. Opportunity for passive surveillance of the shared accessway and entrances.
	Private spaces within developments should be protected from inappropriate use as public thoroghfares.	✓ **Standard met**
Decision Guidelines	The design response.	
Objectives	To ensure the layout of development provides for the safety and security of residents and property.	

2.3.2 Town Planning Application - No. 74 Dunblane Road, Noble Park (Planning Application No. PLN19/0283) (Cont.)

Clause 55.03-6 Landscaping objectives

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B13	The landscape layout and design should: • Protect any predominant landscape features of the neighbourhood. • Take into account the soil type and drainage patterns of the site. • Allow for intended vegetation growth and structural protection of buildings. • In locations of habitat importance, maintain existing habitat and provide for new habitat for plants and animals. • Provide a safe, attractive and functional environment for residents.	✓ **Standard met**
	Development should provide for the retention or planting of trees, where these are part of the character of the neighbourhood.	✓ **Standard met** There are a number of trees scattered across the site but due to the design of the development, they are unable to be retained.
	Development should provide for the replacement of any significant trees that have been removed in the 12 months prior to the application being made	**N/A** No trees have been removed
	The landscape design should specify landscape themes, vegetation (location and species), paving and lighting.	✓ **Standard met**
	Development should meet any additional landscape requirements specified in a schedule to the zone. ***All schedules to all residential zones:*** ***"70% of ground level front setback, and side and rear setbacks, planted with substantial landscaping and canopy trees."***	✓ **Standard met** Frontage – 152sqm 106sqm is required 123sqm available for landscaping. Boundary landscaping sufficient
Decision Guidelines	Any relevant neighbourhood character objective, policy or statement set out in this scheme.	
	Any relevant plan or policy for landscape design in the SPPF and the LPPF, including the MSS and local planning policies.	
	The design response.	
	The location and size of gardens and the predominant plant types in the neighbourhood.	
	The health of any trees to be removed.	
	Whether a tree was removed to gain a development advantage.	
Objectives	To encourage development that respects the landscape character of the neighbourhood.	
	To encourage development that maintains and enhances habitat for plants and animals in locations of habitat importance.	

2.3.2 Town Planning Application - No. 74 Dunblane Road, Noble Park (Planning Application No. PLN19/0283) (Cont.)

	To provide appropriate landscaping.	
	To encourage the retention of mature vegetation on the site.	

Clause 55.03-9 Access objective

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B14	The width of accessways or car spaces should not exceed: • 33 per cent of the street frontage, or • if the width of the street frontage is less than 20 metres, 40 per cent of the street frontage.	✓ **Standard met**
	No more than one single-width crossover should be provided for each dwelling fronting a street.	✓ **Standard met**
	The location of crossovers should maximise retention of on-street car parking spaces.	✓ **Standard met**
	The number of access points to a road in a Road Zone should be minimised.	**N/A**
	Developments must provide for access for service, emergency and delivery vehicles.	✓ **Standard met**
Decision Guidelines	The design response.	
	The impact on neighbourhood character.	
	The reduction of on-street car parking spaces.	
	The effect on any significant vegetation on the site and footpath.	
Objectives	To ensure the number and design of vehicle crossovers respects the neighbourhood character.	

2.3.2 Town Planning Application - No. 74 Dunblane Road, Noble Park (Planning Application No. PLN19/0283) (Cont.)

Clause 55.03-10 Parking location objectives

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B15	Car parking facilities should: • Be reasonably close and convenient to dwellings and residential buildings. • Be secure. • Be well ventilated if enclosed.	✓ **Standard met**
	Shared accessways or car parks of other dwellings and residential buildings should be located at least 1.5 metres from the windows of habitable rooms. This setback may be reduced to 1 metre where there is a fence at least 1.5 metres high or where window sills are at least 1.4 metres above the accessway.	✓ **Standard met** All windows adjacent to accessways or car parks meet this standard.
Decision Guidelines	The design response.	
Objectives	To provide convenient parking for residents and visitors vehicles.	
	To protect residents from vehicular noise within developments.	

2.3.2 Town Planning Application - No. 74 Dunblane Road, Noble Park (Planning Application No. PLN19/0283) (Cont.)

Clause 55.04-1 Side and rear setbacks objective

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B17	A new building not on or within 200mm of a boundary should be setback from side or rear boundaries: • At least the distance specified in a schedule to the zone, or ***NRZ1: "A building wall opposite an area of secluded private open space or a window to a living room of an existing dwelling should be setback a minimum of 2 metres."*** • If no distance is specified in a schedule to the zone, 1 metre, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres. **Diagram B1 Side and rear setbacks** 	✓ **Standard met**
	Sunblinds, verandahs, porches, eaves, fascias, gutters, masonry chimneys, flues, pipes,	✓ **Standard met**

2.3.2 Town Planning Application - No. 74 Dunblane Road, Noble Park (Planning Application No. PLN19/0283) (Cont.)

	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.	
	Landings having an area of not more than 2 square metres and less than 1 metre high, stairways, ramps, pergolas, shade sails and carports may encroach into the setbacks of this standard.	✓ **Standard met**
Decision Guidelines	Any relevant neighbourhood character objective, policy or statement set out in this scheme.	
	The design response.	
	The impact on the amenity of the habitable room windows and secluded private open space of existing dwellings.	
	Whether the wall is opposite an existing or simultaneously constructed wall built to the boundary.	
	Whether the wall abuts a side or rear lane.	
Objectives	To ensure that the height and setback of a building from a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.	

2.3.2 Town Planning Application - No. 74 Dunblane Road, Noble Park (Planning Application No. PLN19/0283) (Cont.)

Clause 55.04-2 Walls on boundaries objective

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B18	A new wall constructed on or within 200mm of a side or rear boundary of a lot or a carport constructed on or within 1 metre of a side or rear boundary of lot should not abut the boundary: • For a length of more than the distance specified in the schedule to the zone; or • If no distance is specified in a schedule to the zone, for a length of more than: - 10 metres plus 25 per cent of the remaining length of the boundary of an adjoining lot, or - Where there are existing or simultaneously constructed walls or carports abutting the boundary on an abutting lot, the length of the existing or simultaneously constructed walls or carports, whichever is the greater.	**N/A** No walls on boundaries proposed.
	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.	**N/A**
	A building on a boundary includes a building set back up to 200mm from a boundary.	**N/A**
	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.	**N/A**
Decision Guidelines	Any relevant neighbourhood character objective, policy or statement set out in this scheme.	
	The design response.	
	The extent to which walls on boundaries are part of the neighbourhood character.	
	The impact on the amenity of existing dwellings.	
	The opportunity to minimise the length of walls on boundaries by aligning a new wall on a boundary with an existing wall on a lot of an adjoining property.	
	The orientation of the boundary that the wall is being built on.	
	The width of the lot.	
	The extent to which the slope and retaining walls or fences reduce the effective height of the wall.	
	Whether the wall abuts a side or rear lane.	
	The need to increase the wall height to screen a box gutter.	
Objectives	To ensure that the location, length and height of a wall on a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.	

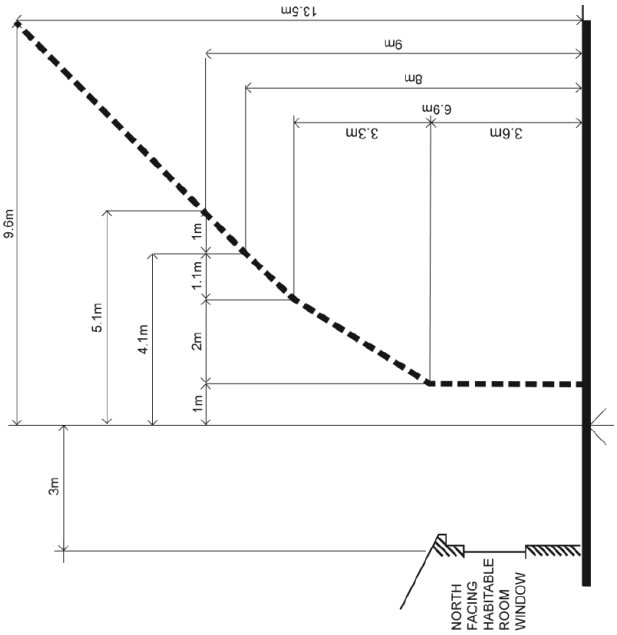
2.3.2 Town Planning Application - No. 74 Dunblane Road, Noble Park (Planning Application No. PLN19/0283) (Cont.)

Clause 55.04-3 Daylight to existing windows objective

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B19	Buildings opposite an existing habitable room window should provide for a light court to the existing window that has a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky. The calculation of the area may include land on the abutting lot.	✓ **Standard met** The northern wall of unit 1 is setback 5.1 metres from habitable room window of adjoining dwelling to the north.
	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. **Diagram B2 Daylight to existing windows** Where the existing window is above ground floor level, the wall height is measured from the floor level of the room containing the window.	✓ **Standard met** The height of the northern wall of Unit 1 is 5.7 metres which requires a 2.85 metres setback.
Decision Guidelines	The design response.	
	The extent to which the existing dwelling has provided for reasonable daylight access to its habitable rooms through the siting and orientation of its habitable room windows.	
	The impact on the amenity of existing dwellings.	
Objective	To allow adequate daylight into existing habitable room windows.	

2.3.2 Town Planning Application - No. 74 Dunblane Road, Noble Park (Planning Application No. PLN19/0283) (Cont.)

Clause 55.04-4 North-facing windows objective

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B20	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 ever 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. **Diagram B3 North-facing windows** 	**N/A** There are no north facing habitable room windows of existing dwellings on neighbouring allotments within 3 metres of the boundary.
	A north facing window is a window with an axis perpendicular to its surface orientated north 20 degrees west to north 30 degrees east.	

2.3.2 Town Planning Application - No. 74 Dunblane Road, Noble Park (Planning Application No. PLN19/0283) (Cont.)

Decision Guidelines	The design response.		
	Existing sunlight to the north-facing habitable room window of the existing dwelling.		
	The impact on the amenity of existing dwellings.		
Objective	To allow adequate solar access to existing north-facing habitable room windows.		

2.3.2 Town Planning Application - No. 74 Dunblane Road, Noble Park (Planning Application No. PLN19/0283) (Cont.)

Clause 55.04-5 Overshadowing open space objective

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

2.3.2 Town Planning Application - No. 74 Dunblane Road, Noble Park (Planning Application No. PLN19/0283) (Cont.)

Clause 55.04-6 Overlooking objective

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B22	A habitable room window, balcony, terrace, deck or patio should be located and designed to avoid direct views into the secluded private open space of an existing dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio. Views should be measured within a 45 degree angle from the plane of the window or perimeter of the balcony, terrace, deck or patio, and from a height of 1.7 metres above floor level. **Diagram B4 Overlooking open space** 	✖ **Standard not met** It is unclear from the elevations that all of the first floor windows with views into neighbouring properties have sill heights of 1.7m above floor level, are obscured and fixed to 1.7m above floor level or are provided with 25% transparent screens to a height of 1.7m above floor level.
	A habitable room window, balcony, terrace, deck or patio with a direct view into a habitable room window of existing dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio should be either: • Offset a minimum of 1.5 metres from the edge of one window to the edge of the other. • Have sill heights of at least 1.7 metres above floor level.	✖ **Standard not met** As above.

2.3.2 Town Planning Application - No. 74 Dunblane Road, Noble Park (Planning Application No. PLN19/0283) (Cont.)

• Have fixed, obscure glazing in any part of the window below 1.7 metre above floor level. • Have permanently fixed external screens to at least 1.7 metres above floor level and be no more than 25 per cent transparent.		
Obscure glazing in any part of the window below 1.7 metres above floor level may be openable provided that there are no direct views as specified in this standard.	✖ **Standard not met** As above.	
Screens used to obscure a view should be: • Perforated panels or trellis with a maximum of 25 per cent openings or solid translucent panels. • Permanent, fixed and durable. • Designed and coloured to blend in with the development.	✖ **Standard not met** As above.	
The standard does not apply to a new habitable room window, balcony, terrace, deck or patio which faces a property boundary where there is a visual barrier at least 1.8 metres high and the floor level of the habitable room, balcony, terrace, deck or patio is less than 0.8 metres above ground level at the boundary.	✓ **Standard met**	
Decision Guidelines	The design response.	
	The impact on the amenity of the secluded private open space or habitable room window.	
	The existing extent of overlooking into the secluded private open space and habitable room window of existing dwellings.	
	The internal daylight to and amenity of the proposed dwelling or residential building.	
Objective	To limit views into existing secluded private open space and habitable room windows.	✖ **Objective met** The elevations show that some of the windows which would have views into neighbouring properties have been obscured, screened or have a window sill height of 1.7 metres. A permit condition will ensure that all windows will meet the Standard.

2.3.2 Town Planning Application - No. 74 Dunblane Road, Noble Park (Planning Application No. PLN19/0283) (Cont.)

Clause 55.04-7 Internal views objective

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

2.3.2 Town Planning Application - No. 74 Dunblane Road, Noble Park (Planning Application No. PLN19/0283) (Cont.)

Clause 55.04-8 Noise impacts objectives

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

2.3.2 Town Planning Application - No. 74 Dunblane Road, Noble Park (Planning Application No. PLN19/0283) (Cont.)

Clause 55.05-1 Accessibility objective

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

2.3.2 Town Planning Application - No. 74 Dunblane Road, Noble Park (Planning Application No. PLN19/0283) (Cont.)

Clause 55.05-2 Dwelling entry objective

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

2.3.2 Town Planning Application - No. 74 Dunblane Road, Noble Park (Planning Application No. PLN19/0283) (Cont.)

Clause 55.05-3 Daylight to new windows objective

Title & Objective	Standards		Standard Met/Standard Not Met/NA
Standard B27	A window in a habitable room should be located to face: • An outdoor space clear to the sky or a light court with a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky, not including land on an abutting lot, or • A verandah provided it is open for at least on third of its perimeter, or • A carport provided it has two or more open sides and is open for at least on third of its perimeter.		✓ **Standard met** Each window complies with this standard.
Decision Guidelines	The design response.		
	Whether there are other windows in the habitable room which have access to daylight.		
Objective	To allow adequate daylight into new habitable room windows.		

2.3.2 Town Planning Application - No. 74 Dunblane Road, Noble Park (Planning Application No. PLN19/0283) (Cont.)

Clause 55.05-4 Private open space objective

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B28	A dwelling or residential building should have private open space of an area and dimensions specified in a schedule to the zone. ***RGZ1:*** ***None specified*** ***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."*** ***RGZ3:*** ***"As per B28; or a balcony or rooftop with a minimum area of 10 square metres with a minimum width of 2 metres that is directly accessible from the main living area."*** ***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*** ***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."*** ***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*** ***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."*** ***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*** ***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."***	✓ **Standard met** Unit 1: Total POS: 168sqm. SPOS: 30sqm with min dimension of 5m and convenient access to living area. Unit 2: Total POS: 51sqm. SPOS: 30sqm with min dimension of 5m and convenient access to living area. Unit 3: Total POS: 50sqm. SPOS: 30sqm with min dimension of 5m and convenient access to living area. Unit 4: Total POS: 52sqm. SPOS: 40sqm with min dimension of 6.3m and convenient access to living area. Unit 5: Total POS: 52sqm. SPOS: 40sqm with min dimension of 6.3m and convenient access to living area. Unit 6: Total POS: 52sqm. SPOS: 40sqm with min dimension of 6.3m and convenient access to living area. Unit 7: Total POS: 52sqm. SPOS: 40sqm with min dimension of 6.3m and convenient access to living area. Unit 8: Total POS: 50sqm. SPOS: 30sqm with min dimension of 5.1m and convenient access to living area. Unit 9: Total POS: 84sqm. SPOS: 37sqm with min dimension of 5.2m and convenient access to living area

2.3.2 Town Planning Application - No. 74 Dunblane Road, Noble Park (Planning Application No. PLN19/0283) (Cont.)

	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: • An area of 40 square metres, with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling or residential building with a minimum area of 25 square metres, a minimum dimension of 3 metres and convenient access from a living room, or • A balcony of 8 square metres with a minimum width of 1.6 metres and convenient access from a living room, or • A roof-top area of 10 square metres with a minimum width of 2 metres and convenient access from a living room. The balcony requirements in Clause 55.05-4 do not apply to an apartment development.	**N/A**
Decision Guidelines	The design response.	
	The useability of the private open space, including its size and accessibility.	
	The availability of and access to public or communal open space.	
	The orientation of the lot to the street and the sun.	
Objective	To provide adequate private open space for the reasonable recreation and service needs of residents.	

2.3.2 Town Planning Application - No. 74 Dunblane Road, Noble Park (Planning Application No. PLN19/0283) (Cont.)

Clause 55.05-5 Solar access to open space objective

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B29	The private open space should be located on the north side of the dwelling or residential building, if appropriate.	✓ **Standard met**
	The southern boundary of secluded private open space should be set back from any wall on the north of the space at least (2 +0.9h) metres, where 'h' is the height of the wall. **Diagram B5 Solar access to open space** 	✖ **Standard not met** The height of the brick garage wall adjacent to Units 2 and 3 has not been shown. The height of the garage wall appears to be approximately 2.7-2.8 metres in height. This would require the setbacks to be 4.88 metres (2+2.52=4.52m) if the wall was 2.8 metres in height. As long as the height of the garage wall was less than 3.4 metres, the proposal would comply as a 5.0 metre setback would be required (2+3.06=5.06m).
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.	✓ **Objective met** The SPOS area for Unit 2 and 3 have been setback 5.0 metres from the garage on the north. While the height of the garage wall has not been notated, it appears to be around 2.7-2.8 metres and the proposed setback appears to meet the requirements of the Standard. The useability, amenity and solar access of the SPOS areas appears to be sufficient for residents. To ensure compliance, a condition can be added to the permit requiring these details to be provided and the Standard to be met, if a permit is to be issued.

2.3.2 Town Planning Application - No. 74 Dunblane Road, Noble Park (Planning Application No. PLN19/0283) (Cont.)

Clause 55.05-6 Storage objective

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

2.3.2 Town Planning Application - No. 74 Dunblane Road, Noble Park (Planning Application No. PLN19/0283) (Cont.)

Clause 55.06-1 Design detail objective

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B31	The design of buildings, including: • Façade articulation and detailing, • Window and door proportions, • Roof form, and • Verandahs, eaves and parapets, should respect the existing or preferred neighbourhood character.	✓ **Standard met** The dwellings incorporate an appropriate amount of articulation and detailing.
	Garages and carports should be visually compatible with the development and the existing or preferred neighbourhood character.	✓ **Standard met**
Decision Guidelines	Any relevant neighbourhood character objective, policy or statement set out in this scheme.	
	The design response.	
	The effect on the visual bulk of the building and whether this is acceptable in the neighbourhood setting.	
	Whether the design is innovative and of a high architectural standard.	
Objective	To encourage design detail that respects the existing or preferred neighbourhood character.	

2.3.2 Town Planning Application - No. 74 Dunblane Road, Noble Park (Planning Application No. PLN19/0283) (Cont.)

Clause 55.06-2 Front fences objective

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

2.3.2 Town Planning Application - No. 74 Dunblane Road, Noble Park (Planning Application No. PLN19/0283) (Cont.)

Clause 55.06-3 Common property objectives

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

2.3.2 Town Planning Application - No. 74 Dunblane Road, Noble Park (Planning Application No. PLN19/0283) (Cont.)

Clause 55.06-4 Site services objectives

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B34	The design and layout of dwellings and residential buildings should provide sufficient space (including easements where required) and facilities for services to be installed and maintained efficiently and economically.	✓ **Standard met**
	Bin and recycling enclosures, mailboxes and other site facilities should be adequate in size, durable, waterproof and blend in with the development.	✓ **Standard met**
	Bin and recycling enclosures should be located for convenient access by residents.	✓ **Standard met**
	Mailboxes should be provided and located for convenient access as required by Australia Post.	✓ **Standard met**
Decision Guidelines	The design response.	
Objectives	To ensure that site services can be installed and easily maintained.	
	To ensure that site facilities are accessible, adequate and attractive.	

2.3.2 Town Planning Application - No. 74 Dunblane Road, Noble Park (Planning Application No. PLN19/0283) (Cont.)

STATUTORY PLANNING APPLICATIONS

TOWN PLANNING APPLICATION - NO. 74 DUNBLANE ROAD, NOBLE PARK (PLANNING APPLICATION NO. PLN19/0283)

ATTACHMENT 5

CLAUSE 52 ASSESSMENT

PAGES 6 (including cover)

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

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/NA
Design standard 1 - Accessways	Accessways must: • Be at least 3 metres wide.	✓ **Standard met** Single 3m wide crossover
	• Have an internal radius of at least 4 metres at changes of direction or intersection or be at least 4.2 metres wide.	✓ **Standard met**
	• 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.	**N/A**
	• Provide at least 2.1 metres headroom beneath overhead obstructions, calculated for a vehicle with a wheel base of 2.8 metres.	**N/A**
	• If the accessway serves four or more car spaces or connects to a road in a Road Zone, the accessway must be designed to that cars can exit the site in a forward direction.	✓ **Standard met**
	• 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.	**N/A**
	• Have a corner splay or area at least 50 percent clear of visual obstructions extending at least 2 metres along the frontage road from the edge of an exit lane and 2.5 metres along the exit lane from the frontage, to provide a clear view of pedestrians on the footpath of the frontage road. The area clear of visual obstructions may include an adjacent entry or exit lane where more than one lane is provided, or adjacent landscaped areas, provided the landscaping in those areas is less than 900mm in height.	✓ **Standard met**
	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.

2.3.2 Town Planning Application - No. 74 Dunblane Road, Noble Park (Planning Application No. PLN19/0283) (Cont.)

Design standard 2 – Car parking spaces	Car parking spaces and accessways must have the minimum dimensions as outlined in Table 2. **Table 2: Minimum dimensions of car parking spaces and accessways** **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 *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).*	✓ **Standard met** All garages and car spaces meet the minimum car space and accessway widths.

2.3.2 Town Planning Application - No. 74 Dunblane Road, Noble Park (Planning Application No. PLN19/0283) (Cont.)

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: • A column, tree or tree guard, which may project into a space if it is within the area marked 'tree or column permitted' on Diagram 1. • A structure, which may project into the space if it is at least 2.1 metres above the space. **Diagram 1 Clearance to car parking spaces** 	✓ **Standard met** Car spaces meet the required clearance dimensions.
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.	✓ **Standard met**
Where parking spaces are provided in tandem (one space behind the other) an additional 500mm in length must be provided between each space.	✓ **Standard met** The applicant has shown compliance with this Design Standard by increasing the 4.9m long car spaces to 5.4m instead of proving 500mm between a garage and a tandem car space.
Where two or more car parking spaces are provided for a dwelling, at least one space must be under cover.	✓ **Standard met**
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.	**N/A**

2.3.2 Town Planning Application - No. 74 Dunblane Road, Noble Park (Planning Application No. PLN19/0283) (Cont.)

<table>
<tr><td rowspan="6">Design standard 3: Gradients</td><td>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.</td><td>✓ Standard met</td></tr>
<tr><td>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.
Table 3: Ramp gradients
<table><tr><th>Type of car park</th><th>Length of ramp</th><th>Maximum grade</th></tr><tr><td rowspan="2">Public car parks</td><td>20 metres or less</td><td>1:5 (20%)</td></tr><tr><td>longer than 20 metres</td><td>1:6 (16.7%)</td></tr><tr><td rowspan="2">Private or residential car parks</td><td>20 metres or less</td><td>1:4 (25%)</td></tr><tr><td>longer than 20 metres</td><td>1:5 (20%)</td></tr></table></td><td>N/A</td></tr>
<tr><td>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.</td><td>N/A</td></tr>
<tr><td>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.</td><td>N/A</td></tr>
<tr><td rowspan="3">Design standard 4: Mechanical parking</td><td>Mechanical parking may be used to meet the car parking requirement provided:
• At least 25 per cent of the mechanical car parking spaces can accommodate a vehicle clearance height of at least 1.8 metres.</td><td>N/A</td></tr>
<tr><td>• Car parking spaces the require the operation of the system are not allowed to visitors unless used in a valet parking situation.</td><td>N/A</td></tr>
<tr><td>• The design and operation is to the satisfaction of the responsible authority.</td><td>N/A</td></tr>
<tr><td rowspan="2">Design standard 5: Urban design</td><td>Ground level car parking, garage doors and accessways must not visually dominate public space.</td><td>✓ Standard met
Garages are well screened from the streetscape facing the internal shared driveway.</td></tr>
<tr><td>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.</td><td>✓ Standard met</td></tr>
</table>

2.3.2 Town Planning Application - No. 74 Dunblane Road, Noble Park (Planning Application No. PLN19/0283) (Cont.)

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

2.3.3 Town Planning Application No. 94 Brady Road, Dandenong North 3175 (Planning Application No. PLN18/0675)

File Id:	269235
Responsible Officer:	Director City Planning, Design and Amenity
Attachments:	Submitted Plans Locations of Objectors Clause 22.09 Assessment Clause 55 Assessment Clause 52.06 Assessment

Application Summary

Applicant:	Derek Farrington
Proposal:	Development of the land for a double storey dwelling to the rear of an existing dwelling and alterations and additions to the existing dwelling
Zone:	Neighbourhood Residential Zone – Schedule 1
Overlay:	None
Ward:	Silverleaf Ward

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

The application proposes the development of the land for two (2) dwellings comprising alterations and additions to the existing dwelling and one double storey dwelling.

A permit is required pursuant to Clause 32.09-6 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 an on-site notice and the mailing of notices to adjoining and surrounding owners and occupiers. Two (2) objections were received to the application which have come from the same address. Issues raised generally relate to matters of:

- Overdevelopment of the property;
- Over shadowing;
- Overlooking;

2.3.3 Town Planning Application No. 94 Brady Road, Dandenong North 3175 (Planning Application No. PLN18/0675) (Cont.)

- Neighbourhood character.

Assessment Summary

The subject site is well suited for lower density housing given the subject sites distance from central Dandenong, public transport and other services.

The development is respectful of the neighbourhood character by providing sufficient setbacks from the side and rear boundaries to allow for a reasonable level of landscaping to occur. It is considered that the development is site responsive and would contribute positively to the surrounding area.

The proposal would meet Council's expectations for lower density development which is guided by the policy expectations and design principles of Clause 22.09 *Residential Development and Neighbourhood Character* and the objectives of Clause 55 *Two or more dwellings on a lot*.

The proposed development of the land for two (2) dwellings has been assessed against the relevant decision guidelines and is considered appropriate, subject to permit conditions.

Recommendation Summary

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

Subject Site and Surrounds

Subject Site

The subject site is located on the southern side of Brady Road within the residential area of Dandenong North. The lot is irregular in shape, with a frontage of 15.10 metres to Brady Road and depth of 57.71 metres.

- Overall site area is 797 square metres.
- The subject site is currently developed with a single storey dwelling and garage.
- In terms of topography, the site is sloped with the highest part of the land being 53.25 AHD at the northwest corner, and the lowest part of the land being 49.36 AHD at the southeast corner.
- The site is encumbered by a 3.0 metre wide drainage and sewerage easement along the rear boundary.
- The site contains scattered mature trees and shrubs throughout the site.
- The side boundaries contain paling fences and the front boundary contains a low level timber paling fence.
- The rear boundary contains a freeway sound wall.
- Access to the site is via a single crossover.

2.3.3 Town Planning Application No. 94 Brady Road, Dandenong North 3175 (Planning Application No. PLN18/0675) (Cont.)

Surrounding Area

- Directly adjoining the subject site to the west (92 Brady Road) is currently developed with one single storey dwelling and associated outbuildings. Access to the site is via a crossover to the northwest corner. The dwelling is setback 1.2 metres from the adjoining boundary.
- Directly adjoining the subject site to the east (1/96 Brady Road & 2/96 Brady Road) is currently developed with two single storey dwellings and associated outbuildings. Access to the site is via a crossover to the northeast corner. 1/96 Brady Road is setback 2.0 metres from the adjoining boundary and 2/96 Brady Road is setback 1.7 metres from the adjoining boundary. A large brick garage is located at the rear of 1/96 Brady Road and is sited on the common boundary with the subject site.
- To the south (rear) is the Monash Freeway and a Freeway Sound Wall is installed along the rear boundary.
- The northern side of Brady Road contains a number of double storey dwellings (95 Brady Road, 97 Brady Road, 99 Brady Road, 101 Brady Road, 103 Brady Road, 105 Brady Road & 107 Brady Road).
- McKeon Reserve is situated approximately 40 metres to the northwest.
- Woorana Park Primary School is located approximately 450 metres to the south.
- Lyndale Secondary College is located approximately 1.1 kilometre to the southwest.
- Yarraman train station is located approximately 3.5 kilometres to the southwest and Dandenong train station is located approximately 4.0 kilometres to the south.
- Bus route 862 Dandenong – Chadstone Shopping Centre runs along Brady Road.

Locality Plan



2.3.3 Town Planning Application No. 94 Brady Road, Dandenong North 3175 (Planning Application No. PLN18/0675) (Cont.)

Background

Previous Applications

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

- PLN17/0108 – An application was lodged with Council for alterations to the existing dwelling and a new double storey dwelling with a similar design to the current proposal. The application was lapsed on 25 May 2018.

Proposal

The application proposes the development of the land for two (2) dwellings, with alterations to the existing single storey dwelling and a new double storey dwelling to be constructed at the rear. A shared driveway would extend along the eastern boundary. Both dwellings comprise of 4 bedrooms, therefore requiring two car parking spaces each.

The current proposal is the result of a Section 57A amendment. The amended plans include an increased ground floor setback from the western boundary for Unit 2, the removal of the cantilevering of Bedroom 1 of Unit 2 over the ground floor secluded private open space area and the removal of the existing deck for Unit 1. As the building footprint of Unit 2 has been reduced through these changes, the amended plans have not been readvertised.

Type of proposal	Multi-dwelling development
Number of dwellings	Two (2) dwellings
Levels	Unit 1- single storey Unit 2- double storey
Height	Maximum height of 8.304
Orientated to	Unit 1 (existing dwelling) is orientated towards Brady Road Unit 2 is orientated towards shared driveway
Changes to existing dwelling	Removal of east-facing living room window Double glazed highlight window added to study Removal of deck in POS area
External materials	Brickwork / render
Minimum Setbacks	North (front): 8.0 metres

2.3.3 Town Planning Application No. 94 Brady Road, Dandenong North 3175 (Planning Application No. PLN18/0675) (Cont.)

	East: Unit 2 garage on boundary South (rear): 3.5 metres West: Unit 1 carport on boundary
Private open space type	Ground level POS provided. Unit 1 – Total POS: 173sqm, SPOS: 51sqm with minimum dimension of 5.0 metres. Unit 2 – Total POS: 108sqm, SPOS: 49sqm with minimum dimension of 5.0 metres.
Number of car parking spaces required	Four (4)
Number of car parking spaces provided	Four (4)
Type of car parking	Unit 1 provided with double carport Unit 2 provided with single garage and tandem car space
Access	Access is via a 3.0 metre wide common driveway along the eastern side of the development connecting to Brady Road.
Front Fence	A new 1.2 metre high brick and timber paling fence is proposed.
Garden Area Required	A minimum of 35% of the lot must be set aside for garden area. The proposal would set aside approximately 287.6sqm of the lot as garden area (36.12%).

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

Victorian Charter of Human Rights and Responsibilities

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

Financial Implications

No financial resources are impacted by this report.

2.3.3 Town Planning Application No. 94 Brady Road, Dandenong North 3175 (Planning Application No. PLN18/0675) (Cont.)

Planning Scheme and Policy Frameworks

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

- Under Clause 32.09-6 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 Neighbourhood Residential Zone, as is the surrounding area

The purpose of the Neighbourhood Residential Zone outlined at Clause 32.09 is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To recognise areas of predominantly single and double storey residential development.*
- *To manage and ensure that development respects the identified neighbourhood character, heritage, environmental or landscape characteristics.*

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

Schedule 1 to the Neighbourhood Residential Zone outlines the following neighbourhood character objectives:

- *To ensure the scale, built form and setbacks of residential development responds to the existing site circumstances by respecting the valued characteristics of the neighbourhood including the predominant built form, façade street patterns and appropriate separation between dwellings.*
- *To provide appropriate front, side and rear setbacks, garden areas and private open space to allow for substantial high quality landscaping, including canopy trees to protect the amenity and outlook of adjoining properties and contribute to the landscape character.*
- *To maximise the opportunities to create high quality landscaping through minimal paving and the use of permeable ground surfaces.*
- *To ensure vehicle accessways and storage facilities do not visually dominate the streetscape.*
- *To ensure that residential development achieves high quality useable private open space outcomes for future residents, including the provision of ground level secluded private open space at the side or rear of each dwelling.*

Overlay Controls

No overlays affect the subject site or surrounding area.

2.3.3 Town Planning Application No. 94 Brady Road, Dandenong North 3175 (Planning Application No. PLN18/0675) (Cont.)

State Planning Policy Framework

The **Operation of the Planning Policy Framework** outlined at Clause 71.02 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 assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community

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

(fa) to facilitate the provision of affordable housing in Victoria.

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

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

Clause 15 Built Environment and Heritage

Clause 15 (Built Environment and Heritage) states that planning is to recognise the role of urban design, building design, heritage and energy and resource efficiency in delivering liveable and sustainable cities, towns and neighbourhoods.

It adds that planning should ensure all land use and development appropriately responds to its surrounding landscape and character, valued built form and cultural context. Planning should promote development that is environmentally sustainable and should minimise detrimental impacts on the built and natural environment.

According to the clause, Planning should promote excellence in the built environment and create places that:

- *Are enjoyable, engaging and comfortable to be in.*
- *Accommodate people of abilities, ages and cultures.*
- *Contribute positively to local character and sense of place.*
- *Reflect the particular characteristics and cultural identity of the community.*
- *Enhance the function, amenity and safety of the public realm.*

2.3.3 Town Planning Application No. 94 Brady Road, Dandenong North 3175 (Planning Application No. PLN18/0675) (Cont.)

These overall objectives are reinforced by a number of sub-clauses, including **Clause 15.01-1S (Urban design)** and **Clause 15.01-1R (Urban design – Metropolitan Melbourne)**, which seek to create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity.

Clause 15.01-2S (Building design) aims to achieve building design outcomes that contribute positively to the local context and enhance the public realm, while **Clause 15.01-5S (Neighbourhood character)** has an objective to recognise, support and protect neighbourhood character, cultural identity, and sense of place.

Clause 15.01-4S (Healthy neighbourhoods) has an objective to achieve neighbourhoods that foster healthy and active living and community wellbeing. **Clause 15.01-4R (Healthy neighbourhoods - Metropolitan Melbourne)** reinforces this, with a strategy to create a city of 20 minute neighbourhoods that give people the ability to meet most of their everyday needs within a 20 minute walk, cycle or local public transport trip from their home.

Sustainability is promoted by **Clause 15.02-1S (Energy and resource efficiency)**, which seeks to encourage land use and development that is energy and resource efficient, supports a cooler environment and minimises greenhouse gas emissions.

Clause 16 Housing

Clause 16 (Housing) contains three key objectives, which can be summarised as relating 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 (Integrated housing)**, which seeks to promote a housing market that meets community needs, and **Clause 16.01-1R (Integrated housing - Metropolitan Melbourne)**, which has a strategy to allow for a range of minimal, incremental and high change residential areas that balance the need to protect valued areas with the need to ensure choice and growth in housing.

Clause 16.01-2S (Location of residential development) promotes new housing in designated locations that offer good access to jobs, services and transport, while **Clause 16.01-2R (Housing opportunity areas - Metropolitan Melbourne)** seeks to facilitate increased housing in established areas to create a city of 20 minute neighbourhoods close to existing services, jobs, public transport and with appropriate infrastructure

Clauses 16.01-3S (Housing diversity) and **16.01-3R (Housing diversity - Metropolitan Melbourne)** aim to provide for a range of housing types to meet diverse needs and **Clause 16.01-4S (Housing affordability)** aims to deliver more affordable housing closer to jobs, transport and services.

Clause 18 Transport

Clause 18.01-1S (Land use and transport planning) has a strategy to plan urban development to make jobs and community services more accessible by ensuring access is provided to developments in accordance with forecast demand, taking advantage of all available modes of transport and to minimise adverse impacts on existing transport networks and the amenity of surrounding areas.

2.3.3 Town Planning Application No. 94 Brady Road, Dandenong North 3175 (Planning Application No. PLN18/0675) (Cont.)

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** (**Municipal Profile)** notes the following:

- *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).*

Clause 21.03 (A Vision for Greater Dandenong) outlines Greater Dandenong as being 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)**, including the following subclauses:

Clause 21.04-1 (Housing and community), which includes the following:

- *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.*

2.3.3 Town Planning Application No. 94 Brady Road, Dandenong North 3175 (Planning Application No. PLN18/0675) (Cont.)

- *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.*
- *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.*

2.3.3 Town Planning Application No. 94 Brady Road, Dandenong North 3175 (Planning Application No. PLN18/0675) (Cont.)

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

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

An assessment against Clause 22.09 is included as Attachment 3.

Particular Provisions

Clause 52.06 Car Parking

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 State Planning Policy Framework and Local Planning Policy Framework.*
- *To ensure the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated, the activities on the land and the nature of the locality.*
- *To support sustainable transport alternatives to the motor car.*

2.3.3 Town Planning Application No. 94 Brady Road, Dandenong North 3175 (Planning Application No. PLN18/0675) (Cont.)

- *To promote the efficient use of car parking spaces through the consolidation of car parking facilities.*
- *To ensure that car parking does not adversely affect the amenity of the locality.*
- *To ensure that the design and location of car parking is of a high standard, creates a safe environment for users and enables easy and efficient use.*

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

- One (1) car parking space to each one (1) or two (2) bedroom dwelling; and
- Two (2) car parking spaces to each three (3) or more bedroom dwelling; plus
- One (1) car parking space for visitors to every five (5) dwellings for developments of five (5) or more dwellings *(this requirement for visitor spaces does not apply to land within the Principal Public Transport Network area)*

An application must meet the Design Standards for car parking included at Clause 52.06-9, unless the Responsible Authority agrees otherwise.

An assessment against this Clause 52.06 is included as Attachment 5.

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

Pursuant to Clause 55 of the Greater Dandenong Planning Scheme, the provisions of this clause apply to an application t*o construct two or more dwellings on a lot.*

The purposes of this clause are:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To achieve residential development that respects the existing neighbourhood character or which contributes to a preferred neighbourhood character.*
- *To encourage residential development that provides reasonable standards of amenity for existing and new residents.*
- *To encourage residential development that is responsive to the site and the neighbourhood.*

A development must meet all of the objectives of Clause 55 and should meet all the standard of the 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 4.

2.3.3 Town Planning Application No. 94 Brady Road, Dandenong North 3175 (Planning Application No. PLN18/0675) (Cont.)

General Provisions

Clause 65 (Decision Guidelines) needs to be considered, as is the case with all applications. For this application the requirements of Clause 65.01 for the approval of an application or plan 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 application.

Restrictive Covenants

There are no covenants or other restrictions that apply to the land.

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

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

Diversity (Access & Equity)

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

Community Safety

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

Safe Design Guidelines

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

Referrals

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

Internal

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

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

2.3.3 Town Planning Application No. 94 Brady Road, Dandenong North 3175 (Planning Application No. PLN18/0675) (Cont.)

Asset Planning	No objections, subject to conditions on permit

Advertising

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

- Sending notices to the owners and occupiers of adjoining land.
- Placing one (1) sign on site facing Brady Road.

The notification has been carried out correctly.

Council has received two (2) objections to date.

It is noted that the two objections have come from the same property.

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

Consultation

A consultative meeting was not held as only two (2) objections to the application were received.

Summary of Grounds of Submissions/Objections

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

- **Overdevelopment of the property**

The proposed development is for the retention of an existing dwelling and the construction of one new dwelling, resulting in two dwellings on the lot. This level of density is encouraged within the Neighbourhood Residential Zone where it is recognised that development should predominantly be single and double storey as identified in the purpose of the zone. The development meets the requirements under Clause 55 such as Standard B8 – Site Coverage (Clause 55.05-3), Standard B17 – Side & Rear Setbacks (Clause 55.04-1) and Standard B28 – Private Open Space (Clause 55.05-4). Therefore, it is considered that the proposal would not result in an overdevelopment of the site.

- **Over shadowing**

The proposal meets the requirements of Standard B21 in Clause 55.04-5 (Overshadowing) of the Greater Dandenong Planning Scheme. The proposal also meets the requirements of Standard B20 in Clause 55.05-4 (North facing windows) and Standard B19 in Clause 55.04-3 (Daylight to Existing windows) of the Greater Dandenong Planning Scheme.

- **Overlooking**

2.3.3 Town Planning Application No. 94 Brady Road, Dandenong North 3175 (Planning Application No. PLN18/0675) (Cont.)

The proposed development meets the requirements of Standard B22 in Clause 44.04-6 (Overlooking) of the Greater Dandenong Planning Scheme. Any habitable room window which has the opportunity for views into a habitable room window or secluded private open space area of an adjoining dwelling have been obscured to a height of 1.7 metres above finished floor level or has a window sill height of 1.7 metres above finished floor level as required under the Standard. It is not considered that inappropriate views of neighbouring properties would occur.

- **Neighbourhood character**

The proposed development has appropriately responded to the existing and preferred future neighbourhood character through use of boundary setbacks, building height and proposed external colours and materials which are reflective of other existing residential dwellings within the immediate area. The development has also been assessed against the provisions of Clause 22.09 – Residential Development and Neighbourhood Character Policy and the proposal complies with this policy. Therefore, the proposal is considered to be an acceptable response for this site.

Assessment

Development and Landscaping

The proposed development of two (2) dwellings comprising the retention of the single storey dwelling and a new double storey dwelling is considered to be consistent with the planning controls affecting the subject site and is reasonable to allow.

Minor changes are proposed to be made to the existing dwelling in order to achieve compliance with planning controls under Clause 55, however no changes are required to be made and the building footprint of the dwelling. A new double carport is proposed to be provided to the rear of the dwelling which would abut the western boundary, and two windows along the eastern boundary are proposed to be altered.

The built form of Unit 2 is an appropriate response to the context of the site with appropriate ground and first floor setbacks with the upper floor centralised. The impact of the double storey dwelling on adjoining properties would be minimal due to its positioning and the ability for landscaping trees across the site.

Face brickwork is proposed at ground floor and white and dark beige render at first floor. The external colours and materials are consistent with the character of the area.

Both dwellings would have access to ground floor private open space in the form of rear yards and Unit 1 would also have access to the front yard.

The proposed development provides an appropriate level of landscaping throughout the site to the front, side and rear boundaries and along the shared driveway with the provision of canopy trees to the front yard and both rear yards.

Due to the Monash Freeway abutting the rear of the site, all windows for Unit 2 are proposed to be double glazed to assist in reducing vehicle noise from the freeway. In addition, the windows for the upper floor all face the side boundaries or towards the front of the site. None of the windows face the freeway. These measures will assist in limiting noise levels in the habitable rooms of Unit 2.

2.3.3 Town Planning Application No. 94 Brady Road, Dandenong North 3175 (Planning Application No. PLN18/0675) (Cont.)

A double storey dwelling to the rear of a lot is considered acceptable within this site context. Due to the slope of the site down towards the southeast corner of the lot, the double storey dwelling would appear as a single storey dwelling when viewed from the street, with the roof line of both the existing single storey dwelling and the new double storey dwelling are similar.

The upper floor setbacks from the side and rear boundaries are substantial which results in a centralised upper floor built form, which is well recessed from the neighbouring sensitive interfaces and reduces visual bulk. As the Monash Freeway directly abuts the rear of the site, there are no sensitive interfaces to the rear.

The development complies with the requirements of Clause 55 relating to overlooking and overshadowing and the new dwelling would not adversely affect the amenity of the adjoining dwellings. The ground floor setbacks are sufficient to enable the growth of canopy trees and to enable screen planting along the side boundaries. The spine of open space within abutting lots is already reduced due to the two dwellings on the lot to the east of the subject site. The development would retain the existing spine of open space along the rear of the neighbouring lots as a 3.0 metre minimum setback from the rear boundary is proposed. This is consistent with the neighbouring property to the west that has a garage which is setback 3.2 metres from the rear boundary. Subsequently, the proposed double storey is considered to have minimal impact on the amenity of adjoining sensitive interfaces and meets the criteria under Clause 22.09 relating to when a double storey dwelling to the rear of a site can be supported.

Council officers have reviewed the proposal against the relevant provisions of Clause 55 and Clause 22.09 and note compliance has been achieved with each standard and principle.

Car Parking

Car parking for the proposal has been provided in the form of a double carport for Unit 1 and a single garage and tandem car space for Unit 2. The parking areas are located adjacent to each of the dwellings and are well screened from the street.

Access to the site will be via a single crossover on the eastern side of the frontage from Brady Road providing access to a shared internal accessway. Council Transport Planning officers have deemed the accessway and car spaces to meet the relevant design standards of Clause 52.06-9.

Conclusion

The proposed development of the land for a double storey dwelling to the rear of an existing dwelling and alterations and additions to the existing dwelling is considered reasonable and is of an appropriate design response in terms of height, setbacks, private open space, car parking and landscaping with minimal amenity impacts on the adjoining residential properties and surrounding area.

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

2.3.3 Town Planning Application No. 94 Brady Road, Dandenong North 3175 (Planning Application No. PLN18/0675) (Cont.)

Recommendation

That Council resolves to Notice of Decision to Grant a Permit in respect of the land known and described as No. 94 Brady Road, Dandenong North for the Development of the land for a double storey dwelling to the rear of an existing dwelling and alterations and additions to the existing dwelling in accordance with the plans submitted with the application, subject to the following conditions:

1. **Before the development starts, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. The amended plans must be drawn to scale with dimensions. The amended plans must be generally in accordance with the plans submitted and assessed with the application but modified to show:**

    1.1. **The carport for Unit 1 to be correctly notated on the Ground Floor/Site Layout Plan;**

    1.2. **The retaining wall for the carport for Unit 1 to be shown on the eastern and western elevations;**

    1.3. **The modified deck in the private open space area of Unit 1 to be correctly notated on the eastern and western elevations;**

    1.4. **A full colours and materials schedule;**

    1.5. **The elevations of the front fence and mailboxes to be consistent across all plans;**

    1.6. **Any existing trees which are not to be retained, to be removed from the Ground Floor/Layout Plan and the First Floor/Site Layout Plan;**

    1.7. **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;**

    1.8. **Landscape plans in accordance with Condition 2.**

    All to the satisfaction of the Responsible Authority.

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

2.3.3 Town Planning Application No. 94 Brady Road, Dandenong North 3175 (Planning Application No. PLN18/0675) (Cont.)

2. Before the approved development starts, 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. The amended landscape plan must be generally in accordance with the landscape plan submitted with the application but modified to show:

2.1. Plans to accord with Condition 1 of this permit.

2.2. 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. A 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 front yard and the secluded open space area of each dwelling;

2.7. Vegetation behind the mailboxes to be removed in order for pedestrian access to the area.

All species of plants selected must be endemic to Victoria.

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

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

Landscaping in accordance with the endorsed landscaping plan and schedule must be completed before the building is occupied.

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.

2.3.3 Town Planning Application No. 94 Brady Road, Dandenong North 3175 (Planning Application No. PLN18/0675) (Cont.)

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. Provision must be made for the drainage of the site including landscaped and pavement areas, all to the satisfaction of the Responsible Authority.

6. Stormwater discharge is to be retained on site to the pre-development level of peak stormwater discharge, to the satisfaction of the Responsible Authority.

7. The connection of the internal drainage infrastructure to the LPD must be to the satisfaction of the Responsible Authority.

8. Collected stormwater must be retained onsite and discharged into the drainage system at pre development peak discharge rates as stated in the LPD approval letter. Approval of drainage plan including any retention system within the property boundary is required.

Prior to the drainage plans being approved, a plan checking fee of 0.75% and supervision fee of 2.5% of the estimated cost of works is to be paid to Council.

9. Before the approved building is occupied, all piping and ducting above the ground floor storey of the building, except downpipes, must be concealed to the satisfaction of the Responsible Authority.

10. Standard concrete vehicular crossing must be constructed to suit the proposed driveway in accordance with the Council's standard specifications. Any vehicle crossing no longer required must be removed and the land, footpath and kerb and channel reinstated, to the satisfaction of the Responsible Authority.

11. Except with the prior written consent of the Responsible Authority, floor levels shown on the endorsed plan*/s* must not be altered or modified.

12. Before the approved building is occupied, the development must be provided with external lighting capable of illuminating access to each garage, car parking space and pedestrian walkway. Lighting must be located, directed and shielded to the satisfaction of the Responsible Authority so as to prevent any adverse effect outside the land.

13. Before the approved building is occupied, 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.

2.3.3 Town Planning Application No. 94 Brady Road, Dandenong North 3175 (Planning Application No. PLN18/0675) (Cont.)

14. 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.

15. This permit will expire if: -

15.1 The development or any stage of it does not start within two (2) years of the date of this permit, or

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

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

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

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

b. The development or stage started lawfully before the permit expired.

Permit notes

- **A Building Approval is required prior to the commencement of the approved development. This planning permit does not constitute any building approval.**
- **Approval of any retention system within the property boundary is required by the relevant building surveyor.**
- **Before commencement of the development occurs, the applicant should contact the City of Greater Dandenong's Civil Development and Design Unit regarding legal point of discharge, new crossings, building over easements, etc.**
- **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.**

2.3.3 Town Planning Application No. 94 Brady Road, Dandenong North 3175 (Planning Application No. PLN18/0675) (Cont.)

- **No buildings or works shall be constructed over any easement without the written consent of the relevant authorities.**

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

2.3.3 Town Planning Application No. 94 Brady Road, Dandenong North 3175 (Planning Application No. PLN18/0675) (Cont.)

STATUTORY PLANNING APPLICATIONS

TOWN PLANNING APPLICATION – NO. 94 BRADY ROAD, DANDENONG NORTH (PLANNING APPLICATION NO. PLN18/0675)

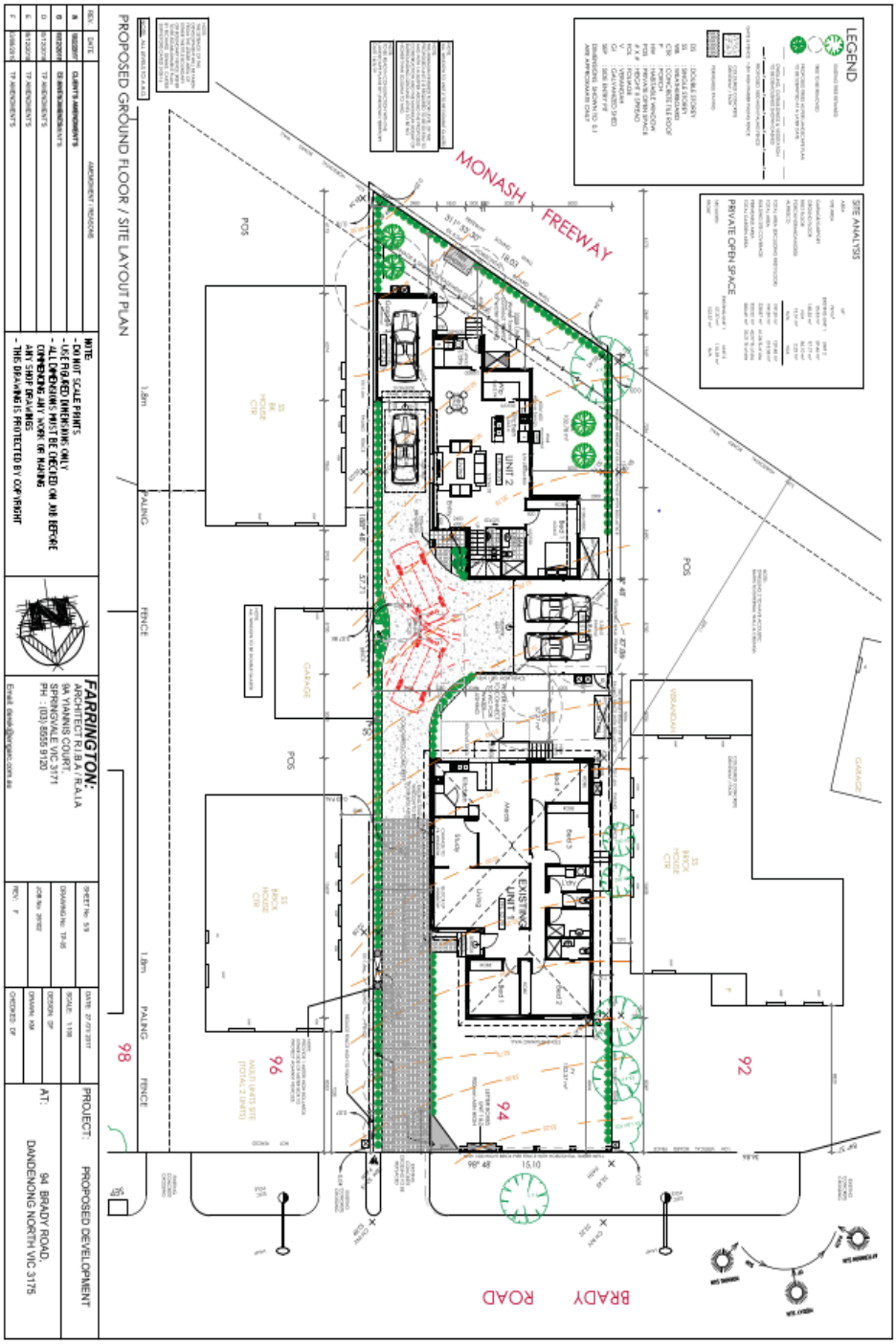
ATTACHMENT 1

SUBMITTED PLANS

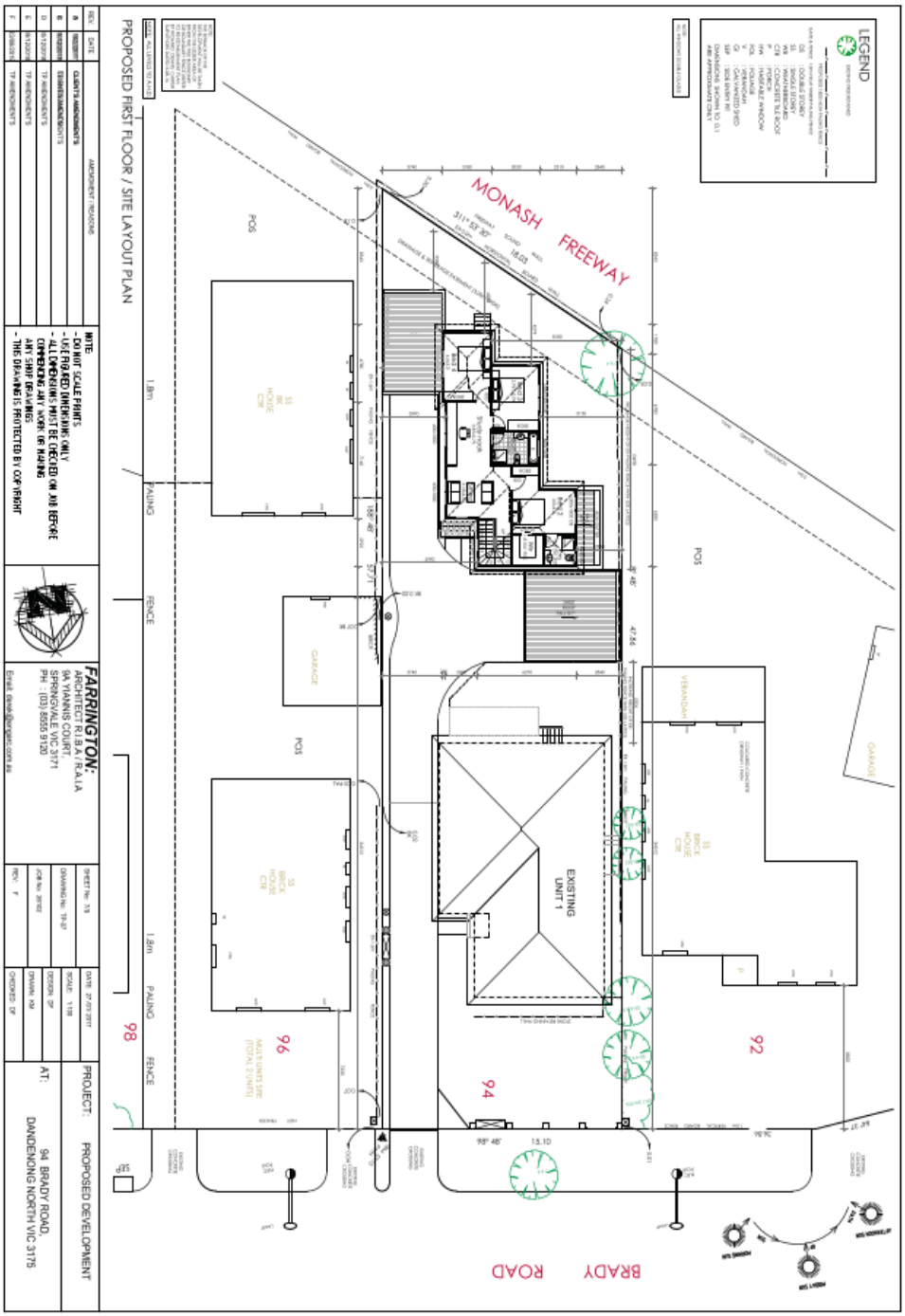
PAGES 8 (including cover)

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

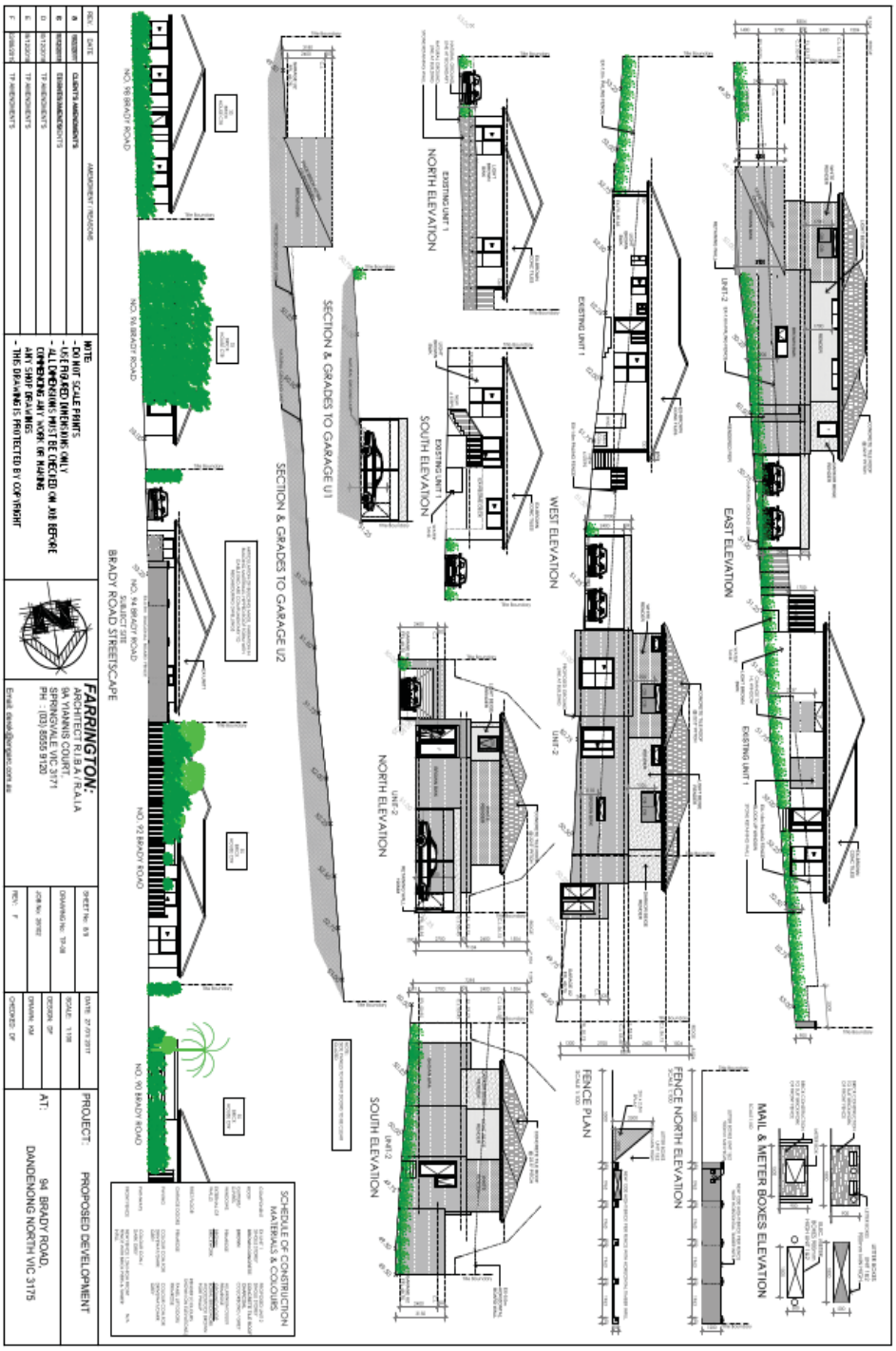
2.3.3 Town Planning Application No. 94 Brady Road, Dandenong North 3175 (Planning Application No. PLN18/0675) (Cont.)



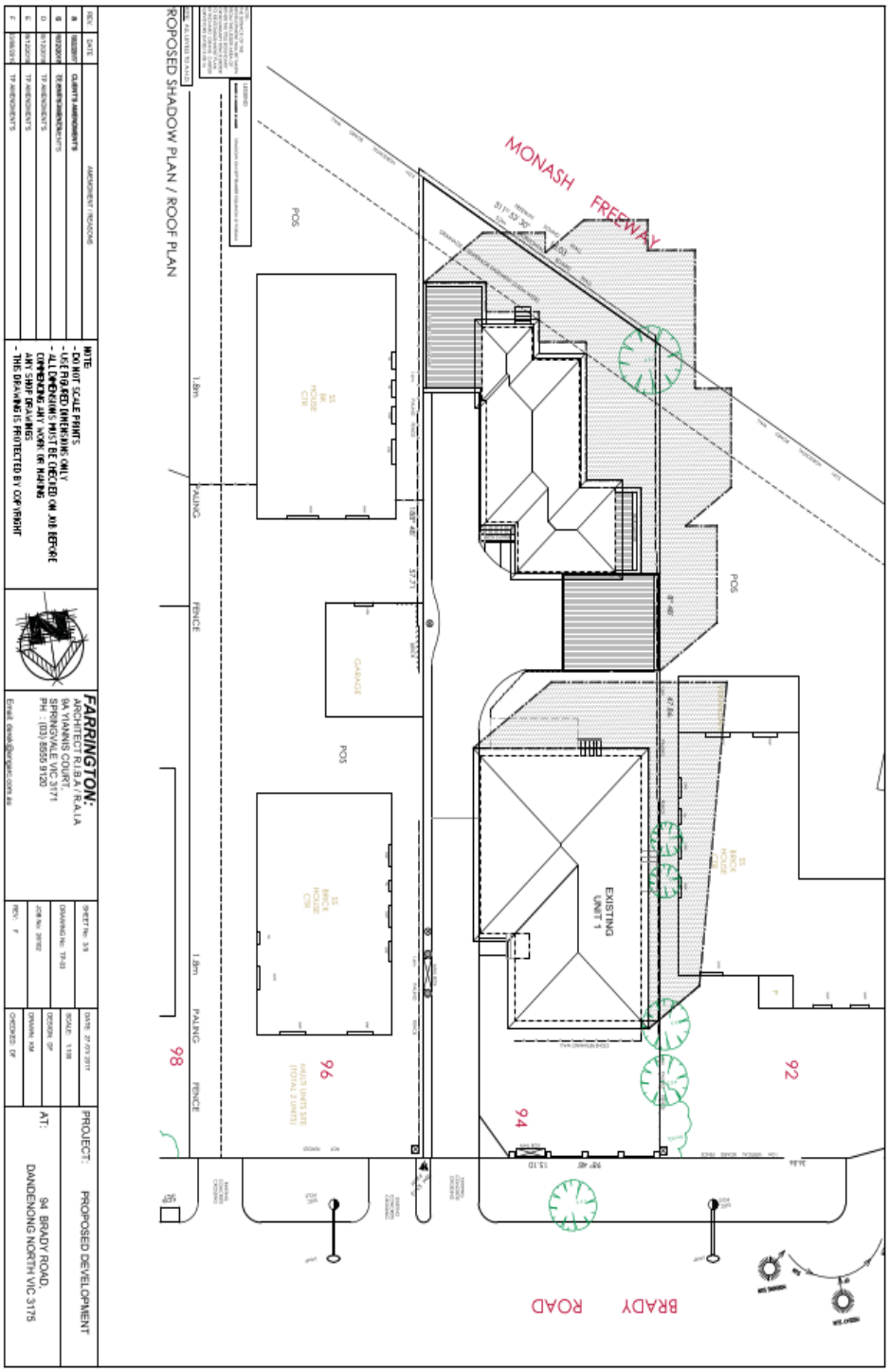
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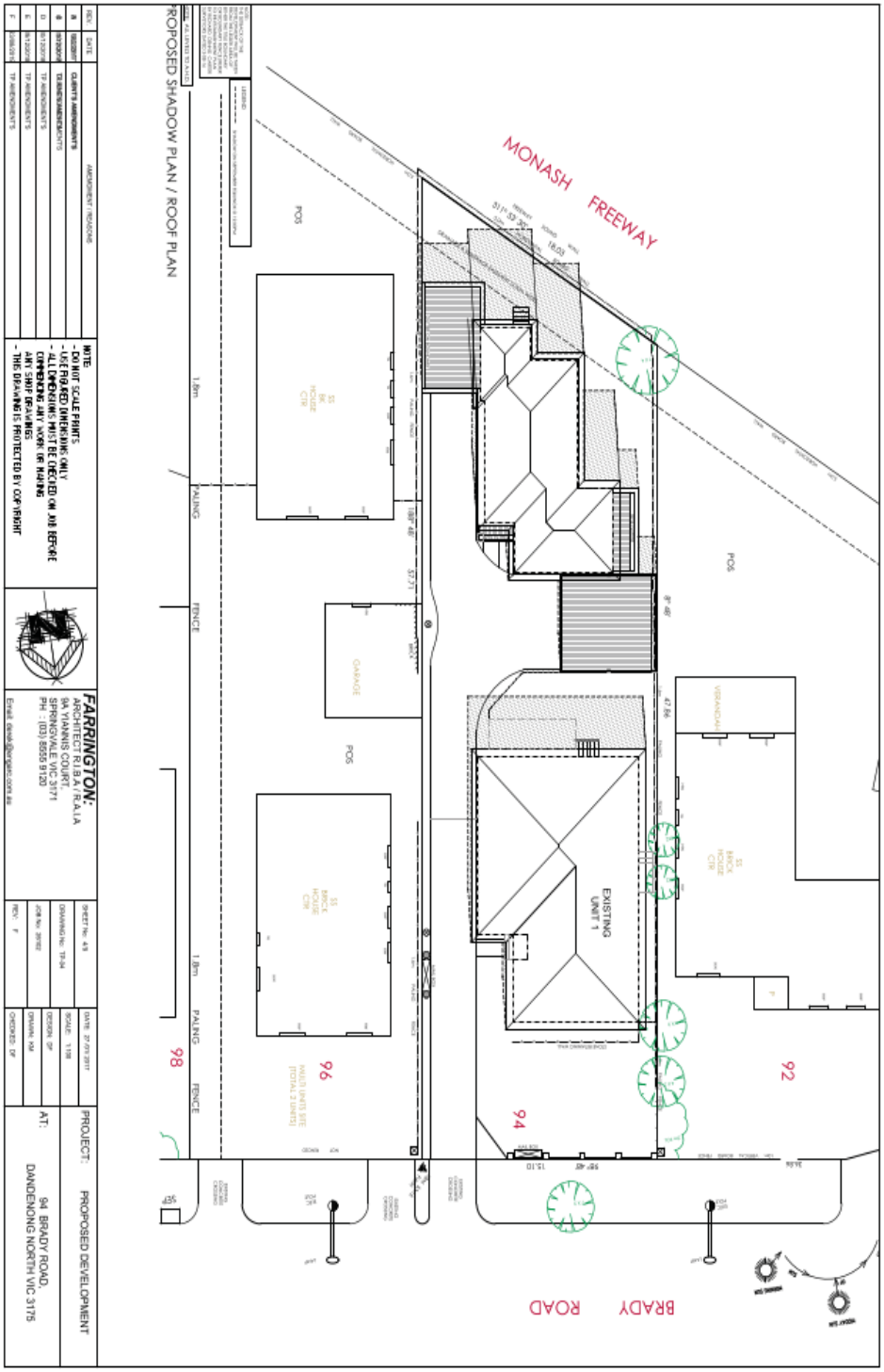
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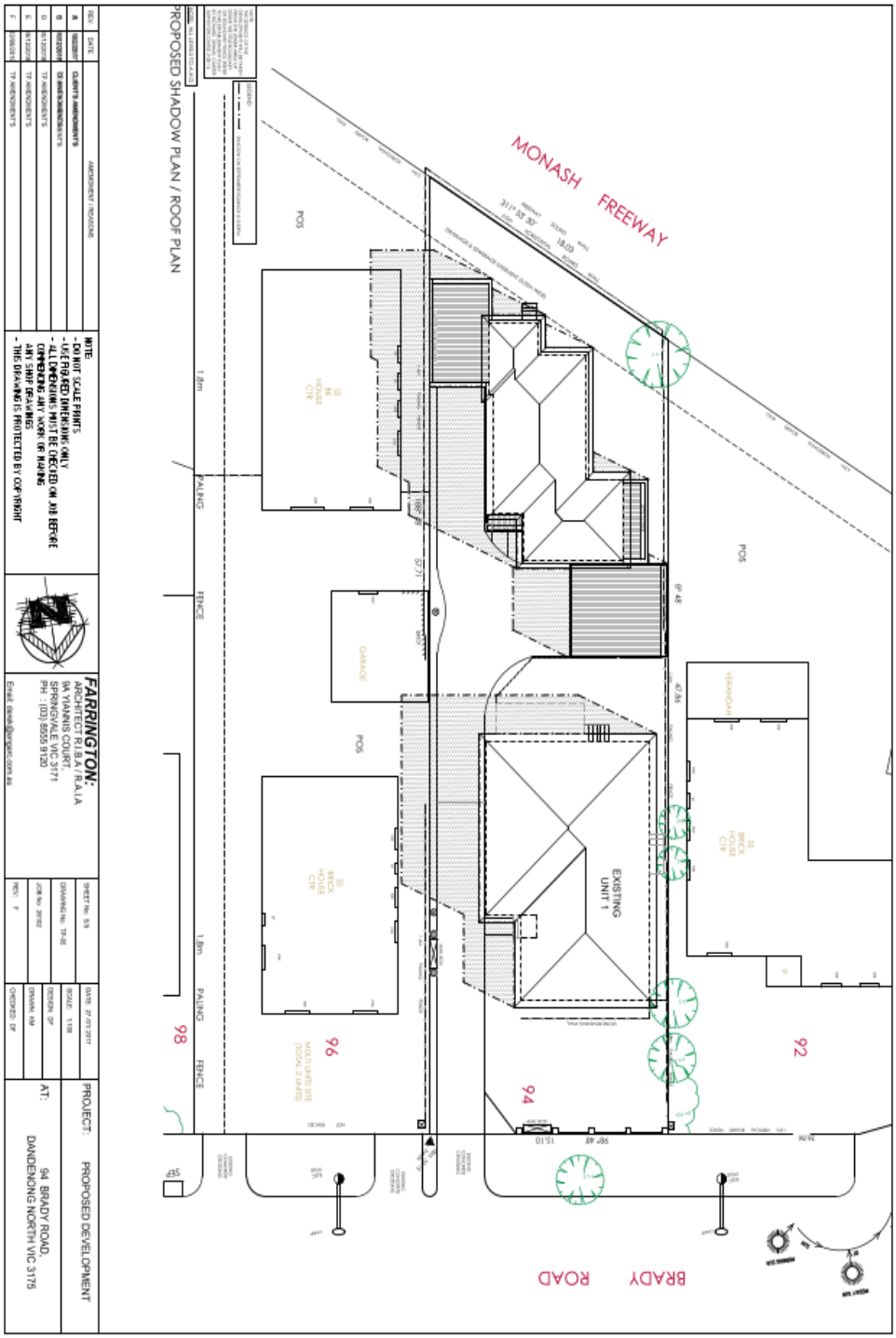
2.3.3 Town Planning Application No. 94 Brady Road, Dandenong North 3175 (Planning Application No. PLN18/0675) (Cont.)



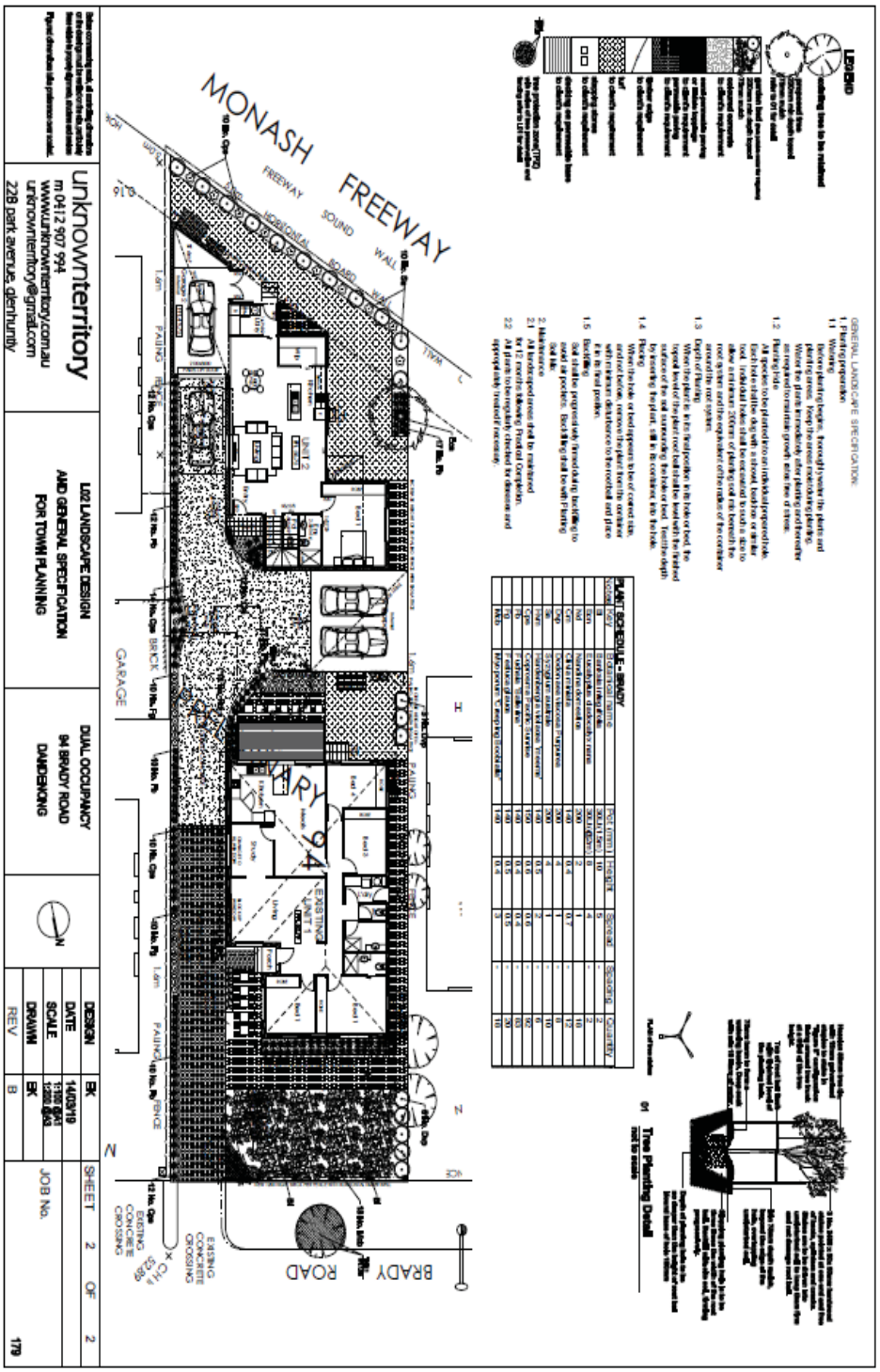
2.3.3 Town Planning Application No. 94 Brady Road, Dandenong North 3175 (Planning Application No. PLN18/0675) (Cont.)



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2.3.3 Town Planning Application No. 94 Brady Road, Dandenong North 3175 (Planning Application No. PLN18/0675) (Cont.)

STATUTORY PLANNING APPLICATIONS

TOWN PLANNING APPLICATION – NO. 94 BRADY ROAD, DANDENONG NORTH (PLANNING APPLICATION NO. PLN18/0675)

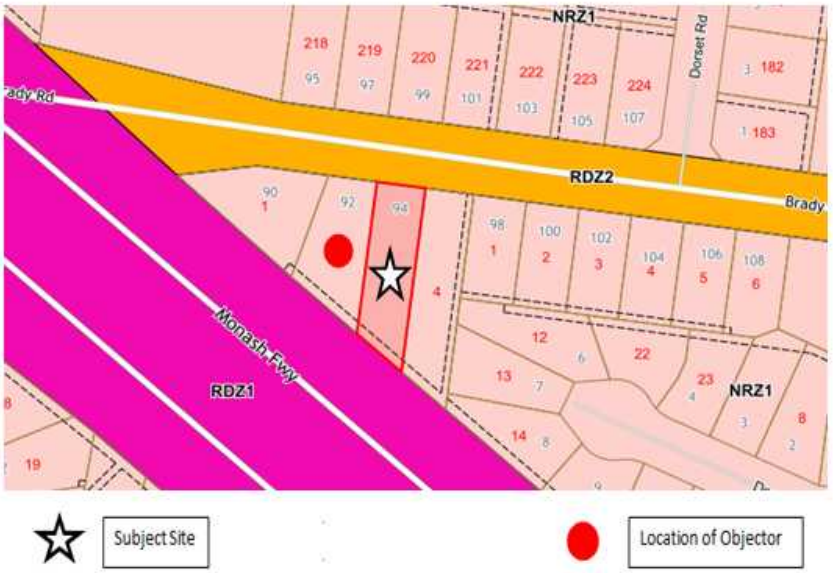
ATTACHMENT 2

LOCATION OF OBJECTORS

PAGES 2 (including cover)

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

2.3.3 Town Planning Application No. 94 Brady Road, Dandenong North 3175 (Planning Application No. PLN18/0675) (Cont.)



2.3.3 Town Planning Application No. 94 Brady Road, Dandenong North 3175 (Planning Application No. PLN18/0675) (Cont.)

STATUTORY PLANNING APPLICATIONS

TOWN PLANNING APPLICATION – NO. 94 BRADY ROAD, DANDENONG NORTH (PLANNING APPLICATION NO. PLN18/0675)

ATTACHMENT 3

CLAUSE 22 ASSESSMENT

PAGES 10 (including cover)

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

2.3.3 Town Planning Application No. 94 Brady Road, Dandenong North 3175 (Planning Application No. PLN18/0675) (Cont.)

Assessment Table for Clause 22

Clause 22.09-3.1 Design Principles for all residential developments

Title /Objective	Principles	Principle met/Principle not met/NA
Safety	To encourage the provision of safer residential neighbourhoods, new development should enable passive surveillance through designs that:	
	Incorporate active frontages including ground floor habitable room windows.	✓ **Principle met** Active frontage for Unit 1 achieved through two habitable rooms which have views of Brady Road. Active frontage for Unit 2 is achieved through glass front door which provides views of the shared access way.
	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** Unit 1 has two habitable room windows which have views of Brady Road and two habitable room windows which have views of the shared access way. Unit 2 has views of the shared access way from the glass front door which is adjacent to the living area. one habitable room window and a window on the stairway which have views of Corrigan Road.
	Use semi-transparent fences to the street frontage.	✓ **Principle met** A 1.2 metre high brick pier and horizontal timber infill front fence is proposed.
	Light communal spaces including main entrances and car parking areas with high mounted sensor-lights.	✓ **Principle met** Security lighting for the development has been provided to the front of the units, to the carport and garage and along the access way.
	Ensure that all main entrances are visible and easily identifiable from the street.	✓ **Principle met** Entrances are easily identifiable from the street.

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

2.3.3 Town Planning Application No. 94 Brady Road, Dandenong North 3175 (Planning Application No. PLN18/0675) (Cont.)

	Locate non-habitable rooms such as bathrooms, away from entrances and street frontage.	✓ **Principle met** Neither dwelling is shown to have bathrooms or other non-habitable rooms near the entrance.
Landscaping	Residential development should:	
	Provide substantial, high quality on-site landscaping, including screen planting and canopy trees along ground level front and side and rear boundaries.	✓ **Principle met** Landscaping provided throughout the site and along boundaries.
	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** A canopy tree has been provided in the front yard and within the SPOS area of each dwelling.
	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.	**N/A** No existing trees on the site.
	Use landscaping to soften the appearance of the built form when viewed from the street and to respect the amenity of adjoining properties.	✓ **Principle met** A variety of plants shown within the front yard.
	Ensure that landscaping also addresses the Safety Design Principles.	✓ **Principle met**
	Canopy trees should be planted in well proportioned setbacks/private open space that are sufficient to accommodate their future growth to maturity.	✓ **Principle met**
	Landscaping should minimise the impact of increased storm water runoff through water sensitive urban design and reduced impervious surfaces.	✓ **Principle met**
	Landscaping should be sustainable, drought tolerant, and include indigenous species and be supported through the provision of rainwater tanks.	✓ **Principle met**
Car parking	The existing level of on-street car parking should be maintained by avoiding second crossovers on allotments with frontage widths less than 17 metres.	✓ **Principle met** Existing crossover to be replaced.

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

2.3.3 Town Planning Application No. 94 Brady Road, Dandenong North 3175 (Planning Application No. PLN18/0675) (Cont.)

	On-site car parking should be: • Well integrated into the design of the building, • Generally hidden from view or appropriately screened where necessary, • Located to the side or rear of the site so as to not dominate the streetscape and to maximise soft landscaping opportunities at ground level.	✓ **Principle met** The carport for Unit 1 is located to the rear of the dwelling. The garage and tandem car space for Unit 2 is located to the side of the dwelling and would not dominate views of the development. Landscaping opportunities maximised along the accessway.
	Where car parking is located within the front setback it should be: • Fully located within the site boundary; and • Capable of fully accommodating a vehicle between a garage or carport and the site boundary.	**N/A** Car parking is not located within the front setback.
	Developments with basement car parking should consider flooding concerns where applicable.	**N/A** Car parking is proposed at ground level.
Setbacks, front boundary and width	Residential developments should:	
	Provide a front setback with fence design and height in keeping with the predominant street pattern.	✓ **Principle met** A 1.2 metre high brick and horizontal timber infill front fence is proposed. A mixture of timber paling, brick and metal fences in the area.
	Maintain the apparent frontage width pattern.	✓ **Principle met** Existing dwelling to be retained.
	Provide appropriate side setbacks between buildings to enable screen planting where required, and at least one generous side setback to enable the retention of trees and/or the planting and future growth of trees to maturity.	✓ **Principle met**
	Provide open or low scale front fences to allow a visual connection between landscaping in front gardens and street tree planting.	✓ **Principle met** A 1.2 metre high front fence is proposed.

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

2.3.3 Town Planning Application No. 94 Brady Road, Dandenong North 3175 (Planning Application No. PLN18/0675) (Cont.)

Private open space	All residential developments should provide good quality, useable private open space for each dwelling directly accessible from the main living area.		✓ **Principle met** POS and SPOS areas meet the standard in Clause 55 and Schedule 1 to the Neighbourhood Residential Zone for minimum dimensions. Unit 2 is provided with direct access to SPOS from living area. However, Unit 1 is an existing dwelling and access is provided from the kitchen/meals area. This is how the SPOS area is currently accessed from the dwelling as the living area is at the front of the house. It is considered that as this is the current access to the SPOS area for Unit 1, this is an acceptable outcome.
		Ground level private open space areas should be able to accommodate boundary landscaping, domestic services and outdoor furniture so as to maximise the useability of the space.	✓ **Principle met** The POS area for both dwellings is well laid out and can accommodate boundary landscaping, domestic services and outdoor furniture.
		Private open space should be positioned to maximise solar access.	✓ **Principle met**
		Upper floor levels of the same dwelling should avoid encroaching secluded private open space areas to ensure the solar access, useability and amenity of the space is not adversely affected.	✓ **Principle met** The upper floor of Unit 2 is not proposed to cantilever over the SPOS area.
		Upper level dwellings should avoid encroaching the secluded private open space of a separate lower level dwelling so as to ensure good solar access and amenity for the lower level dwelling.	✓ **Principle met**
Bulk & Built Form	All residential developments should respect the dominant façade pattern of the streetscape by: • Using similarly proportioned roof forms , windows, doors and verandahs; and • Maintaining the proportion of wall space to windows and door openings.		✓ **Principle met** The existing dwelling is being retained.
		Balconies should be designed to reduce the need for screening from adjoining dwellings and properties.	**N/A**
	The development of new dwellings to the rear of existing retained dwellings is discouraged where: • The siting of the retained dwelling would not enable an acceptable future site layout for either the proposed or future dwelling; or • The retention of the existing dwelling detracts from the identified future character.		**N/A**

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

2.3.3 Town Planning Application No. 94 Brady Road, Dandenong North 3175 (Planning Application No. PLN18/0675) (Cont.)

	On sites adjacent to identified heritage buildings, infill development should respect the adjoining heritage by: • Not exceeding the height of the neighbouring significant building; • Minimising the visibility of higher sections of the new building; and • Setting higher sections back at least the depth of one room from the frontage.		**N/A**
Site Design	Residential development should:		
	Preserve the amenity of adjoining dwellings through responsive site design that considers the privacy, solar access and outlook of adjoining properties.	✓ **Principle met** The proposal meets the Overshadowing and Overlooking standards specified in Clause 55.	
	Maximise thermal performance and energy efficiency of the built form by addressing orientation, passive design and fabric performance	✓ **Principle met** The proposal contains sufficient north facing windows and is constructed of brick and render suitable for adequate thermal performance.	
	Ensure that building height, massing articulation responds sensitively to existing residential interfaces, site circumstances, setbacks and streetscape and reduces the need for screening.	✓ **Principle met** Building height and massing of the upper storey of Unit 2 is considered to be appropriate in this context. The upper floor is centralised and well setback from adjoining sensitive interfaces.	
	Provide sufficient setbacks (including the location of basements) to ensure the retention of existing trees and to accommodate the future growth of new trees.	✓ **Principle met** Sufficient setbacks provided to accommodate the future growth of trees.	
	Provide suitable storage provisions for the management of operational waste	✓ **Principle met**	
	Appropriately located suitable facilities to encourage public transport use, cycling and walking.	✓ **Principle met** Residents would be able to walk and cycle to and from the subject site.	

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

2.3.3 Town Planning Application No. 94 Brady Road, Dandenong North 3175 (Planning Application No. PLN18/0675) (Cont.)

Materials & Finishes	Residential development should:		
	Use quality, durable building materials and finishes that are designed for residential purposes.	✓ **Principle met** The proposed dwelling would comprise of face brick at ground floor level and three different render colours at first floor level.	
	Avoid the use of commercial or industrial style building materials and finishes.	✓ **Principle met** The proposed development would not include any commercial or industrial style building materials or finishes.	
	Avoid using materials such as rendered cement sheeting, unarticulated surfaces and excessive repetitive use of materials.	✓ **Principle met**	
	Use a consistent simple palette of materials, colours finishes and architectural detailing.	✓ **Principle met**	
	Maximise the ongoing affordability and sustainability of residential developments through the selection of low maintenance, resource and energy efficient materials and finishes that can be reasonably expected to endure for the life of the building.	✓ **Principle met**	

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

2.3.3 Town Planning Application No. 94 Brady Road, Dandenong North 3175 (Planning Application No. PLN18/0675) (Cont.)

Domestic services normal to a dwelling and Building services	In order to minimise the impact of domestic and building services on the streetscape, adjacent properties, public realm and amenity of future residents, new residential development should:		
	Ensure that all domestic and building services are visually integrated into the design of the building and appropriately positioned or screened so as to not be seen from the street or adjoining properties.		✓ **Principle met**
	Be designed to avoid the location of domestic and building services: • Within secluded private open space areas, including balconies; and • Where they may have noise impacts on adjoining habitable rooms and secluded private open space areas.		✓ **Principle met**
Internal Amenity	Residential development should:		
	Ensure that dwelling layouts have connectivity between the main living area and private open space.		✓ **Principle met** Layouts have connectivity between the main living area and the private open space areas.
	Be designed to avoid reliance on borrowed light to habitable rooms.		✓ **Principle met** No borrowed light is relied upon.
	Ensure that balconies and habitable room windows are designed and located to reduce the need for excessive screening.		✓ **Principle met**
	Ensure that dwellings without ground level main living areas meet the Standards of Clauses 55.03-5, 55.04-1, 6 & 7, 55.05-3, 4 & 5.		✓ **Principle met** Ground level main living areas present in both dwellings.

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

2.3.3 Town Planning Application No. 94 Brady Road, Dandenong North 3175 (Planning Application No. PLN18/0675) (Cont.)

Clause 22.09-3.4 Design principles for Limited Change Areas – Neighbourhood Residential Zone (NRZ)

Titles & Objectives	Principles	Principle met/Principle not met/NA
Preferred housing type	The preferred housing type for the Limited Change Area is low density.	✓ **Principle met**
Building Height	The preferred maximum building height for land within the NRZ1 is up to 2 storeys, including ground level.	✓ **Principle met** The existing dwelling is single storey and the proposed new dwelling is double storey.
Landscaping	Residential development should incorporate substantial landscaping to create a landscaped character, particularly canopy trees in front and rear gardens; and to protect the outlook of adjoining properties	✓ **Principle met** Development has opportunity for good quality landscaping across the site including the planting of canopy trees.
Car parking	Garages and car parking areas should be located behind buildings, generally hidden from view or recessed so as to not dominate the streetscape.	✓ **Principle met** The carport for Unit 1 is located to the rear of the dwelling. The garage for Unit 2 is located at the end of the shared access way and would not be dominant from the street.
Setbacks, front boundary and width	Car access, parking and paving within the front boundary setback should be limited in order to maximise the opportunity for soft landscaping.	✓ **Principle met** The opportunity for landscaping has been incorporated within the front setback and along the accessway.
Private open space	Residential development should provide ground level 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** The SPOS area provided to the rear of each dwelling.
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 existing dwelling is to be retained. The proposed dwelling is well setback from the front of the site and due to the slope of the land, there would be minimal views of the new dwelling from the street.

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

2.3.3 Town Planning Application No. 94 Brady Road, Dandenong North 3175 (Planning Application No. PLN18/0675) (Cont.)

Provide separation between dwellings at the upper level;		✓ **Principle met**
Retain spines of open space at the rear of properties to maximise landscaping opportunities and protect private secluded open space;		✓ **Principle met** There is a spine of open space and low level building structure to the rear of properties in the area. The Monash Freeway directly abuts the rear of the site. The proposal maintains a ribbon of landscaping and open space along the southern boundary which is consistent with the pattern of built form in the area.
Position more intense and higher elements of built form towards the front and centre of a site, transitioning to single storey elements to the rear of the lot.		✓ **Principle met** The existing dwelling is single storey and the proposed new dwelling is double storey. The upper floor of the new dwelling is proposed to be well setback from side and rear setbacks.
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 the amenity of adjoining private secluded open space. Two storey dwellings to the rear of a lot may be considered where: • The visual impact of the building bulk does not adversely affect the identified future character of the area; • Overlooking and/or overshadowing does not adversely affect the amenity of neighbouring properties; • The building bulk does not adversely affect the planting and future growth of canopy trees to maturity; • Sufficient side and rear boundary landscaping can be provided to screen adjoining properties; • Upper storey components are well recessed from adjoining sensitive interfaces.		✓ **Principle met** The proposed double storey dwelling to the rear of the lot would not adversely affect the future character of the area as the slope of the land would result in the new dwelling appearing like a single storey dwelling when viewed from the street. The proposal meets the requirements for overlooking and overshadowing under Clause 55 and the proposed ground and first floor setbacks will enable the future growth of canopy trees along the side and rear boundaries. The upper floor is well-recessed from the sensitive interfaces to the east and west. The Monash Freeway is located directly to the south of the site so there is no sensitive interfaces to the rear.
Residential development should provide a level of visual interest through the use of contrast, texture and variation of materials.		✓ **Principle met**

Note: Other requirements also apply. These can be found at the schedule to the applicable zone.
If the details of the attachment are unclear please contact Governance on 8571 5309.

2.3.3 Town Planning Application No. 94 Brady Road, Dandenong North 3175 (Planning Application No. PLN18/0675) (Cont.)

STATUTORY PLANNING APPLICATIONS

TOWN PLANNING APPLICATION – NO. 94 BRADY ROAD, DANDENONG NORTH (PLANNING APPLICATION NO. PLN18/0675)

ATTACHMENT 4

CLAUSE 55 ASSESSMENT

PAGES 39 (including cover)

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

2.3.3 Town Planning Application No. 94 Brady Road, Dandenong North 3175 (Planning Application No. PLN18/0675) (Cont.)

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

Clause 55.02-1 Neighbourhood character objectives

Title & Objective	Standard (Summarised)	Standard Met/Standard Not Met/NA
Standard B1	The design response must be appropriate to the neighbourhood and the site.	✓ **Standard met** Mixture of single and double storey dwellings in area. More double storey becoming common. Small number of multi-dwelling development in area. Proposed dwelling is of similar scale to other existing multi-dwellings in area.
	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.	See Clause 22.09 assessment
	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.	See Clause 22.09 assessment
	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. 94 Brady Road, Dandenong North 3175 (Planning Application No. PLN18/0675) (Cont.)

Clause 55.02-2 Residential policy objectives

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

2.3.3 Town Planning Application No. 94 Brady Road, Dandenong North 3175 (Planning Application No. PLN18/0675) (Cont.)

Clause 55.02-3 Dwelling diversity objective

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B3	Developments of ten or more dwellings should provide a range of dwelling sizes and types, including: • Dwellings with a different number of bedrooms. • At least one dwelling that contains a kitchen, bath or shower, and a toilet and wash basin at ground floor level.	**N/A the development is for 2 dwellings**
Objective	To encourage a range of dwellings sizes and types in developments of ten or more dwellings.	

2.3.3 Town Planning Application No. 94 Brady Road, Dandenong North 3175 (Planning Application No. PLN18/0675) (Cont.)

Clause 55.02-4 Infrastructure objectives

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

2.3.3 Town Planning Application No. 94 Brady Road, Dandenong North 3175 (Planning Application No. PLN18/0675) (Cont.)

Clause 55.02-5 Integration with the street objective

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B5	Developments should provide adequate vehicle and pedestrian links that maintain or enhance local accessibility.	✓ **Standard met** Existing crossover proposed to be replaced. Both dwellings provide access to garages located on the side boundaries. Both dwellings provide adequate vehicle and pedestrian links that maintain local accessibility.
	Developments should be oriented to front existing and proposed streets.	✓ **Standard met** Unit 1 faces Brady Road and Unit 2 faces the shared access way.
	High fencing in front of dwellings should be avoided if practicable.	✓ **Standard met** A new 1.2 metre high brick pier and horizontal timber paling front fence is proposed.
	Development next to existing public open space should be laid out to complement the open space.	**N/A** The site is not next to public open space.
Decision Guidelines	Any relevant urban design objective, policy or statement set out in this scheme.	
	The design response.	
Objective	To integrate the layout of development with the street.	

2.3.3 Town Planning Application No. 94 Brady Road, Dandenong North 3175 (Planning Application No. PLN18/0675) (Cont.)

Clause 55.03-1 Street setback objective

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B6	Walls of buildings should be set back from streets at least the distance specified in a schedule to the zone: ***RGZ: 5 metres or as per Table B1, whichever is the lesser.*** ***GRZ: 7.5 metres or as per Table B1, whichever is the lesser.*** ***NRZ: As per Table B1.*** **Table B1 Street setback**	✓ **Standard met** The existing dwelling is proposed to be retained which has a front setback of 8.0 metres.

Development context	Minimum setback from front street (metres)	Minimum setback from a side street (metres)
There is an existing building on both the abutting allotments facing the same street, and the site is not on a corner.	The average distance of the setbacks of the front walls of the existing buildings on the abutting allotments facing the front street or 9 metres, whichever is the lesser.	Not applicable
There is an existing building on one abutting allotment facing the same street and no existing building on the other abutting allotment facing the same street, and the site is not on a corner.	The same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 9 metres, whichever is the lesser.	Not applicable
There is no existing building on either of the abutting allotments facing the same street, and the site is not on a corner.	6 metres for streets in a Road Zone, Category 1, and 4 metres for other streets.	Not applicable
The site is on a corner.	If there is a building on the abutting allotment facing the front street, the same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 9 metres, whichever is the lesser. If there is no building on the abutting allotment facing the front street, 6 metres for streets in a Road Zone, Category 1, and 4 metres for other streets.	Front walls of new development fronting the side street of a corner site should be setback at least the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 3 metres, whichever is the lesser. Side walls of new development on a corner site should be setback the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 2 metres, whichever is the lesser.

2.3.3 Town Planning Application No. 94 Brady Road, Dandenong North 3175 (Planning Application No. PLN18/0675) (Cont.)

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

2.3.3 Town Planning Application No. 94 Brady Road, Dandenong North 3175 (Planning Application No. PLN18/0675) (Cont.)

Clause 55.03-2 Building height objective

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B7	The maximum building height should not exceed the maximum height specified in the zone, schedule to the zone or an overlay that applies to the land. ***RGZ: 13.5 metres discretionary maximum (refer Clause 32.07-8 for details)*** ***GRZ: 11 metres / 3 storeys mandatory maximum (refer Clause 32.08-9)*** ***NRZ: 9 metres / 2 storeys mandatory maximum (refer Clause 32.09-9)***	✓ **Standard met** Unit 1 is an existing dwelling Unit 2 – 8.3m
	If no maximum height is specified in the zone, schedule to the zone or an overlay, the maximum building height should not exceed 9 metres, unless the slope of the natural ground level at any cross section wider than 8 metres of the site of the building is 2.5 degrees or more, in which case the maximum building height should not exceed 10 metres.	**N/A**
	Changes of building height between existing buildings and new buildings should be graduated.	✓ **Standard met** Neighbouring properties are single storey with several double storey dwellings in the immediate area. The existing dwelling to be retained is single storey and the proposed dwelling is double storey.
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.	
	The visual impact of the building when viewed from the street and from adjoining properties.	
Objective	To ensure that the height of buildings respects the existing or preferred neighbourhood character	

2.3.3 Town Planning Application No. 94 Brady Road, Dandenong North 3175 (Planning Application No. PLN18/0675) (Cont.)

Clause 55.03-3 Site coverage objective

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B8	The site area covered by buildings should not exceed: • The maximum site coverage specified in a schedule to the zone, or • If no maximum site coverage is specified in a schedule to the zone, 60 per cent. ***RGZ1: 70%*** ***RGZ2: 70%*** ***RGZ3: 70%*** ***GRZ1: 60% (none specified)*** ***GRZ2: 60% (none specified)*** ***NRZ1: 50%***	✓ **Standard met** NRZ1: 39% proposed site coverage
Decision Guidelines	Any relevant neighbourhood character objective, policy or statement set out in this scheme.	
	The design response.	
	The existing site coverage and any constraints imposed by existing development or the features of the site.	
	The site coverage of adjacent properties	
	The effect of the visual bulk of the building and whether this is acceptable in the neighbourhood.	
Objective	To ensure that the site coverage respects the existing or preferred neighbourhood character and responds to the features of the site.	

2.3.3 Town Planning Application No. 94 Brady Road, Dandenong North 3175 (Planning Application No. PLN18/0675) (Cont.)

Clause 55.03-4 Permeability objectives

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B9	The site area covered by the pervious surfaces should be at least: • The minimum areas specified in a schedule to the zone, or • If no minimum is specified in a schedule to the zone, 20 per cent of the site. ***RGZ1: 20%*** ***RGZ2: 20% (none specified)*** ***RGZ3: 20% (none specified)*** ***GRZ1: 30%*** ***GRZ2: 20% (none specified)*** ***NRZ1: 40%***	✓ **Standard met** NRZ1: 45% proposed
Decision Guidelines	The design response.	
	The existing site coverage and any constraints imposed by existing development.	
	The capacity of the drainage network to accommodate additional stormwater.	
	The capacity of the site to absorb run-off.	
	The practicality of achieving the minimum site coverage of pervious surfaces, particularly on lots of less than 300 square metres.	
Objectives	To reduce the impact of increased stormwater run-off on the drainage system.	
	To facilitate on-site stormwater infiltration.	

2.3.3 Town Planning Application No. 94 Brady Road, Dandenong North 3175 (Planning Application No. PLN18/0675) (Cont.)

Clause 55.03-5 Energy efficiency objectives

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B10	Buildings should be: • Oriented to make appropriate use of solar energy. • Sited and designed to ensure that the energy efficiency of existing dwellings on adjoining lots is not unreasonably reduced.	✓ **Standard met** Dwellings are oriented to the north. The proposed dwelling is located to the rear of the lot and has been appropriately positioned to have minimal impact on the energy efficiency of neighbouring dwellings.
	Living areas and private open space should be located on the north side of the development, if practicable.	✓ **Standard met** The SPOS areas are located to the south of each dwelling due to the orientation of the lot.
	Developments should be designed so that solar access to north-facing windows is maximised.	✓ **Standard met** Both dwellings incorporate north facing habitable room windows.
Decision Guidelines	The design response.	
	The size, orientation and slope of the lot.	
	The existing amount of solar access to abutting properties.	
	The availability of solar access to north-facing windows on the site.	
Objectives	To achieve and protect energy efficient dwellings and residential buildings.	
	To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy.	

2.3.3 Town Planning Application No. 94 Brady Road, Dandenong North 3175 (Planning Application No. PLN18/0675) (Cont.)

Clause 55.03-6 Open space objective

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B11	If any public or communal open space is provided on site, it should: • Be substantially fronted by dwellings, where appropriate. • Provide outlook for as many dwellings as practicable. • Be designed to protect any natural features on the site. • Be accessible and useable.	**N/A**
Decision Guidelines	Any relevant plan or policy for open space in the SPPF and the LPPF, including the MSS and local planning policies.	
	The design response.	
Objective	To integrate the layout of development with any public and communal open space provided in or adjacent to the development.	

2.3.3 Town Planning Application No. 94 Brady Road, Dandenong North 3175 (Planning Application No. PLN18/0675) (Cont.)

Clause 55.03-7 Safety objective

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B12	Entrances to dwellings and residential buildings should not be obscured or isolated from the street and internal accessways.	✓ **Standard met** Entries are all visible from shared driveway/ street
	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 thoroghfares.	✓ **Standard met**
Decision Guidelines	The design response.	
Objectives	To ensure the layout of development provides for the safety and security of residents and property.	

2.3.3 Town Planning Application No. 94 Brady Road, Dandenong North 3175 (Planning Application No. PLN18/0675) (Cont.)

Clause 55.03-6 Landscaping objectives

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B13	The landscape layout and design should: • Protect any predominant landscape features of the neighbourhood. • Take into account the soil type and drainage patterns of the site. • Allow for intended vegetation growth and structural protection of buildings. • In locations of habitat importance, maintain existing habitat and provide for new habitat for plants and animals. • Provide a safe, attractive and functional environment for residents.	✓ **Standard met**
	Development should provide for the retention or planting of trees, where these are part of the character of the neighbourhood.	✓ **Standard met**
	Development should provide for the replacement of any significant trees that have been removed in the 12 months prior to the application being made	✓ **Standard met**
	The landscape design should specify landscape themes, vegetation (location and species), paving and lighting.	✓ **Standard met**
	Development should meet any additional landscape requirements specified in a schedule to the zone. ***All schedules to all residential zones:*** ***"70% of ground level front setback, and side and rear setbacks, planted with substantial landscaping and canopy trees."***	✓ **Standard met** 70% landscaping area provided throughout the site. Extent of landscaping is consistent with streetscape. Front and rear of site can contain canopy trees.
Decision Guidelines	Any relevant neighbourhood character objective, policy or statement set out in this scheme.	
	Any relevant plan or policy for landscape design in the SPPF and the LPPF, including the MSS and local planning policies.	
	The design response.	
	The location and size of gardens and the predominant plant types in the neighbourhood.	
	The health of any trees to be removed.	
	Whether a tree was removed to gain a development advantage.	
Objectives	To encourage development that respects the landscape character of the neighbourhood.	
	To encourage development that maintains and enhances habitat for plants and animals in locations of habitat importance.	
	To provide appropriate landscaping.	
	To encourage the retention of mature vegetation on the site.	

2.3.3 Town Planning Application No. 94 Brady Road, Dandenong North 3175 (Planning Application No. PLN18/0675) (Cont.)

Clause 55.03-9 Access objective

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B14	The width of accessways or car spaces should not exceed: • 33 per cent of the street frontage, or • if the width of the street frontage is less than 20 metres, 40 per cent of the street frontage.	✓ **Standard met**
	No more than one single-width crossover should be provided for each dwelling fronting a street.	✓ **Standard met**
	The location of crossovers should maximise retention of on-street car parking spaces.	✓ **Standard met**
	The number of access points to a road in a Road Zone should be minimised.	N/A
	Developments must provide for access for service, emergency and delivery vehicles.	✓ **Standard met**
Decision Guidelines	The design response.	
	The impact on neighbourhood character.	
	The reduction of on-street car parking spaces.	
	The effect on any significant vegetation on the site and footpath.	
Objectives	To ensure the number and design of vehicle crossovers respects the neighbourhood character.	

2.3.3 Town Planning Application No. 94 Brady Road, Dandenong North 3175 (Planning Application No. PLN18/0675) (Cont.)

Clause 55.03-10 Parking location objectives

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B15	Car parking facilities should: • Be reasonably close and convenient to dwellings and residential buildings. • Be secure. • Be well ventilated if enclosed.	✓ **Standard met**
	Shared accessways or car parks of other dwellings and residential buildings should be located at least 1.5 metres from the windows of habitable rooms. This setback may be reduced to 1 metre where there is a fence at least 1.5 metres high or where window sills are at least 1.4 metres above the accessway.	✓ **Standard met**
Decision Guidelines	The design response.	
Objectives	To provide convenient parking for residents and visitors vehicles.	
	To protect residents from vehicular noise within developments.	

2.3.3 Town Planning Application No. 94 Brady Road, Dandenong North 3175 (Planning Application No. PLN18/0675) (Cont.)

Clause 55.04-1 Side and rear setbacks objective

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B17	A new building not on or within 200mm of a boundary should be setback from side or rear boundaries: • At least the distance specified in a schedule to the zone, or ***NRZ1: "A building wall opposite an area of secluded private open space or a window to a living room of an existing dwelling should be setback a minimum of 2 metres."*** • If no distance is specified in a schedule to the zone, 1 metre, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres. **Diagram B1 Side and rear setbacks** 	✓ **Standard met**
	Sunblinds, verandahs, porches, eaves, fascias, gutters, masonry chimneys, flues, pipes,	✓ **Standard met**

2.3.3 Town Planning Application No. 94 Brady Road, Dandenong North 3175 (Planning Application No. PLN18/0675) (Cont.)

	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.	
	Landings having an area of not more than 2 square metres and less than 1 metre high, stairways, ramps, pergolas, shade sails and carports may encroach into the setbacks of this standard.	✓ **Standard met**
Decision Guidelines	Any relevant neighbourhood character objective, policy or statement set out in this scheme.	
	The design response.	
	The impact on the amenity of the habitable room windows and secluded private open space of existing dwellings.	
	Whether the wall is opposite an existing or simultaneously constructed wall built to the boundary.	
	Whether the wall abuts a side or rear lane.	
Objectives	To ensure that the height and setback of a building from a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.	

2.3.3 Town Planning Application No. 94 Brady Road, Dandenong North 3175 (Planning Application No. PLN18/0675) (Cont.)

Clause 55.04-2 Walls on boundaries objective

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B18	A new wall constructed on or within 200mm of a side or rear boundary of a lot or a carport constructed on or within 1 metre of a side or rear boundary of lot should not abut the boundary: • For a length of more than the distance specified in the schedule to the zone; or • If no distance is specified in a schedule to the zone, for a length of more than: - 10 metres plus 25 per cent of the remaining length of the boundary of an adjoining lot, or - Where there are existing or simultaneously constructed walls or carports abutting the boundary on an abutting lot, the length of the existing or simultaneously constructed walls or carports, whichever is the greater.	✓ **Standard met** Unit 1 carport is to built along western boundary for a length of 5.7 metres. Unit 2 garage is to be built along eastern boundary for a length of 6.3 metres.
	A new wall or carport may fully abut a side or rear boundary where slope and retaining walls or fences would result in the effective height of the wall or carport being less than 2 metres on the abutting property.	✓ **Standard met**
	A building on a boundary includes a building set back up to 200mm from a boundary.	✓ **Standard met** Unit 2 Wall on boundary = 2.9m high Unit 1 Wall on boundary = 3.1m high
	The height of a new wall constructed on or within 200 mm of a side or rear boundary or a carport constructed on or within 1 metre of a side or rear boundary should not exceed an average of 3.2 metres with no part higher than 3.6 metres unless abutting a higher existing or simultaneously constructed wall.	✓ **Standard met**
Decision Guidelines	Any relevant neighbourhood character objective, policy or statement set out in this scheme.	
	The design response.	
	The extent to which walls on boundaries are part of the neighbourhood character.	
	The impact on the amenity of existing dwellings.	
	The opportunity to minimise the length of walls on boundaries by aligning a new wall on a boundary with an existing wall on a lot of an adjoining property.	
	The orientation of the boundary that the wall is being built on.	
	The width of the lot.	
	The extent to which the slope and retaining walls or fences reduce the effective height of the wall.	
	Whether the wall abuts a side or rear lane.	
	The need to increase the wall height to screen a box gutter.	

2.3.3 Town Planning Application No. 94 Brady Road, Dandenong North 3175 (Planning Application No. PLN18/0675) (Cont.)

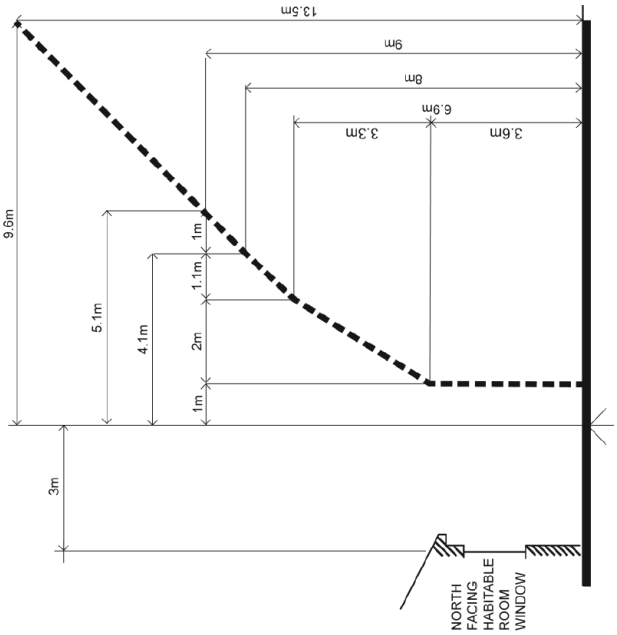
Objectives	To ensure that the location, length and height of a wall on a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.	

Clause 55.04-3 Daylight to existing windows objective

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B19	Buildings opposite an existing habitable room window should provide for a light court to the existing window that has a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky. The calculation of the area may include land on the abutting lot.	✓ **Standard met** The living room wall of unit 2 is setback 5.4 metres from habitable room window of adjoining dwelling to the east.
	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. **Diagram B2 Daylight to existing windows** Where the existing window is above ground floor level, the wall height is measured from the floor level of the room containing the window.	✓ **Standard met**
Decision Guidelines	The design response.	
	The extent to which the existing dwelling has provided for reasonable daylight access to its habitable rooms through the siting and orientation of its habitable room windows.	
	The impact on the amenity of existing dwellings.	
Objective	To allow adequate daylight into existing habitable room windows.	

2.3.3 Town Planning Application No. 94 Brady Road, Dandenong North 3175 (Planning Application No. PLN18/0675) (Cont.)

Clause 55.04-4 North-facing windows objective

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B20	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 ever 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. **Diagram B3 North-facing windows** 	**Standard met**
	A north facing window is a window with an axis perpendicular to its surface orientated north 20 degrees west to north 30 degrees east.	

2.3.3 Town Planning Application No. 94 Brady Road, Dandenong North 3175 (Planning Application No. PLN18/0675) (Cont.)

Decision Guidelines	The design response.		
	Existing sunlight to the north-facing habitable room window of the existing dwelling.		
	The impact on the amenity of existing dwellings.		
Objective	To allow adequate solar access to existing north-facing habitable room windows.		

2.3.3 Town Planning Application No. 94 Brady Road, Dandenong North 3175 (Planning Application No. PLN18/0675) (Cont.)

Clause 55.04-5 Overshadowing open space objective

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B21	Where sunlight to the secluded private open space of an existing dwelling is reduced, at least 75 per cent. or 40 square metres with a minimum dimension of 3 metres, whichever is the lesser area, of the secluded private open space should receive a minimum of five hours of sunlight between 9am and 3pm on 22 Sept.	✓ **Standard met** Abutting lot to the west (92 Brady Road) has a SPOS area of approximately 280sqm. Approximately 73sqm shadow caused by proposed new dwelling affects the east side of the neighbouring SPOS on neighbouring at 9am as shown on shadow diagrams. Overshadowing does not impact on the majority of the SPOS and at least 40sqm would receive a min. five hours of sunlight.
	If existing sunlight to the secluded private open space of an existing dwelling is less than the requirements of this standard, the amount of sunlight should not be further reduced.	✓ **Standard met**
Decision Guidelines	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.	
	The effect of a reduction in sunlight on the existing use of the existing secluded private open space.	
Objective	To ensure buildings do not significantly overshadow existing secluded private open space.	

2.3.3 Town Planning Application No. 94 Brady Road, Dandenong North 3175 (Planning Application No. PLN18/0675) (Cont.)

Clause 55.04-6 Overlooking objective

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B22	A habitable room window, balcony, terrace, deck or patio should be located and designed to avoid direct views into the secluded private open space of an existing dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio. Views should be measured within a 45 degree angle from the plane of the window or perimeter of the balcony, terrace, deck or patio, and from a height of 1.7 metres above floor level. **Diagram B4 Overlooking open space** 	✓ **Standard met** First floor windows with views into neighbouring properties have sill heights of 1.7m above floor level or are obscured and fixed to 1.7m above floor level as per notations on elevation plan.
	A habitable room window, balcony, terrace, deck or patio with a direct view into a habitable room window of existing dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio should be either: • Offset a minimum of 1.5 metres from the edge of one window to the edge of the other. • Have sill heights of at least 1.7 metres above floor level.	✓ **Standard met**

2.3.3 Town Planning Application No. 94 Brady Road, Dandenong North 3175 (Planning Application No. PLN18/0675) (Cont.)

	• Have fixed, obscure glazing in any part of the window below 1.7 metre above floor level. • Have permanently fixed external screens to at least 1.7 metres above floor level and be no more than 25 per cent transparent.		
	Obscure glazing in any part of the window below 1.7 metres above floor level may be openable provided that there are no direct views as specified in this standard.	✓ **Standard met**	
	Screens used to obscure a view should be: • Perforated panels or trellis with a maximum of 25 per cent openings or solid translucent panels. • Permanent, fixed and durable. • Designed and coloured to blend in with the development.	**N/A**	
	The standard does not apply to a new habitable room window, balcony, terrace, deck or patio which faces a property boundary where there is a visual barrier at least 1.8 metres high and the floor level of the habitable room, balcony, terrace, deck or patio is less than 0.8 metres above ground level at the boundary.	✓ **Standard met**	
Decision Guidelines	The design response.		
	The impact on the amenity of the secluded private open space or habitable room window.		
	The existing extent of overlooking into the secluded private open space and habitable room window of existing dwellings.		
	The internal daylight to and amenity of the proposed dwelling or residential building.		
Objective	To limit views into existing secluded private open space and habitable room windows.		

2.3.3 Town Planning Application No. 94 Brady Road, Dandenong North 3175 (Planning Application No. PLN18/0675) (Cont.)

Clause 55.04-7 Internal views objective

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

2.3.3 Town Planning Application No. 94 Brady Road, Dandenong North 3175 (Planning Application No. PLN18/0675) (Cont.)

Clause 55.04-8 Noise impacts objectives

Title & Objective	Standards		Standard Met/Standard Not Met/NA
Standard B24	Noise sources, such as mechanical plant, should not be located near bedrooms of immediately adjacent existing dwellings.		✓ **Standard met** No noise sources apparent.
	Noise sensitive rooms and secluded private open spaces of new dwellings and residential buildings should take into account of noise sources on immediately adjacent properties.		✓ **Standard met** Monash Freeway is located to the rear of the site. All windows are proposed to be double glazed to assist in reducing noise from the freeway. The SPOS area is located to the side of the dwelling and not the rear to assist in reducing noise impacts. Several trees are proposed to be planted along the rear boundary which will also assist in reducing noise.
	Dwellings and residential buildings close to busy roads, railway lines or industry should be designed to limit noise levels in habitable rooms.		✓ **Standard met** All windows are proposed to be double glazed to assist in reducing noise from the freeway. No habitable windows face Monash Freeway.
Decision Guidelines	The design response.		
Objectives	To contain noise sources within development that may affect existing dwellings.		
	To protect residents from external noise.		

2.3.3 Town Planning Application No. 94 Brady Road, Dandenong North 3175 (Planning Application No. PLN18/0675) (Cont.)

Clause 55.05-1 Accessibility objective

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

2.3.3 Town Planning Application No. 94 Brady Road, Dandenong North 3175 (Planning Application No. PLN18/0675) (Cont.)

Clause 55.05-2 Dwelling entry objective

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

2.3.3 Town Planning Application No. 94 Brady Road, Dandenong North 3175 (Planning Application No. PLN18/0675) (Cont.)

Clause 55.05-3 Daylight to new windows objective

Title & Objective	Standards		Standard Met/Standard Not Met/NA
Standard B27	A window in a habitable room should be located to face: • An outdoor space clear to the sky or a light court with a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky, not including land on an abutting lot, or • A verandah provided it is open for at least on third of its perimeter, or • A carport provided it has two or more open sides and is open for at least on third of its perimeter.		✓ **Standard met** Each window complies with this standard.
Decision Guidelines	The design response.		
	Whether there are other windows in the habitable room which have access to daylight.		
Objective	To allow adequate daylight into new habitable room windows.		

2.3.3 Town Planning Application No. 94 Brady Road, Dandenong North 3175 (Planning Application No. PLN18/0675) (Cont.)

Clause 55.05-4 Private open space objective

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B28	A dwelling or residential building should have private open space of an area and dimensions specified in a schedule to the zone. *RGZ1: None specified* *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."* *RGZ3: "As per B28; or a balcony or rooftop with a minimum area of 10 square metres with a minimum width of 2 metres that is directly accessible from the main living area."* *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* *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."* *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* *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."* *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* *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."*	✓ **Standard met** Unit 1 – Provided with total POS area of 173sqm which includes a SPOS area of 51sqm within minimum dimension of 5.0m. POS provided at ground level and accessed from the kitchen/meals area. Unit 2 - Provided with a total POS area of 108sqm which includes a SPOS area of 49sqm with a minimum dimension of 5.0 metres. POS provided at ground level and accessed from the living area.

2.3.3 Town Planning Application No. 94 Brady Road, Dandenong North 3175 (Planning Application No. PLN18/0675) (Cont.)

	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: • An area of 40 square metres, with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling or residential building with a minimum area of 25 square metres, a minimum dimension of 3 metres and convenient access from a living room, or • A balcony of 8 square metres with a minimum width of 1.6 metres and convenient access from a living room, or • A roof-top area of 10 square metres with a minimum width of 2 metres and convenient access from a living room. The balcony requirements in Clause 55.05-4 do not apply to an apartment development.	**N/A**
Decision Guidelines	The design response.	
	The useability of the private open space, including its size and accessibility.	
	The availability of and access to public or communal open space.	
	The orientation of the lot to the street and the sun.	
Objective	To provide adequate private open space for the reasonable recreation and service needs of residents.	

2.3.3 Town Planning Application No. 94 Brady Road, Dandenong North 3175 (Planning Application No. PLN18/0675) (Cont.)

Clause 55.05-5 Solar access to open space objective

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

2.3.3 Town Planning Application No. 94 Brady Road, Dandenong North 3175 (Planning Application No. PLN18/0675) (Cont.)

Clause 55.05-6 Storage objective

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B30	Each dwelling should have convenient access to at least 6 cubic metres of externally accessible, secure storage space.	✓ **Standard met** Both units are provided with 6 cubic metres of storage within the POS areas.
Objective	To provide adequate storage facilities for each dwelling.	

2.3.3 Town Planning Application No. 94 Brady Road, Dandenong North 3175 (Planning Application No. PLN18/0675) (Cont.)

Clause 55.06-1 Design detail objective

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B31	The design of buildings, including: • Façade articulation and detailing, • Window and door proportions, • Roof form, and • Verandahs, eaves and parapets, should respect the existing or preferred neighbourhood character.	✓ **Standard met** The roof form, articulation of the façade and inclusion of a front porch for the proposed new dwelling is consistent with other dwellings within the surrounding area.
	Garages and carports should be visually compatible with the development and the existing or preferred neighbourhood character.	✓ **Standard met**
Decision Guidelines	Any relevant neighbourhood character objective, policy or statement set out in this scheme.	
	The design response.	
	The effect on the visual bulk of the building and whether this is acceptable in the neighbourhood setting.	
	Whether the design is innovative and of a high architectural standard.	
Objective	To encourage design detail that respects the existing or preferred neighbourhood character.	

2.3.3 Town Planning Application No. 94 Brady Road, Dandenong North 3175 (Planning Application No. PLN18/0675) (Cont.)

Clause 55.06-2 Front fences objective

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B32	The design of front fences should complement the design of the dwelling or residential building and any front fences on adjoining properties.	✓ **Standard met** The development is proposed to have a brick pier and horizontal timber infill fence.
	A front fence within 3 metres of a street should not exceed: • The maximum height specified in a schedule to the zone, or ***All schedules to all residential zones:*** ***"Maximum 1.5 metre height in streets in Road Zone Category 1*** ***1.2 metre maximum height for other streets"*** • If no maximum height is specified in a schedule to the zone, the maximum height specified in Table B3. **Table B3 Maximum front fence height** **Street Context** / **Maximum front fence height** Streets in a Road Zone, Category 1 — 2 metres Other streets — 1.5 metres	✓ **Standard met** The front fence is proposed to be 1.2 metres in height.
Decision Guidelines	Any relevant neighbourhood character objective, policy or statement set out in this scheme.	
	The design response.	
	The setback, height and appearance of front fences on adjacent properties.	
	The extent to which slope and retaining walls reduce the effective height of the front fence.	
	Whether the fence is needed to minimise noise intrusion.	
Objective	To encourage front fence design that respects the existing or preferred neighbourhood character.	

2.3.3 Town Planning Application No. 94 Brady Road, Dandenong North 3175 (Planning Application No. PLN18/0675) (Cont.)

Clause 55.06-3 Common property objectives

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

2.3.3 Town Planning Application No. 94 Brady Road, Dandenong North 3175 (Planning Application No. PLN18/0675) (Cont.)

Clause 55.06-4 Site services objectives

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B34	The design and layout of dwellings and residential buildings should provide sufficient space (including easements where required) and facilities for services to be installed and maintained efficiently and economically.	✓ **Standard met**
	Bin and recycling enclosures, mailboxes and other site facilities should be adequate in size, durable, waterproof and blend in with the development.	✓ **Standard met**
	Bin and recycling enclosures should be located for convenient access by residents.	✓ **Standard met**
	Mailboxes should be provided and located for convenient access as required by Australia Post.	✓ **Standard met**
Decision Guidelines	The design response.	
Objectives	To ensure that site services can be installed and easily maintained.	
	To ensure that site facilities are accessible, adequate and attractive.	

2.3.3 Town Planning Application No. 94 Brady Road, Dandenong North 3175 (Planning Application No. PLN18/0675) (Cont.)

STATUTORY PLANNING APPLICATIONS

TOWN PLANNING APPLICATION – NO. 94 BRADY ROAD, DANDENONG NORTH (PLANNING APPLICATION NO. PLN18/0675)

ATTACHMENT 5

CLAUSE 52.06 ASSESSMENT

PAGES 6 (including cover)

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

2.3.3 Town Planning Application No. 94 Brady Road, Dandenong North 3175 (Planning Application No. PLN18/0675) (Cont.)

Assessment Table - Clause 52.06

Clause 52.06-9 Design standards for car parking

Plans prepared in accordance with Clause 52.06-8 must meet the design standards of Clause 52.06-9, unless the responsible authority agrees otherwise.

Design standards 1, 3, 6 and 7 do not apply to an application to construct one dwelling on a lot.

Design Standards	Assessment	Requirement met/Requirement not met/NA
Design standard 1 - Accessways	Accessways must: • Be at least 3 metres wide.	✓ **Standard met** Single 3m wide crossover
	• Have an internal radius of at least 4 metres at changes of direction or intersection or be at least 4.2 metres wide.	✓ **Standard met**
	• 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.	**N/A**
	• Provide at least 2.1 metres headroom beneath overhead obstructions, calculated for a vehicle with a wheel base of 2.8 metres.	**N/A**
	• If the accessway serves four or more car spaces or connects to a road in a Road Zone, the accessway must be designed to that cars can exit the site in a forward direction.	✓ **Standard met**
	• 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.	**N/A**
	• Have a corner splay or area at least 50 percent clear of visual obstructions extending at least 2 metres along the frontage road from the edge of an exit lane and 2.5 metres along the exit lane from the frontage, to provide a clear view of pedestrians on the footpath of the frontage road. The area clear of visual obstructions may include an adjacent entry or exit lane where more than one lane is provided, or adjacent landscaped areas, provided the landscaping in those areas is less than 900mm in height.	✓ **Standard met**
	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. 94 Brady Road, Dandenong North 3175 (Planning Application No. PLN18/0675) (Cont.)

Design standard 2 – Car parking spaces	Car parking spaces and accessways must have the minimum dimensions as outlined in Table 2. **Table 2: Minimum dimensions of car parking spaces and accessways** *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).*	✓ **Standard met**

Angle of car parking spaces to access way	Accessway width	Car space width	Car space length
Parallel	3.6 m	2.3 m	6.7 m
45°	3.5 m	2.6 m	4.9 m
60°	4.9 m	2.6 m	4.9 m
90°	6.4 m	2.6 m	4.9 m
	5.8 m	2.8 m	4.9 m
	5.2 m	3.0 m	4.9 m
	4.8 m	3.2 m	4.9 m

2.3.3 Town Planning Application No. 94 Brady Road, Dandenong North 3175 (Planning Application No. PLN18/0675) (Cont.)

	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: • A column, tree or tree guard, which may project into a space if it is within the area marked 'tree or column permitted' on Diagram 1. • A structure, which may project into the space if it is at least 2.1 metres above the space. **Diagram 1 Clearance to car parking spaces** 	✓ **Standard met**
	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.	✓ **Standard met**
	Where parking spaces are provided in tandem (one space behind the other) an additional 500mm in length must be provided between each space.	✓ **Standard met**
	Where two or more car parking spaces are provided for a dwelling, at least one space must be under cover.	✓ **Standard met**
	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.	**N/A**

2.3.3 Town Planning Application No. 94 Brady Road, Dandenong North 3175 (Planning Application No. PLN18/0675) (Cont.)

<table>
<tr><td rowspan="7">Design standard 3: Gradients</td><td>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.</td><td>✓ Standard met</td></tr>
<tr><td>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.
Table 3: Ramp gradients
<table><tr><th>Type of car park</th><th>Length of ramp</th><th>Maximum grade</th></tr><tr><td rowspan="2">Public car parks</td><td>20 metres or less</td><td>1:5 (20%)</td></tr><tr><td>longer than 20 metres</td><td>1:6 (16.7%)</td></tr><tr><td rowspan="2">Private or residential car parks</td><td>20 metres or less</td><td>1:4 (25%)</td></tr><tr><td>longer than 20 metres</td><td>1:5 (20%)</td></tr></table></td><td>N/A</td></tr>
<tr><td>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.</td><td>N/A</td></tr>
<tr><td>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.</td><td>N/A</td></tr>
<tr><td rowspan="3">Design standard 4: Mechanical parking</td><td>Mechanical parking may be used to meet the car parking requirement provided:
• At least 25 per cent of the mechanical car parking spaces can accommodate a vehicle clearance height of at least 1.8 metres.</td><td>N/A</td></tr>
<tr><td>• Car parking spaces the require the operation of the system are not allowed to visitors unless used in a valet parking situation.</td><td>N/A</td></tr>
<tr><td>• The design and operation is to the satisfaction of the responsible authority.</td><td>N/A</td></tr>
<tr><td>Design standard 5: Urban design</td><td>Ground level car parking, garage doors and accessways must not visually dominate public space.</td><td>✓ Standard met
Garages are well screened from the streetscape facing the internal shared driveway.</td></tr>
</table>

2.3.3 Town Planning Application No. 94 Brady Road, Dandenong North 3175 (Planning Application No. PLN18/0675) (Cont.)

	Car parking within buildings (including visible portions of partly submerged basements) must be screened or obscured where possible, including through the use of occupied tenancies, landscaping, architectural treatments and artworks.	✓ **Standard met**
	Design of car parks must take into account their use as entry points to the site.	✓ **Standard met**
	Design of new internal streets in developments must maximise on street parking opportunities.	**N/A**
Design standard 6: Safety	Car parking must be well lit and clearly signed.	✓ **Standard met**
	The design of car parks must maximise natural surveillance and pedestrian visibility from adjacent buildings.	✓ **Standard met**
	Pedestrian access to car parking areas from the street must be convenient.	✓ **Standard met**
	Pedestrian routes through car parking areas and building entries and other destination points must be clearly marked and separated from traffic in high activity parking areas.	**N/A**
Design standard 7: Landscaping	The layout of car parking areas must provide for water sensitive urban design treatment and landscaping.	✓ **Standard met**
	Landscaping and trees must be planted to provide shade and shelter, soften the appearance of ground level car parking and aid in the clear identification of pedestrian paths.	✓ **Standard met**
	Ground level car parking spaces must include trees planted with flush grilles. Spacing of trees must be determined having regard to the expected size of the selected species at maturity.	**N/A**

2.3.4 Town Planning Application – No. 220 Chapel Road, Keysborough South (Planning Application No. PLN17/0370 and Development Plan Amendment PLNSM18/0001)

File Id:	213620
Responsible Officer:	Director City Planning, Design and Amenity
Attachments:	Part 1: Att1: Amendment to Development Plan Att2: Planning Application Plans Att3: Clause 58 Assessment Part 2: Att1: Without Prejudice Amendment to Development Plan Att2: Without Prejudice Planning Application Plans Att3: Clause 58 Assessment Other matters: Clause 52.06 Assessment Submission Map

Application Summary

Applicant:	SJB Planning
Proposal:	**Part 1:** Amendment to Keysborough South Development Plan Stages 2 & 3 (PLNSM18/0001) (DPO5.01) (220 Chapel Road, Keysborough); and Planning Application PLN17/0370 for the use of the land for accommodation and restricted recreation facility (gym) and development of the land associated with accommodation (155 Apartments), restricted recreation facility (gym) and retail/shops within a four-storey building with a basement and removal of native vegetation. **Part 2:** Without Prejudice Amendment to Keysborough South Development Plan Stages 2 & 3 (DPO5.01) (220 Chapel Road, Keysborough); and

2.3.4 Town Planning Application – No. 220 Chapel Road, Keysborough South (Planning Application No. PLN17/0370 and Development Plan Amendment PLNSM18/0001) (Cont.)

	Without Prejudice amendment to planning application PLN17/0370 for the use of the land for accommodation and development of the land associated with accommodation (110 dwellings) and retail/shops with a basement and removal of native vegetation
Zone:	Commercial 1 Zone (C1Z).
Overlay:	Development Contributions Plan Overlay Schedule 1 (DCPO1); Development Plan Overlay Schedule 5 (DPO5); Environmental Audit Overlay (EAO); Abuts RDZ1 (Hutton Road) & RDZ2 (Chapel Road).
Ward:	Red Gum

The subject applications are being brought before Council in response to Notice of Motion (No. 20) (see detail below).

This report relates to two (2) parts being:

- Part 1: The proposed amendment to the existing Development Plan (PLNSM18/0001) and planning application (PLN17/0370) combined; and
- Part 2: The subsequent without prejudice amendment to the Development Plan dated 19 October 2019 and without prejudice amendment to the town planning drawings and associated documents.

In relation to both parts, an approved Development Plan is required to be in place first, and then consideration given to the planning application or without prejudice town planning drawings, which must be generally in accordance with an approved Development Plan.

The applicant is seeking to amend the existing approved Development Plan because the planning application is not considered to be generally in accordance with it.

It is important to note that the applicant has lodged 'failure to determine' VCAT appeals for Part 1 being the proposed amendment to the existing Development Plan (PLNSM18/0001) and planning application (PLN17/0370) combined.

As a part of the VCAT proceedings relating to Part 1 Council Officers have attended two (2) Compulsory Conferences since the submission of the 'failure to determine' appeals to VCAT at which the applicants have submitted 'without prejudice amended plans'. The 'without prejudice amended plans' are addressed in this report as Part 2. The submitted plans have addressed the majority of the concerns of Council Officers and as outlined at a Councillor Briefing Session (CBS) on 21st October 2019 a negotiated outcome has now been reached in relation to the 'without prejudice amended plans' between Council Officers and the applicant.

2.3.4 Town Planning Application – No. 220 Chapel Road, Keysborough South (Planning Application No. PLN17/0370 and Development Plan Amendment PLNSM18/0001) (Cont.)

The 'without prejudice amended plans' have not been formally substituted and as such both the original amended development plan and planning application plans as well as the without prejudice amended development plan and town planning drawings must be considered. As such this report seeks to establish Council's position for the upcoming third Compulsory Conference and potential VCAT hearing, rather than issuing a decision on either matter.

As a result of the two parts to be considered, the report has been split into two parts, with:

- Part 1: Comprising the proposed amendment to the existing Development Plan (PLNSM18/0001) and planning application (PLN17/0370) combined; and

- Part 2: Comprising the subsequent without prejudice amendment to the Development Plan dated 19 October 2019 and without prejudice amendment to the town planning drawings and associated documents.

In addition, this matter is subject to Notice of Motion 20 – Process for determining mixed use development at 220 Chapel Road, Keysborough. At an ordinary Council meeting on Tuesday 13 June 2017 it was determined that the following process is to be followed in relation to the planning permit application:

1. exhibition of the proposed development for a minimum of 14 days allowing informal submissions and where possible questions responded to throughout the submission period by Greater Dandenong officers;

2. subsequent to the exhibition, submitters being invited to a weekday evening consultation session for their questions and views to be heard (to which Councillors would also be invited); and

3. an officer's report coming to Council for a decision, including an officer's response to any objections from submitters.

Part 1: Amendment to the Keysborough South Development Plan Stages 2 & 3 (PLNSM18/0001) and Planning Application (PLN17/0370):

The applicant seeks to amend the proposed use and layout of the land within the Neighbourhood Activity Centre identified within the Keysborough South Neighbourhood Activity Centre Concept Plan (06 Dec 2010) at Appendix six (6) (page 65) of the existing approved development plan. It is noted that the applicant is not requesting any amendments to any other area or chapter of the development plan.

The key amendments to the development plan are detailed below:

- To allow for high density residential use and commercial tenancies;
- To allow buildings of four (4) stories with intensification of the built form along Hutton Road and Chapel Road;
- Removal of the protection of the existing River Red Gums on site.

2.3.4 Town Planning Application – No. 220 Chapel Road, Keysborough South (Planning Application No. PLN17/0370 and Development Plan Amendment PLNSM18/0001) (Cont.)

In association with the amendment to the development plan the applicant has submitted Planning application PLN17/0370 for the use of the land for accommodation (155 apartments) and restricted recreation facility (gym), and the development of the land associated with accommodation, restricted recreation facility (gym) and retail/shops within a four storey building with a basement and removal of native vegetation was submitted on 7/06/2017.

Further details of the proposed amendments and planning application are detailed later in the report.

Part 2: Subsequent without prejudice amendment to the Development Plan dated 19 October 2019 and without prejudice amendment to the town planning drawings and associated documents.

Further to the outcome of the two (2) Compulsory Conferences facilitated by VCAT, the applicant seeks to amend the proposed use and layout of the land within the Neighbourhood Activity Centre identified within the Keysborough South Neighbourhood Activity Centre Concept Plan (06 Dec 2010) at Appendix six (6) (page 65) of the existing approved Development Plan. It is noted that the applicant is not requesting any amendments to any other area or chapter of the Development Plan.

The key amendments to the without prejudice development plan are detailed below:

- To allow for a mixed use development of retail/shop uses and medium (townhouses) to high density residential use (apartments/townhouses);
- To allow for a mix of building heights ranging from two (2) stories at the residential interfaces to the north and west, three (3) stories along Chapel Road and part of Hutton Road and four (4) stories within the centre of the site;
- Retention and protection of nineteen (19) trees.

In association with the without prejudice amendment to the development plan the applicant has submitted without prejudice town planning drawings for the use of the land for accommodation (twenty one (21) townhouses and eighty nine (89) apartments), and the development of the land associated with accommodation and retail/shops and removal of native vegetation.

Exhibition Summary

The original more intense planning proposal was informally notified to the owners and occupiers of the surrounding area in accordance with Notice of Motion 20.

Twenty five (25) submissions were received to the proposed development plan amendment. Issues raised generally relate to matters of:

- Traffic (increase/ congestion/ carparking);
- Tree removal;
- Amenity impacts (overlooking/ overshadowing/ noise);
- Access for fire trucks;
- Visual impact of the development/ out of character with existing neighbourhood.

2.3.4 Town Planning Application – No. 220 Chapel Road, Keysborough South (Planning Application No. PLN17/0370 and Development Plan Amendment PLNSM18/0001) (Cont.)

It is noted that the without prejudice amended development plan and town planning plans submitted during the Compulsory Conference process outlined above have not been renotified. It is considered that the without prejudice plans reduce the overall scale and bulk of the proposed development, increase setbacks from sensitive (residential) interfaces and reduce the number of native trees to be removed. Therefore, the proposed reduction in the built form and increase tree retention will mitigate against many of the concerns raised in the submissions received. In addition, all submissions received will continue to be reviewed further within the report and considered in the context of both sets of plans.

Assessment Summary

Part 1: Amendment to the Keysborough South Development Plan Stages 2 & 3 (PLNSM18/0001) and Planning Application (PLN17/0370):

The amended Development Plan (PLNSM18/0001) is not supported due to the significant departure from the originally envisaged outcome for the site being a second order commercial development with the potential for community uses, the retention of native vegetation and inclusion of tree reserves along the Hutton Road and Chapel Road frontage. It is considered the proposed four storey (with basement) residential apartment building with ancillary commercial units and removal of native vegetation would not meet the envisaged outcome for the subject site.

In addition, the proposed use and development application (PLN17/0370) does not meet the requirements of the Greater Dandenong Planning Scheme with regards to neighbourhood character, building setbacks and integration with the streets, overshadowing, noncompliance with private open space requirements and native vegetation removal.

Part 2: Subsequent without prejudice amendment to the Development Plan dated 19 October 2019 and without prejudice amendment to the town planning drawings and associated documents.

The without prejudice amended Development Plan is supported due to the significant amendments made to the proposed layout, building forms and retention and protection of native vegetation on site. It is considered that the proposed mixed use nature of the proposal would provide for residential, commercial and potential community uses.

In addition, the proposed use and development application meets the requirements of the Greater Dandenong Planning Scheme with regards to neighbourhood character, building setbacks and integration with the streets, overshadowing, and native vegetation retention objectives.

Recommendation Summary

Part 1: Amendment to the Keysborough South Development Plan Stages 2 & 3 (PLNSM18/0001) and Planning Application (PLN17/0370):

As assessed, the proposals are inconsistent with and do not appropriately respond to the provisions of the Planning Scheme as detailed in the report, and for the reasons set out in the recommendation Council should adopt a position opposing both the amended development plan and planning application at the upcoming Compulsory Conference and VCAT hearing.

2.3.4 Town Planning Application – No. 220 Chapel Road, Keysborough South (Planning Application No. PLN17/0370 and Development Plan Amendment PLNSM18/0001) (Cont.)

Part 2: Subsequent without prejudice amendment to the Development Plan dated 19 October 2019 and without prejudice amendment to the town planning drawings and associated documents.

As assessed, the proposals are consistent with and appropriately respond to the provisions of the Planning Scheme as detailed in the report, and for the reasons set out in the recommendation Council should adopt a position of supporting this proposal at the upcoming Compulsory Conference and VCAT hearing.

2.3.4 Town Planning Application – No. 220 Chapel Road, Keysborough South (Planning Application No. PLN17/0370 and Development Plan Amendment PLNSM18/0001) (Cont.)

General site context

Subject Site and Surrounds

Subject Site

The subject site is a corner allotment located on the western side of Chapel Road and northern side of Hutton Road.

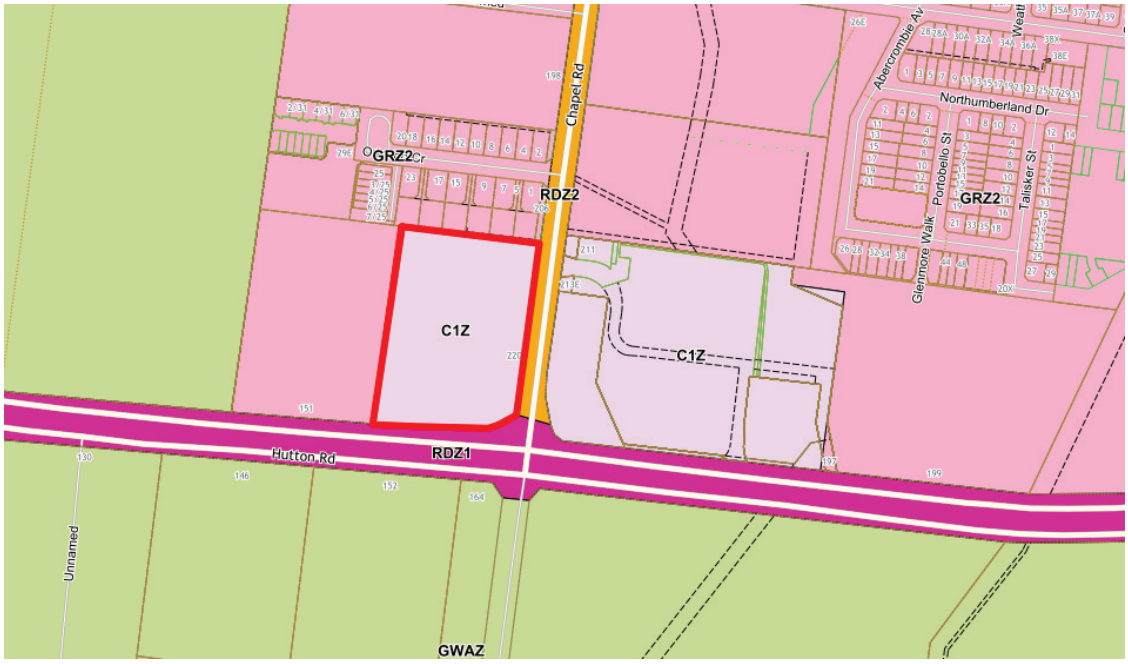
- The lot is rectangular in shape with a frontage of 137 metres (approx.) to Chapel Road and depth of 112 metres (approx.) with an overall site area of 1.728 hectares.
- The subject site is current vacant.
- Access to the site is via two (2) existing gravel crossovers on the eastern side of the site from Chapel Road.
- In terms of topography the site is generally flat.
- The site contains a mixture of native and exotic vegetation on the site generally located adjacent to boundaries.
- The site contains an encumbering easement (road) to the south/east section of the site generally fronting Hutton Road with an overall area of 286 square metres.
- Is partly in a designated Bushfire Prone Area (BPA).
- Is a Cultural Heritage Site (CHS).
- Comprises Lot 1 on PS 504514J more particularly described as Certificate of Title Volume 8273 Folio 925.
- Is affected by two section 173 Agreements, as registered by Instrument of Transfers AM212957X and AM215594S.

Surrounding Area

- Directly adjoining the subject site to the east is Chapel Road which is a Road Zone Category 2 (RDZ2). On the opposite side of Chapel Road is a retail development which is also zoned Commercial 1 (C1Z). The development consists of a supermarket and smaller retail speciality shops.
- Directly to the south is Hutton Road, which is a RDZ1. On the opposite side of Hutton Road is GWAZ which is located outside of the urban growth boundary and is currently used for agricultural/ rural residential use. Within this area adjoining Chapel Road to the north is Bowmans Red Gum Reserve.
- To the north the site adjoins residential dwellings (GRZ2) developed with medium density single and double storey dwellings fronting Orlando Crescent, which is accessed from Chapel Road.
- To the west the site also adjoins GRZ2 and contains limited development.
- Surrounding land generally consists of former farming land with large open paddocks/ pastures. The area is undergoing a period of change/ growth in terms of redevelopment in accordance with the approved ‘Keysborough South Stages 2 and 3 Development Plan’.

2.3.4 Town Planning Application – No. 220 Chapel Road, Keysborough South (Planning Application No. PLN17/0370 and Development Plan Amendment PLNSM18/0001) (Cont.)

Locality Plan





Background

A search of Council's database shows the following:

Planning Permit Applications:

2.3.4 Town Planning Application – No. 220 Chapel Road, Keysborough South (Planning Application No. PLN17/0370 and Development Plan Amendment PLNSM18/0001) (Cont.)

- Planning application PLN07/0501 for the use and development of land for retail premises and office associated car parking, access to a road in a road zone category 1, reduction in car parking requirements and landscaping and other works related to a shopping centre was withdrawn on 29 November 2011.
- Planning permit PLN13/0507 creating access to a road in a Road Zone, Category 1 was approved on 28 October 2013. An amended permit PLN13/0507.01 was approved on 8 January 2014, with conditions being amended. The preamble of the permit remained the same. An extension of time was granted on for two (2) years on 19/11/2015. An additional extension of time request was received on 28/03/2018 no decision on this extension of time has been issued. A decision on the extension of time has been delayed awaiting the outcome of the application for an amendment to the development plan (PLNSM18/0001) and the planning application (PLN17/0370) currently awaiting a decision by VCAT.

Development Plan

- The Keysborough South Development Plan Stages 2 & 3 (5.01) was approved under Clause 43.04 Schedule 5 of the Greater Dandenong Planning Scheme on 3 February 2009. The Development Plan (5.01) was revised and approved on 27 June 2011.

  An addendum to the Development plan was approved on 29 August 2018 for the site known as 619 Chandler Road, Keysborough.

Planning Scheme Amendments:

- A number of planning scheme amendments have been gazetted with the Planning Scheme that have affected the subject site including Amendment C101 – Neighbourhood Activity Centre Chapel and Hutton Roads, Keysborough.

Proposal

Amendment to the Keysborough South Development Plan Stages 2 & 3 (PLNSM18/0001):

The subject site is identified within the approved Development Plan as part of a Neighbourhood Activity Centre (NAC) constituting the west side of Chapel Road.

- The current activity centre concept plan (6 Dec 2010) within Appendix 6 of the approved Development Plan seeks the outcomes identified within column 1; with
- The proposed amended Development Plan seeking a significant departure from the approved version identified at Column 2; and
- The without prejudice plan providing a compromise outcome at column 3:

COLUMN 1: Current Approved Activity Centre Concept Plan (6 Dec 2010) (The Site)	COLUMN 2: Proposed Activity Centre Concept Plan (1 June 2018) (The Site) (Part 1)	COLUMN 3:Proposed Without Prejudice Activity Centre Concept Plan (17/ Oct 2019) (The Site) (Part 2)

2.3.4 Town Planning Application – No. 220 Chapel Road, Keysborough South (Planning Application No. PLN17/0370 and Development Plan Amendment PLNSM18/0001) (Cont.)

Mixed commercial use	Limited mixed commercial and retail (approx. 1000m2) and substantial residential use (2-4 Storeys).	Mixed commercial and retail (approx. 1125.5m2) and residential use (clearly identified two (2), three (3) and four (4) storey buildings. The most intense built form located to the centre of the site
High exposure frontages to allow for built form intensification along the interface with Hutton Road	High exposure frontages to allow for built form intensification along the interface with Hutton Road and Chapel Road	High exposure frontages to allow for built form intensification (three (3) stories) along the interface with part of Hutton Road and along Chapel Road
Parking areas that avoid visual dominance of the street scape	Parking areas that avoid visual dominance of the street scape	Parking areas that avoid visual dominance of the street scape
A tree reserve area along the boundaries of Hutton Road and Chapel Road	An amended varied tree reserve area along the boundaries of Hutton Road and Chapel Road	An amended varied tree reserve area along the boundaries of Hutton Road and Chapel Road
Protection of the remnant River Red Gums	Allow for the removal of all River Red Gums (upon Arborist advice) with the exception of six (6) trees	Retention of seventeen (17) trees in accordance with Arboriculture advice
Provision of a significant landscape area within the northern and western portion of the site	A landscape buffer along the northern, western and south-western corner of the lot (the word ‘significant’ has been removed from the notation and would allow the encroachment of built form within the buffer);	Provision of a significant landscape area within the northern and western portion of the site
No Neighbourhood Activity Centre Specific Design Guidelines.	The inclusion of specific Neighbourhood Activity Centre Design Guidelines detailing:	The inclusion of specific Neighbourhood Activity Centre Design Guidelines detailing:

2.3.4 Town Planning Application – No. 220 Chapel Road, Keysborough South (Planning Application No. PLN17/0370 and Development Plan Amendment PLNSM18/0001) (Cont.)

	■ Provide a mix of commercial, retail and residential uses; ■ Commercial floor area on the subject land to be between approximately 1,000 and 1,200 square metres; ■ Built form of 3-4 storeys with 4 storeys presenting to Chapel Road and the intersection of Hutton Road and Chapel Road; ■ Transition in built form from Chapel Road and Hutton road interface to lower form in proximity to the north and west interfaces; ■ Development to include integrated medium density housing; ■ Consideration to be given to the provision of publicly accessible public open spaces; ■ Consideration to be given to the retention of other low and medium retention value trees where practicable; (based on advice in Arboricultural	■ Provide a mix of commercial, retail and residential uses; ■ Commercial floor area on the subject land to be between approximately 1,000 square metres; ■ Built form of 2 storeys can be provided adjacent to north and west boundaries with 3 stories presenting to Chapel Road and the intersection of Hutton Road; ■ Built form of 4 storeys to be centralised on the site and obscured by surrounding 2 and 3 storey development ■ Transition in built form from Chapel Road and Hutton road interface to lower form in proximity to the north and west interfaces;

2.3.4 Town Planning Application – No. 220 Chapel Road, Keysborough South (Planning Application No. PLN17/0370 and Development Plan Amendment PLNSM18/0001) (Cont.)

	Assessment Report prepared by landscape dept sept 2017) ■ Provision of landscape areas as buffer to residential element; and ■ Provision of pedestrian circulation paths around the subject site.	■ Development to include integrated medium density housing; ■ Cr parking to be located, where practical, behind active edges or below the built form; ■ Active frontages to be provided to Chapel Road and the corner of Chapel Road and Hutton Road ■ Consideration to be given to the provision of publicly accessible public open spaces; ■ Consideration to be given to the retention of other low and medium retention value trees; (based on advice in Arboricultural Assessment Report prepared by Arbor Survey October 2019) where practicable.

2.3.4 Town Planning Application – No. 220 Chapel Road, Keysborough South (Planning Application No. PLN17/0370 and Development Plan Amendment PLNSM18/0001) (Cont.)

		■ Provision of landscape areas as buffer to residential element; and ■ Provision of pedestrian circulation paths around the subject site.

Planning Application (PLN17/0370)

The application seeks the use and development of the land for a mixed use development comprising:

Original Planning Application (PLN17/0370) (Part 1)	**Without Prejudice amended Plans (October 2019) (Part 2)**
Restricted Recreation Facility (Gym) with a floor area of 173.5sqm located on the ground floor addressing Chapel Road; Four (4) retail tenancies with a combined floor area of 886.5sqm located on the ground floor addressing Chapel Road; 155 dwellings (apartments) of varied typologies and layouts.	Six (6) retail/commercial tenancies with a combined floor area of 1225.5sqm located on the ground floor addressing Chapel Road; One hundred and ten (110) dwellings consisting of twenty one (21) townhouses and eighty-nine (89) apartments of a variety of typologies and layouts.
A public plaza is proposed, and landscaping would be provided throughout the site.	A public plaza is proposed, and landscaping with pathways would be provided throughout the site with large landscaping setbacks provided to the residential interfaces to the north and west.
The development will be constructed as a large four (4) storey (with basement), high density residential apartment building with five commercial tenancies on the ground floor with varied setbacks. The proposed development will have a maximum overall building height of 12.7metres	The development will be constructed as one building with basement. The building will comprise three (3) main component buildings or nodes being:

2.3.4 Town Planning Application – No. 220 Chapel Road, Keysborough South (Planning Application No. PLN17/0370 and Development Plan Amendment PLNSM18/0001) (Cont.)

	• Two (2) storey townhouses and access to basement located along the northern and western section of the site; • Centrally located four (4) storey building with central parkway • Three (3) and four (4) storey building comprising apartments and commercial tenancies on the ground floor with varied setbacks. The proposed development will have a maximum overall building height of 12.7 metres
A total of 356 parking spaces are proposed spread across three levels comprising: • 276 resident spaces; • 31 visitor spaces for the residential component; • 49 spaces for the commercial/ retail component (staff and customers and disable spaces). A total of 70 bicycle spaces are provided within the basement, ground and first floor levels of the carpark.	A total of 276 parking spaces are proposed spread across three levels comprising: • 197 resident spaces; • 22 visitor spaces for the residential component; • 59 spaces for the commercial/ retail component (staff and customers and disable spaces). A total of 88 bicycle spaces are provided within the basement, ground and first floor levels of the carpark and a drop off area is also provided within the ground level parking area.
Access to the townhouses will be via the underground carparks. Private open space has been provided to the dwellings in the form of a courtyard or combination of courtyard and balcony.	Access to the townhouses will be via the underground carparks. Private open space has been provided to the dwellings in the form of a courtyard or combination of courtyard and balcony.
The development would require the removal of native vegetation on the site consisting of thirty six (36) trees with twenty nine (29) of these being native (River Red Gums), the majority of which are located along the northern and western boundaries / interfaces.	Nineteen (19) trees would be retained and protected on site subject to a tree management plan.

2.3.4 Town Planning Application – No. 220 Chapel Road, Keysborough South (Planning Application No. PLN17/0370 and Development Plan Amendment PLNSM18/0001) (Cont.)

A waste management plan has been provided which specifies waste throughout the site will be collected via a private collector.	A waste management plan has been provided which specifies waste throughout the site will be collected via a private collector.

The building will provide the following minimum setbacks to the respective boundaries:

Original application setbacks (Part 1):

Orientation	Basement	Minimum Building Setback Ground Floor	Minimum Building Setback First Floor	Minimum Building setback second Floor	Minimum Building Setback third Floor
North Boundary - Four storey built form	42.4m	6.6m	6.6m	6.5m	9.3m
South Boundary (Hutton Road) – Four storey built form	6.0m	4.2m (or 2.6m including stairwell)	4.2m (or 3.1m including stairwell)	3.5m	9.4m
East Boundary (Chapel Road) – Four storey built form	7.2m	2.2m (canopy 0m setback as it extends to boundary)	2.1m	2.1m	2.1m
West Boundary – Four storey built form	51.1m	6m	6.0m	6.0m	8.8m

Without Prejudice Plans (Part 2):

Orientation	Basement	Minimum Building Setback Ground Floor	Minimum Building Setback First Floor	Minimum Building setback second Floor	Minimum Building Setback third Floor

2.3.4 Town Planning Application – No. 220 Chapel Road, Keysborough South (Planning Application No. PLN17/0370 and Development Plan Amendment PLNSM18/0001) (Cont.)

North Boundary-Two storey built form	~~42.4m~~ 42.8m	~~6.6m~~ 7.835m (or 6m including fenced POS)	~~6.6m~~ 7.83m	~~6.5m~~ 11.2m	~~9.3m~~ 34m
South Boundary (Hutton Road) – Three storey transitioning to two storey	~~6.0m~~ 5.5m	~~4.2m (or 2.6m including stairwell)~~ 5.68m	~~4.2m (or 3.1m including stairwell)~~ 5.727m	~~3.5m~~ 5.68m	~~9.4m~~ 18.9
East Boundary (Chapel Road) – Three storey	~~7.2m~~ 13m	2.2m (canopy 0m setback as it extends to boundary)	~~2.1m~~ 2.07m	~~2.1m~~ 2.07m	~~2.1m~~ 37m
West Boundary – Two storey	~~51.1m~~ 51.1m	6m (or 2.5m including fenced POS)	~~6.05m~~ 6.22m	~~6.0m~~ 9.3m	~~8.8m~~ 24m

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

A permit is required pursuant to the Greater Dandenong Planning Scheme under:

- Clause 34.01-1 of the Commercial 1 Zone - to use the land for accommodation where the frontage is greater than 2 metres and for the use of a restricted recreational facility (gym).
- Clause 34.01-4 of the Commercial 1 Zone -
    - to construct two or more dwellings on a lot (An apartment development must meet the requirements of Clause 58),
    - Buildings and Works in association with a restricted recreation facility and retail;
- Clause 52.17-1 – Native Vegetation - a permit is required to remove native vegetation.

2.3.4 Town Planning Application – No. 220 Chapel Road, Keysborough South (Planning Application No. PLN17/0370 and Development Plan Amendment PLNSM18/0001) (Cont.)

In addition, under Clause 43.04-2 of the Development Plan Overlay a permit must not be granted to use or subdivide land or construct a building or construct or carry out works until a development plan has been prepared to the satisfaction of the responsible authority. In addition:

A permit granted must:

- Be generally in accordance with the development plan;
- Include any conditions or requirements specified in a schedule to this overlay.

The relevant controls and policies are as follows:

Zoning Controls

The subject site is located within the Commercial 1 Zone.

The purposes of the Commercial 1 Zone (C1Z), outlined at Clause 34.01 is:

- *To implement the Municipal Planning Strategy Statement and the Planning Policy Framework.*
- *To create vibrant mixed use commercial centres for retail, office, business, entertainment and community uses.*
- *To provide for residential uses at densities complementary to the role and scale of the commercial centre*

Pursuant to Clause 34.01-1 and Clause 32.01-4 (C1Z), a permit is required:

- To use the land for accommodation where the frontage is greater than 2 metres and for the use of a restricted recreational facility (gym);
- To construct two or more dwellings on a lot (an apartment development must meet the requirements of Clause 58);
- For buildings and works in association with a restricted recreation facility and retail;

It is noted that the following uses don't require a planning permit:

- Retail premises is a Section 1 use (no permit required).

Overlay Controls

The subject site is affected by the following overlays;

Development Contributions Plan Overlay Schedule 1(DCPO1) – Keysborough South Development Contributions Plan

The purpose of a DCPO outlined at Clause 45.06 is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To identify areas which require the preparation of a development contributions plan for the purpose of levying contributions for the provision of works, services and facilities before development can commence*

2.3.4 Town Planning Application – No. 220 Chapel Road, Keysborough South (Planning Application No. PLN17/0370 and Development Plan Amendment PLNSM18/0001) (Cont.)

Development Plan Overlay Schedule 5 (DPO5) – Keysborough South Development Plan

The purpose of a DPO outlined at Clause 43.04 is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To identify areas which require the form and conditions of future use and development to be shown on a development plan before a permit can be granted to use or develop the land.*
- *To exempt an application from notice and review if a development plan has been prepared to the satisfaction of the responsible authority.*

Pursuant to Clause 43.04-2 (DPO) "*A permit must not be granted to use or subdivide land, construct a building or construct or carry out works until a development plan has been prepared to the satisfaction of the responsible authority*".

2.3.4 Town Planning Application – No. 220 Chapel Road, Keysborough South (Planning Application No. PLN17/0370 and Development Plan Amendment PLNSM18/0001) (Cont.)

A permit granted must:

- Be generally in accordance with the development plan;
- Include any conditions or requirements specified in a schedule to this overlay.

DPO5 outlines the matters that a development plan for the land must contain. The list of items includes a neighbourhood activity centre plan which includes certain specified matters. The list of matters specified include the following:

- The proposed use and development of the land.
- Integration of retail, community and residential uses.
- Integration of the activity centre and public open space network planning.
- Community facilities co-located with the neighbourhood activity centre.
- Restriction of core retail activities to the north east corner and non-residential activities of a more car dependent nature to the north western corner of Chapel and Hutton Roads.
- Maximised active retail and community use frontages to public streets and thoroughfares and avoidance of the “enclosed box” style of shopping centre.
- A landscaped boulevard treatment along the frontages to Chapel and Hutton Roads.
- Car parking located to avoid visual dominance of streetscapes.
- Appropriate interface treatments and measures to protect the amenity of surrounding residential area.
- Consideration should be given to the configuration of uses, the location of plant and loading areas, operating hours, landscaping, and noise mitigation measures in addressing potential impacts on amenity.
- The relationship to the existing and proposed surrounding development including effective pedestrian and bicycle linkages.
- Access arrangements from adjoining arterial roads.
- The location of public spaces.
- The protection of River Red Gums.
- A landscape concept including paving materials and street furniture.
- Excellent public transport integration.

Items identified in bold font have extra relevance in the context of the proposed amendment to the existing approved Development Plan.

It is noted that the applicant has submitted a concurrent amendment to the existing approved Development Plan which also forms part of this report.

Environmental Audit Overlay (EAO)

The purpose of an EAO outlined at Clause 45.03 is:

2.3.4 Town Planning Application – No. 220 Chapel Road, Keysborough South (Planning Application No. PLN17/0370 and Development Plan Amendment PLNSM18/0001) (Cont.)

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To ensure that potentially contaminated land is suitable for a use which could be significantly adversely affected by any contamination*

Planning Policy Framework

The **Operation of the Planning Policy Framework** outlined at Clause 71 seeks to ensure that the objectives of planning in Victoria are fostered through appropriate land use and development planning policies and practices which integrate relevant environmental, social and economic factors in the interests of net community benefit and sustainable development. The objectives of Planning in Victoria are noted as:

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

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

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

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

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

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

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

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

- Clause 11.02-1S - Supply of Urban Land;
- Clause 11.03-1S – Activity Centres;
- Clause 11.03-1R – Activity Centres – Metropolitan Melbourne;
- Clause 12.01-1S – Protection of Biodiversity;
- Clause 12.01-2S Native Vegetation Management
- Clause 13.02-1S – Bushfire Planning
- Clause 15.01-1S Urban Design;
- Clause 15.01-R Urban Design – Metropolitan Melbourne;
- Clause 15.01-2S – Building Design;
- Clause 15.01-5S – Neighbourhood Character
- Clause 16.03-1R – Integrated Housing – Metropolitan Melbourne

2.3.4 Town Planning Application – No. 220 Chapel Road, Keysborough South (Planning Application No. PLN17/0370 and Development Plan Amendment PLNSM18/0001) (Cont.)

- Clause 16.01-2R – Housing Opportunity areas Metropolitan Melbourne
- Clause 17.02-1S - Business

Local Planning Policy Framework

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

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

"*Greater Dandenong's neighbours are the Cities of Casey to the east, Frankston to the south, Kingston to the west, and Monash and Knox to the north. Greater Dandenong is bounded by the Dandenong Creek, Princes Highway, South Gippsland Freeway, Westernport Highway to the east, Thompsons Road to the south, Mornington Peninsula Freeway, Springvale Road, Total Road, Heatherton Road and Westall Road to the west and Police Road to the north.*

It is a city that has at its doorstep the magnificent Dandenong Ranges and large areas of flora and fauna. Greater Dandenong has extensive areas of open space and includes several areas of significant ecological value, wetlands and remnant woodlands and grassland communities. The creeks and waterways that traverse the city, together with its many areas of historical, aboriginal and vegetative significance, afford the city a composition of diverse environments."

A **Vision for Greater Dandenong** is outlined at **Clause 21.03** of which the following is of relevance to the proposed development; "Strategies to promote neighbourhood centres as mixed use urban villages where old and new harmonise forming a strong backdrop for active community life; strategies to strengthen these neighbourhood centres with appropriate infrastructure to sustain basic convenience shopping within walking distance of most residential areas".

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) as well as Local policies identified from Clause 22 to 22.11. The proposed use and development are required to be assessed against the following:

- Clause 21.04 – Land Use;
- Clause 21.05 – Built Form;
- Clause 22.04 – Urban Design in Activity and Neighbourhood Centres;
- Clause 22.06 – Environmentally sustainable Development.

It is noted that Clause 22.09 – Residential Development and Neighbourhood Character Policy only applies to residential development in the Residential Growth Zone, General Residential Zone and the Neighbourhood Residential Zone. The subject site is located in a Commercial 1 Zone and as such Clause 22.09 does not apply in this instance.

Particular Provisions

2.3.4 Town Planning Application – No. 220 Chapel Road, Keysborough South (Planning Application No. PLN17/0370 and Development Plan Amendment PLNSM18/0001) (Cont.)

Clause 52.06 Car Parking needs to be considered under the current application. The purposes of this provision are:

- *To ensure that car parking is provided in accordance with the 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 proposed development consisting of both residential and retail/ commercial components requires a total of 354 car parking spaces of which 276 are required for the residential dwellings.

The proposal includes a total of 360 car spaces, therefore no reduction or wavier is sought in regard to the required number of car parking spaces.

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

An assessment against this clause is included as Attachment 4.

Clause 52.29land adjacent to a Road Zone Category 1, or a Public Acquisition Overlay for a Category 1 Road is also applicable as the subject site adjoins Hutton Road which is a RDZ1. The proposal does not include any alteration or creation of access to the Road Zone Category 1.

Clause 52.34 Bicycle facilities is relevant to the proposed uses. The purpose of which is:

- *To encourage cycling as a mode of transport.*
- *To provide secure, accessible and convenient bicycle parking spaces and associated shower and change facilities.*

The table at Clause 52.34-5 sets out the bicycle facilities required that apply to the proposed use/s of the land resulting in a requirement of 35 spaces for employees/ residents and 19 spaces for visitors/ customers.

Clause 52.17 Native Vegetation

The purpose of Clause 52.17 is:

- *To ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation. This is achieved by applying the following three step approach in accordance with the Guidelines for the removal, destruction or lopping of native vegetation (Department of Environment, Land, Water and Planning, 2017) (the Guidelines):*

2.3.4 Town Planning Application – No. 220 Chapel Road, Keysborough South (Planning Application No. PLN17/0370 and Development Plan Amendment PLNSM18/0001) (Cont.)

1. Avoid the removal, destruction or lopping of native vegetation.

2. Minimise impacts from the removal, destruction or lopping of native

vegetation that cannot be avoided.

3. Provide an offset to compensate for the biodiversity impact if a permit is

granted to remove, destroy or lop native vegetation. To manage the removal, destruction or lopping of native vegetation to minimise land and water degradation

A permit is required for the removal of native vegetation. The proposal seeks to remove native vegetation.

Clause 58 – Apartment Developments

The purpose of Clause 58 is to;

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To encourage apartment development that provides reasonable standards of amenity for existing and new residents.*
- *To encourage apartment development that is responsive to the site and the surrounding area.*

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 current Planning Scheme Amendments that would affect the subject site.

Restrictive Covenants

No Restrictive Covenants registered on the Title.

Section 173 Agreements AM212957X and AM215594S

Agreement No.	Relates to:	Requirements and Compliance
AM212957X	Land at 211-215 Chapel Road, Keysborough and planning permit PLN11/0062 issued by Council on 13/09/2011 and amended by	Prior to the occupation of the subject land (211-215 Chapel Road, Keysborough) for a Commercial purpose the

2.3.4 Town Planning Application – No. 220 Chapel Road, Keysborough South (Planning Application No. PLN17/0370 and Development Plan Amendment PLNSM18/0001) (Cont.)

	VCAT in proceeding P3423/2011 for the development of the land for a supermarket, use for the land for the purposes of a Medical Centre, a plant nursery and office and a reduction in the car parking requirements.	owner must carry out road works to the satisfaction of Vic Roads. It is considered the subject land is not affected by the Section 173 Agreement and as such the proposal would not breach the Section 173 Agreement.
AM215594S	Land at 151 Hutton Road and 220 Chapel Road, Keysborough and Planning permit PLN13/0507.01 issued by Council on 28/12/2013 for the construction and development of the new access road (which may include any necessary easements) and includes the plans endorsed under that planning permit.	The Section 173 Agreement requires the owner of the land at 220 Chapel Road to undertake certain measures when electing to construct the new access from Hutton Road to the subject land at 220 Chapel Road and 151 Hutton Road. At this time the land owner has not elected to construct the subject road as permitted under PLN13/0507.01 and an application to extend the expiry of the permit is before Council Officers for a decision to be made. As such at this time the proposal would not breach the Section 173 Agreement.

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

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

Diversity (Access & Equity)

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

2.3.4 Town Planning Application – No. 220 Chapel Road, Keysborough South (Planning Application No. PLN17/0370 and Development Plan Amendment PLNSM18/0001) (Cont.)

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

Both the original amendment to the development plan (Part 1) and without prejudice amendment (Part 2) to the development plan were internally referred to Council's Strategic Planning Department and externally to DELWP:

Department / Authority	Part 1 response	Part 2 response
Strategic Planning	No Objection (subject to conditions)	No Objection (subject to conditions)
DELWP	Objection - Lack of information to assess application	No Objection (subject to conditions)

In addition, Pursuant to Section 55 of the Planning and Environment Act 1987, the application was externally referred to:

Department / Authority	Part 1 response	Part 2 response
Public Transport Victoria (PTV)	No Objection (subject to conditions)	No Objection (subject to conditions)
DELWP	Objection - Lack of information to assess application	No Objection (subject to conditions)

Internal

The planning application (Part 1) and without prejudice plans (Part 2) were internally referred to:

Department	Part 1	Part 2
Strategic Planning	No Objection (subject to conditions)	No Objection (subject to conditions)
Arborist	No Objection (subject to conditions)	No Objection (subject to conditions)

2.3.4 Town Planning Application – No. 220 Chapel Road, Keysborough South (Planning Application No. PLN17/0370 and Development Plan Amendment PLNSM18/0001) (Cont.)

Waste Department	No Objection (subject to conditions)	No Objection (subject to conditions)
Assets Department	No Objection (subject to conditions)	No Objection (subject to conditions)
Civil Development Department	No Objection (subject to conditions)	No Objection (subject to conditions)
Urban Designer	No objection (Subject to conditions)	No Objection (subject to conditions)
ESD	No Objection (subject to conditions)	No Objection (subject to conditions)
Transport Department	No Objection (subject to conditions)	No Objection (subject to conditions)

Advertising

The *Planning and Environment Act* 1987 (the 'Act') governs exhibition and notice requirements.

Part 1:

Amendment to the Keysborough South Development Plan Stages 2 & 3 (PLNSM18/0001)

The, 'Act' does not provide any provision for the notification or exhibition of Development Plans or amendments to Development Plans.

Planning Application PLN17/0360

Under Clause 43.04-3 of the Development Plan Overlay if a Development Plan has been prepared to the satisfaction of the responsible authority, an application under any provision of this planning scheme is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act.

As such, under the 'Act', notification of this proposal is not required to be given.

Notice of Motion 20 – Process for determining mixed use development at 220 Chapel Road, Keysborough

This Notice of Motion, among other matters, required:

- *'exhibition of the proposed development for a minimum of 14 days allowing informal submissions…'.*

2.3.4 Town Planning Application – No. 220 Chapel Road, Keysborough South (Planning Application No. PLN17/0370 and Development Plan Amendment PLNSM18/0001) (Cont.)

As such, in accordance with this, the proposal was placed on informal public notice over a 14 day period by sending notification letters to surrounding owners and occupiers. This letter advised that while comments and submission would be received and considered by Council, the submitters would not be able to be party to the VCAT hearing.

The proposal documents were also published on Council's website.

Part 2:

Subsequent without prejudice amendment to the Development Plan dated 19 October 2019 and without prejudice amendment to the town planning drawings and associated documents.

It is noted that the without prejudice amended development plan and town planning plans and associated documents submitted during the Compulsory Conference process outlined above have not been renotified. It is considered that the without prejudice plans reduce the overall scale and bulk of the proposed development, increase setbacks from sensitive (residential) interfaces and reduce the number of native trees to be removed. Therefore, the proposed reduction in the built form and increase tree retention will mitigate against many of the concerns raised in the submissions received. In addition, all submissions received will continue to be reviewed further within the report and considered in the context of both sets of plans.

Summary of Submissions

Twenty five (25) submissions opposing the application were received during the exhibition period. The submissions are summarised below (**bold**), followed by the Council Officers Response (in *italics*).

- **The submitters have concerns that the proposal would increase traffic into the surrounding local roads causing congestion and increase demand on car parking.**

  Both the proposals would locate the car parking areas out of view from the surrounding area and would be sleaved with development. In addition, the proposed car parking requirements of Clause 52.06 have been complied with in relation to car parking numbers for each use proposed (apartments, townhouses and retail/shops) and the overall design and layout of the parking areas meet the design requirements of Clause 52.06. The application was referred to Council's Transport Department who had no concerns over the local road network with respect of the additional vehicle movements proposed.

- **The submitters have concerns in relation to the proposed removal of the native vegetation on the subject land which would cause detriment to the amenity of the area and destruction of local significant flora and fauna.**

  The proposal to remove twenty nine (29) native River Red Gums trees (Part 1) is not supported by Council Officers or DELWP. It is considered the removal of the vegetation would not be generally in accordance with the approved development plan and would cause detriment to the biodiversity of the area.

2.3.4 Town Planning Application – No. 220 Chapel Road, Keysborough South (Planning Application No. PLN17/0370 and Development Plan Amendment PLNSM18/0001) (Cont.)

However, the without prejudice plans show that a minimum of nineteen (19) native trees are to be retained and protected (Part 2). The application has been referred to DELWP and Council's Arborist who have no objections to the removal of vegetation as the vegetation is required to be removed due to being located within the footprint of the proposed building or within close proximity to the building or that the vegetation present on the land is considered exotic. The applicant will be required to provide offsets in order to replace what native vegetation is lost. In addition, a full landscaping scheme will be required to be implemented.

- **The submitters have concerns in relation to the amenity impacts (overlooking/ overshadowing/ noise) on the dwellings to the north and the overall visual impact of the proposed building on the neighbourhood character of the area.**

  It is considered that the side and rear setback of the four (4) storey building to the northern boundary and existing residential dwellings is unacceptable at this location (Part 1). It is considered that the proposal would cause detriment to the neighbouring existing residential properties along the northern boundary through overlooking. In addition, it is considered that the extent of overshadowing within the site will be unacceptable and cause detriment to the future amenity of the residents of the development.

  In addition, the proposed planning application is not considered to be generally in accordance with the approved development plan or the proposed amended development plan with respect the setbacks or the required provisions of landscaping or tree reserves along the boundaries to the north and west.

  Whilst this is the case for the original application proposal (Part 1), it is considered that the without prejudice amended development plan and town planning drawings provided under Part 2:

- *Reduce the overall building form and number of dwellings;*
- *Reduce the building heights from four (4) stories to two (2) stories and increase the building setbacks to the sensitive residential interfaces north and west thereby eliminating concerns with regards to overlooking and overshadowing;*
- *Retain and protect the majority of the native vegetation on site; and*
- *Propose a development that is generally responsive to the features of the site and surroundings, and is generally in accordance with the amended Keysborough South Neighbourhood Activity Centre Concept Plan 17 Oct 2019.*

Assessment:

The existing Keysborough South Development Plan Stages 2 & 3 (5.01) was approved under Clause 43.04 Schedule 5 of the Greater Dandenong Planning Scheme on 3 February 2009. The Development Plan was revised on 27 June 2011.

The existing Development Plan is a comprehensive report and map based on detailed investigations over several years and sets out the background of the area as well as Development Principles, Urban Design Guidelines and Planning Objectives (Chapters 5 and 6). The existing Development Plan states that:

2.3.4 Town Planning Application – No. 220 Chapel Road, Keysborough South (Planning Application No. PLN17/0370 and Development Plan Amendment PLNSM18/0001) (Cont.)

- It may be amended to the '**Satisfaction of the Responsible Authority'**; and
- That any planning permit granted must be generally in accordance with the Development Plan and include conditions or requirements as specified in Schedule 5 to the DPO at Clause 43.04.

The subject site (220 Chapel Road, Keysborough) together with other land in the immediate vicinity on the east side of Chapel Road is identified at Clause 21.04-2 - Retail, Commerce and Entertainment within the Strategic Retail / Commercial Framework Plan as part of a Neighbourhood Activity Centre (**NAC**) -designated No. 38.

The NAC dissected by Chapel Road includes:

- The land at 209 Chapel Road Keysborough which has been developed with commercial development that was assessed to be generally in accordance with the development plan (consisting of a Woolworths supermarket, medical centre, speciality shops and McDonalds restaurant).

- The subject land (220 Chapel Road, Keysborough) which is identified at Chapter 10.3 of the Existing Approved Development Plan as ***"likely to accommodate a range of second order retail / commercial uses in addition to the possibility of some community facilities".***

In addition, it is envisaged that the remnant vegetation (River Red Gums) on site would be protected and integrated within the overall design of any proposal. This would be consistent with DPO5 which provides that the development plan must include:

- The protection of River Red Gums.

The Keysborough South Development Plan provides the future land use and development outcomes approved of for the subject land which seeks a high quality, integrated commercial development that capitalises on the existing landscape features and adopts a form, density and offering that is consistent with the established neighbourhood character and the requirements of the population of Keysborough South.

The development plan is a long term plan intended to relate to the lifespan of the development of the area. When the development of the area is completed generally in accordance with the development plan it is envisaged that the development plan and associated DPO could be removed. However, as the area is still developing, the development plan still has an important role to play in guiding the outcomes sought as part of a master planned area.

Part 1:

Amendment to the Keysborough South Development Plan Stages 2 & 3 (PLNSM18/0001) and Planning Application (PLN17/0370):

It is considered that the proposed amendment to the development plan to allow for a full four (4) storey development across the majority of the lot that would require the removal of the all of the remnant native vegetation (River Red Gums) and provide significantly reduced setbacks and

2.3.4 Town Planning Application – No. 220 Chapel Road, Keysborough South (Planning Application No. PLN17/0370 and Development Plan Amendment PLNSM18/0001) (Cont.)

landscaped areas does not correlate with the requirements that must be included within a development plan under DPO5. Consequently, the proposed development plan is not to the satisfaction of the Responsible Authority for the following reasons:

1. The proposed amendments to the Keysborough South Neighbourhood Activity Centre Concept Plan 6 Dec 2010 are contrary to the Development Principles, Urban Design Guidelines and Objectives of the approved Development Plan; and

2. The proposed amendments to the Keysborough South Neighbourhood Activity Centre Concept Plan 6 Dec 2010 would:

a. Not meet the development principles identified at subclause 3.0 of Schedule 5 to the Development Plan Overlay;

b. Not align with the requirements as detailed under 'Neighbourhood Activity Centre Plan' at subclause 3.0 of Schedule 5 to the Development Plan Overlay including but not exclusively the amended concept plan does not, integrate the activity centre and public open space network and does not appropriately respond to the interface with the residential area to the north and does not look to protect the River Red Gums on the lot;

c. Provide for a built form of a scale that is out of character of the surrounding area that would detrimentally impact upon the neighbouring low rise residential developments to the north and the Green Wedge Zone to the south.

d. Provide for removal of native vegetation contrary to the recommendations and findings of the Flora and Fauna Assessment of Keysborough South stages 2 & 3 and the Flora and Fauna Issues document for Greater Dandenong Planning Scheme Amendment C36, Keysborough South Victoria and the Arboricultural Assessment and Report Dated September 2005.

The amendments are considered to be a significant departure from the existing approved Development Plan and will not facilitate a development of a form and density that is commensurate with the surrounding area and will not provide acceptable protection for the native vegetation on site or provide for acceptable landscaping opportunities.

Accordingly, it is recommended that Council adopt a position opposing the request to amend the proposed Development Plan.

Planning Application PLN17/0360

As per the assessment above, the application to amend the Keysborough South Development Plan Stages 2 & 3 (revised 2011) is not supported. As the proposal to amend the Development Plan is not agreed to, then the planning permit is not able to be considered.

Therefore, it is considered that the proposed use, development and removal of native vegetation applied for under planning permit application PLN17/0730 is not generally in accordance with the approved Keysborough South Development Plan Stages 2 & 3 (revised 2011) as required under Clause 43.04-2 of the Development Plan Overlay. It is therefore recommended that Council adopt a position of opposition to the planning application as well.

2.3.4 Town Planning Application – No. 220 Chapel Road, Keysborough South (Planning Application No. PLN17/0370 and Development Plan Amendment PLNSM18/0001) (Cont.)

Even if the Development Plan issues were to be put aside, it is still considered that the proposed use, development and native vegetation removal submitted under the planning permit application is not acceptable and should not be supported due to:

- The proposed four (4) storey-built form across the whole of the proposed development site not supporting the neighbourhood character, and adversely impacting the surrounding area;
- Proposed minimal setbacks to the sensitive residential interfaces to the north and in future west;
- The removal of all native vegetation on site.

As required by the Commercial 1 Zone that applies to this site, the proposed development has been assessed against the provisions of Clause 58 of the Greater Dandenong Planning Scheme. The use of the land for accommodation (apartments) has been assessed above. An assessment against Clause 58 is included at the end of this report. The proposal fails to comply with a number of the requirements of Clause 58 which is identified in the assessment table and outlined below.

  - Clause 58.02-1 Urban Context Objectives - Standard D1;
  - Clause 58.02-5 Integration with the Street Objective – Standard D5
  - Clause 58.03-1 Energy Efficiency Objectives – Standard D6;
  - Clause 58.03-5 Landscaping Objectives – Standard D10;
  - Clause 58.04-1 Building Setback Objectives – Standard D14;
  - Clause 58.05-1 Accessibility Objective – Standard D17;
  - Clause 58.05-3 Private Open Space Objective – Standard D19
  - Clause 58.05-4 Storage Objective – Standard D20

Of particular note is the proposal's non-compliance with the standards and objectives of Clause 58.02-1, 58.02-5, 58.03-1 and 58.04-1.

Part 2:

Subsequent without prejudice amendment to the Development Plan dated 19 October 2019 and without prejudice amendment to the town planning drawings and associated documents:

The current approved Development Plan diagram correlates with the vision expressed in the text of the document by providing three development building nodes connected with car parking. These development nodes would be generally up to two (2) to three (3) storeys in form to reflect the built form outcome developed on the eastern section of the neighbourhood activity centre (east side of Chapel Road) and to be respectful of the existing and emerging character of the residential area to the north, the newly constructed primary school to the north east and the more rural character to the south within the Green Wedge Zone.

It is considered that the proposed amendments identified within the without prejudice amended development plan to allow:

- The reduced height of development around site edges:
  - North (Residential interface): Two storey

2.3.4 Town Planning Application – No. 220 Chapel Road, Keysborough South (Planning Application No. PLN17/0370 and Development Plan Amendment PLNSM18/0001) (Cont.)

- South (Hutton Road): Two/ three storey
- East (Chapel Road): Three storey
- West: Two storey
- Four storey height to middle of site;

- Reduced built form (dwellings removed) – Northern boundary;
- Retention of nineteen (19) trees;
- Reduced dwelling numbers (from 155 to 110 dwellings);
- Increase in commercial floor space to 1250sqm;

would correlate with the requirements that must be included within a development plan under DPO5. Consequently, the proposed development plan is considered by officers to be to the satisfaction of the Responsible Authority for the following reasons:

1. The proposed amendments to the Keysborough South Neighbourhood Activity Centre Concept Plan 6 Dec 2010 comply with the Development Principles, Urban Design Guidelines and Objectives of the approved Development Plan; and

2. The proposed amendments to the Keysborough South Neighbourhood Activity Centre Concept Plan 6 Dec 2010 would:

a. Meet the development principles identified at subclause 3.0 of Schedule 5 to the Development Plan Overlay;

b. Align with the requirements as detailed under 'Neighbourhood Activity Centre Plan' at subclause 3.0 of Schedule 5 to the Development Plan Overlay including but not exclusively the amended concept plan would integrate the activity centre and public open space network and would appropriately respond to the interface with the residential area to the north and looks to protect as many of the River Red Gums on the lot as is possible;

c. Provide for a built form of a scale that is not out of character of the surrounding area and would not detrimentally impact upon the neighbouring residential developments to the north, the newly constructed primary school to the north east and the Green Wedge Zone to the south which is separated from the subject site by Hutton Road (minimum 39m wide road reserve).

The amendments are considered to be acceptable and will allow for the facilitation of a development of a form and density that is commensurate with a Commercial Zone and designated Neighbourhood Activity Centre and will allow for the acceptable protection for the native vegetation (See referral to DELWP and assessment under Native Vegetation below) on site and will provide for acceptable landscaping opportunities.

Accordingly, it is recommended that Council adopt a position of supporting the request to amend the proposed Development Plan as detailed in Part 2. As the without Prejudice Development Plan is recommended to be supported then the Without Prejudice amended town planning drawings and associated documents must now be assessed and a position reached on the use and development components.

2.3.4 Town Planning Application – No. 220 Chapel Road, Keysborough South (Planning Application No. PLN17/0370 and Development Plan Amendment PLNSM18/0001) (Cont.)

Use

The submitted application documentation details the use of the land for accommodation. The accommodation identified by the applicant is a mix of apartments and townhouses. It is considered that due to the proposed layout of the development, the majority (89 of the dwellings) within the development should be defined as 'Apartments' as per Clause 73.01 – General Terms of the Planning Scheme where 'Apartment' is defined as follows:

"A dwelling located above the ceiling level or below the floor level of another dwelling and is part of a building containing two or more dwellings".

The remaining twenty one (21) dwellings are townhouses.

The use of the site for the purpose of retail / shops is identified as of right, the accommodation being the only use requiring a planning permit pursuant to Clause 34.01-1 of the Greater Dandenong Planning Scheme.

The decision guidelines of Clause 34.01-8 state that before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate, a number of matters. A response to these is as follows:

- It is considered that the proposal complies with the PPF, the LPPF, the MSS and local planning policies and is considered to be generally in accordance with the without prejudice amended development plan. The proposal would utilise a vacant commercial site within a designated Neighbourhood Activity Centre (NAC) for a mixed use development comprising residential dwellings and commercial tenancies. The proposal would provide for a variety of housing typologies within a designated NAC and would allow for secondary commercial and potential community uses within the commercial tenancies proposed to service the current and growing needs of the surrounding residential area.
- It is considered that the proposed use of the land for residential development with commercial tenancies will meet the strategic intent of the Neighbourhood Activity Centre and the purposes of the Commercial 1 Zone, which looks to:
    - Create vibrant mixed use commercial centres for retail, office, business and entertainment and community uses and provide residential use on commercial sites at densities complementary to the role and scale of the commercial centre. As such, this proposal should be supported.

Development

As detailed earlier in this report it is noted that Clause 22.09 – Residential Development and Neighbourhood Character Policy only applies to residential development in the Residential Growth Zone, General Residential Zone and the Neighbourhood Residential Zone. The subject site is located in a Commercial 1 Zone and as such Clause 22.09 does not apply in this instance.

2.3.4 Town Planning Application – No. 220 Chapel Road, Keysborough South (Planning Application No. PLN17/0370 and Development Plan Amendment PLNSM18/0001) (Cont.)

However, as per Clause 34.01-4 of the Commercial 1 Zone an apartment development must meet the requirements of Clause 58 – Apartment Developments of the Greater Dandenong Planning Scheme.

The development proposes a mix of typologies of dwellings with eighty nine (89) of the one hundred and ten (110) dwellings being identified as apartments / townhouse apartments (townhouse atop of townhouse) with the remaining twenty one (21) dwellings being purely townhouses.

It is considered that the objectives of Clause 11.021-S, 15.01, 21.05-1 and 22.04 underline that a development must respond to urban land supply, urban design, character, setbacks, streetscapes, overlooking and landscape issues. It is considered that the without prejudice proposal would provide a high-quality building design which has regard to the surrounding environment and previously approved developments on adjacent sites.

It is considered that the amended proposal presents well to each of the sites interfaces through a reduced (2 storey) built form to the north and western boundaries with large setbacks and retention of vegetation, a three (3) story built form to Chapel Road with the provision of a landscaped boulevard and public plaza with the most intense built form of four (4) stories located to the centre of the development and well setback from all boundaries.

The site is located at the southern edge of the development plan area and shares an interface with land located in the General Residential Zone (Schedule 2), Commercial 1 Zone (east) and the Green Wedge Zone which is located across Hutton Road. It is considered that the development proposed would provide a feature gateway development that would respond to the objectives of Clause 15.01, Clause 21.05-1 and Clause 22.04.

As required by the Commercial 1 Zone that applies to this site, the proposed development has been assessed against the provisions of Clause 58 of the Greater Dandenong Planning Scheme. The use of the land for accommodation has been assessed above. An assessment against Clause 58 is included at the end of this report. The proposal generally complies with the Standards of Clause 58 with the exception of the following:

- Clause 58.03-5 Landscaping Objectives – Standard D10:

No details have been provided to determine compliance with the standards and objective. As such an assessment cannot be undertaken. Therefore a condition (4) will be placed on any permit to be issued requiring a full and detailed landscaping plan which responds to all landscaping standards and the Objective of Clause 58.03-5.

- Clause 58.05-1 Accessibility Objective – Standard D17:

No documentation has been submitted to identify that at least 50% of all dwellings comply with the accessibility standards. As such a condition (1.1) will be placed on any permit to be issued requiring the applicant to show compliance with the standard and objective of this clause.

- Clause 58.05-3 Private Open Space Objective – Standard D19

2.3.4 Town Planning Application – No. 220 Chapel Road, Keysborough South (Planning Application No. PLN17/0370 and Development Plan Amendment PLNSM18/0001) (Cont.)

While the standard relating to size and dimensions of private open space is not met in all cases, mainly in relation to minimum dimensions, the areas of POS generally always exceeds the minimum requirement and the development also provides substantial areas of communal open space. As such, it is considered the development provides flexibility in terms of the types of POS available while still providing for adequate space for the reasonable recreation and service needs of residents.

In addition, due to the proposed new layout of the development, the orientation of the apartments, reduction in number of apartments and lowering of the heights of the buildings and the overall bulk and scale of the proposal, it is considered that the once excessive overshadowing will now be minimised with the apartments facing west achieving maximum daylight into new dwellings even with the east-west orientation provided. It is considered that the internal building setbacks (between each residential block) is acceptable and the internal amenity for any occupants and would not be materially reduced and the development makes appropriate use of daylight and solar energy to meet the needs of residents.

Ultimately, a diverse range of issues stemmed from the original proposal but through dialogue between Council Officers and the applicant, and the without prejudice amended plans submitted for review, it is accepted that the development's reduced intensity and layout would result in compliance with the principles and objectives of the development plan in the following ways:

- The proposal would create a sense of entry from the adjacent non-urban area.
- The proposal would provide for the retention and integration of remnant trees into the development.
- The proposal would provide living and working environments which are functional, safe and attractive.
- The proposal would promote visibility, legibility and accessibility through street alignment, block shape and size.
- The proposal would encourage high quality landscaping with the development which provides amenity, comfort and aesthetic appreciation.

In summary, the without prejudice development adequately responds to the development principles and objectives envisaged by the development plan and the above objectives of Clause 58.

Removal of Native Vegetation

The permit requirement to remove native vegetation is located within the low assessment pathway. Therefore, under Clause 66.02-2 of the Scheme a recommending referral is required to DELWP.

The applicant proposes to retain nineteen (19) trees on site and implement a tree management plan in order to minimise and protect the loss of any additional trees through the construction process. It is considered that the plans submitted and referred to DELWP after the Compulsory Conferences has satisfied the information requirements of Clause 52.17 of the City of Greater Dandenong Planning Scheme.

2.3.4 Town Planning Application – No. 220 Chapel Road, Keysborough South (Planning Application No. PLN17/0370 and Development Plan Amendment PLNSM18/0001) (Cont.)

Under Clause 52.17 transitional provisions for Amendment VC138, the requirements in force immediately before the commencement of VC138 apply to this permit application. DELWP has assessed this application using the low risk assessment pathway process in accordance with the Permitted Clearing of Native Vegetation – Biodiversity Assessment Guidelines (DEPI 2013).

DELWP and Council's Arborist are satisfied that the applicant has taken adequate steps to avoid and minimise the proposed native vegetation removal, and that the required offsets can be secured. The Native Vegetation Report supplied with the application adequately describes the native vegetation to be removed and the offset requirements, should removal be approved.

Car Parking

In relation to car parking and vehicle access, the requirements of Clause 52.06 of the scheme apply. The proposal would satisfy the car parking requirement under Clause 52.06-5 for each apartment, as well as the visitor car parking requirement for the residential development and retail/shop floorspace.

A total of 276 parking spaces are proposed spread across three levels comprising:

- 197 resident spaces;
- 22 visitor spaces for the residential component;
- 59 spaces for the commercial/ retail component (staff and customers and disable spaces).

A total of 88 bicycle spaces are provided within the basement, ground and first floor levels of the carpark and a drop off area is also provided within the ground level parking area.

USE	NO OF BEDROOMS	No. OF APARTMENTS	CAR PARKING REQUIREMENT	CAR PARKING PROVIDED	TOTALS
Apartment/ townhouse	2	26	1 per apartment/ townhouse = 26	1 space per apartment allocated within general car park area	27
Apartment/ townhouse	3	59	2 per apartment/ townhouse = 118	2 spaces within double garage or allocated within general car park area	118
Apartment/ townhouse	4	25	2 per apartment/ townhouse = 50	2 spaces within double garage or	50

2.3.4 Town Planning Application – No. 220 Chapel Road, Keysborough South (Planning Application No. PLN17/0370 and Development Plan Amendment PLNSM18/0001) (Cont.)

				allocated within general car park area	
Visitor car parking	N/A	110	22	31 located within general car parking area	22
Total	-	-	216		217
Commercial tenancies					
Retail / Shop	N/A	n/a	1225.5 Sqm = 49 Spaces	59 spaces	59
Totals	**-**	**-**	**265**	**-**	**276**

The application was referred to Council's Transport Department who have no objection to the car parking numbers provided or to the design of the car parking areas as required under Clause 52.06.

Other Matters:

Waste Management

The Waste Management Plan states that the collection of waste will be carried out by a private operator. Council will not conduct waste collection for the development due the requirement for waste vehicles to enter into a basement and multistorey car park. Therefore, the collection of waste must be carried out by a private contractor with the Waste Management Plan endorsed accordingly.

Environmental Audit Overlay

As the site is located within an Environmental Audit Overlay, pursuant to Clause 45.03-1 a certificate of environmental audit or statement prepared by an appointed environmental auditor must be prepared in accordance with Part IXD of the Environment Protection Act 1970 prior to the commencement of works associated with a sensitive use. The requirement for the preparation of a certificate or statement of environmental audit could be included as a condition of any permit.

Development Contributions Plan Overlay and Public Open Space

The Keysborough South Development Contributions Plan requires the payment of development and unit infrastructure levies. Clause 45.06 states that any permit to be issued must include conditions which give effect to any contributions or levies imposed. Therefore, conditions could be placed on any permit granted to ensure that the requirements of that plan are satisfied, however the proposal is recommended for refusal.

2.3.4 Town Planning Application – No. 220 Chapel Road, Keysborough South (Planning Application No. PLN17/0370 and Development Plan Amendment PLNSM18/0001) (Cont.)

Under the Development Plan and when having regard to Clause 53.01 of the Scheme, an open space contribution is required to be made. Therefore, conditions could be placed on any permit granted to ensure that the requirements are satisfied.

Aboriginal Heritage Act 2006

The Aboriginal Heritage Act 2006, for culturally sensitive land, requires a Cultural Heritage Management Plan (CHMP) be prepared for the subdivision of land, unless an exemption applies. A Cultural Heritage Management Plan has been submitted. The CHMP was approved by the delegate of the secretary, Department of Premier and Cabinet on 7 March 2019.

Environmentally Sustainable Development

Clause 22.06 of the Greater Dandenong Planning Scheme sets out that development should be energy efficient and encourage sustainable development. Residential developments of 10 or more dwellings are required to provide a Sustainable Management Plan (SMP) pursuant to Clause 22.06-4.

As the development is for one hundred and ten (110) dwellings an SMP has been prepared. The SMP has demonstrated best practice achieving a Built Environment Sustainability Scorecard (BESS) score above 50% (52%). This score has been achieved through some of the following initiatives including but not limited to:

- Solar Roof Panels;
- Double Glazing;
- Natural Ventilation;
- Rainwater Collection.

ESD Officers have recommended minor alterations such as increasing the number of solar panels to be incorporated on the roof to improve energy efficiency. The SMP also requires minor alterations including a stormwater management plan. These recommendations will be included as conditions on any permit issued (See Conditions 1.5-1.7 and 2).

Conclusion

The amended development plan and permit application and without prejudice amended development plan and town planning drawings have been assessed against the relevant sections of the Greater Dandenong Planning Scheme, including the Planning Policy Framework and Local Planning Policy Framework, Municipal Strategic Statement, Commercial 1 Zone, Clause 58 and the Keysborough South Development Plan Stages 2 & 3 as set out in this assessment.

It is considered that the original application does not comply with these relevant policies and provisions of the Greater Dandenong Planning Scheme as outlined within Part 1 of this report and as such the applications outlined under Part 1 should not be supported. However, it is recommended that Council support the without prejudice amended development plan and town planning drawings as outlined within Part 2 of this report. Therefore, had an application for review not been lodged with VCAT the following recommendations should be issued to the applicant and VCAT:

2.3.4 Town Planning Application – No. 220 Chapel Road, Keysborough South (Planning Application No. PLN17/0370 and Development Plan Amendment PLNSM18/0001) (Cont.)

Recommendation Part 1:

That Council resolves to adopt the following position for the upcoming Victorian Civil Administrative Tribunal (VCAT) Compulsory Conference and hearing for the application to amend the development plan PLN18/0001 and planning application PLN17/0370:

Had Council been in a position to decide the application it would have resolved to refuse to grant the Amendment to Keysborough South Development Plan Stages 2 & 3 (PLNSM18/0001) (DPO5.01) (220 Chapel Road, Keysborough); and Planning Application PLN17/0370 for the use of the land for accommodation and restricted recreation facility (gym) and development of the land associated with accommodation (155 Apartments), restricted recreation facility (gym) and retail/shops within a four storey building with a basement and removal of native vegetation on the land known and described as 220 Chapel Road, Keysborough on the following grounds:PLN17/0370 for the use of the land for accommodation and restricted recreation facility (gym) and development of the land associated with accommodation (155 Apartments), restricted recreation facility (gym) and retail/shops within a four storey building with a basement and removal of native vegetation on the land known and described as 220 Chapel Road, Keysborough on the following grounds:

<u>Amended Development Plan PLNSM18/0001</u>

1. Pursuant to Clause 43.04-4 and Schedule 5 of Clause 43.04 of the Greater Dandenong Planning Scheme (DPO5), the proposed amended development plan (Keysborough South Neighbourhood Activity Centre Development Plan, dated 01 June 2018 as prepared by CHT Architects) has not been prepared to the satisfaction of the Responsible Authority and its approval is not supported.

<u>Planning Permit Application PLN17/0370</u>

2. Pursuant to Clause 43.04-2 of the Greater Dandenong Planning Scheme, the proposed use, development and removal of native vegetation is not generally in accordance with the approved Keysborough South Neighbourhood Activity Centre Development Plan Stages 2 & 3 (6 December 2010, as updated revised 2011);

3. The proposed use, development and native vegetation removal is not generally in accordance with the proposed amended development plan (Keysborough South Neighbourhood Activity Centre Development Plan, dated 01 June 2018 as prepared by CHT Architects).

4. The proposed use, development and removal of native vegetation does not meet the objectives or strategies of:

4.1. Clause 11.02-1S - Supply of Urban Land;

4.2. Clause 11.03-1S – Activity Centres;

4.3. Clause 11.03-1R – Activity Centres – Metropolitan Melbourne;

4.4. Clause 12.01-1S – Protection of Biodiversity;

4.5. Clause 12.01-2S - Native Vegetation Management;

4.6. Clause 13.02-1S – Bushfire Planning;

4.7. Clause 15.01-1S - Urban Design;

4.8. Clause 15.01-R - Urban Design – Metropolitan Melbourne;

4.9. Clause 15.01-2S – Building Design;

4.10. Clause 15.01-5S – Neighbourhood Character;

1.11. Clause 16.03-1R – Integrated Housing – Metropolitan Melbourne;

1.12. Clause 16.01-2R – Housing Opportunity areas Metropolitan Melbourne;

1.13. Clause 17.02-1S – Business.

5. The proposed use, development and removal of native vegetation does not meet the objectives and strategies of:

5.1 Clause 21.04 – Land Use;

5.2 Clause 21.05 – Built Form;

5.3 Clause 22.04 – Urban Design in Activity and Neighbourhood Centre;

5.4 Clause 22.06 – Environmentally Sustainable Development.

6. The proposed use, development and removal of native vegetation does not meet the purposes or decision guidelines of the Commercial 1 Zone.

7. The development and removal of native vegetation does not comply with Clause 58 - Apartment Developments with regard to the objectives and standards of:

7.1. Clause 58.02-1 Urban Context Objectives;

7.2 Clause 58.02-5 Integration with the Street Objective;

7.3. Clause 58.03-1 Energy Efficiency Objectives;

7.4. Clause 58.03-5 Landscaping Objectives;

7.5. Clause 58.04-1 Building Setback Objectives;

7.6. Clause 58.05-1 Accessibility Objective;

7.7 Clause 58.05-3 Private Open Space Objective;

7.8 Clause 58.05-4 Storage Objective.

8. The proposed use, development and removal of native vegetation does not meet the purpose or decision guidelines of Clause 52.17 – Native Vegetation;

9. The proposed use, development and removal of native vegetation does not meet the decision guidelines of Clause 65 with regards to:

9.1. The Municipal Planning Strategy and the Planning Policy Framework.

9.2. The purpose of the zone overlay or other provision.

9.3. Any matter required to be considered in the zone, overlay or other provision.

9.4. The orderly planning of the area.

9.5. The effect on the amenity of the area.

9.6. Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site.

9.7. The extent and character of native vegetation and the likelihood of its destruction.

9.8. Whether native vegetation is to be or can be protected, planted or allowed to regenerate.

9.9. The adequacy of loading and unloading facilities and any associated amenity, traffic flow and road safety impacts.

Recommendation Part 2:

That Council resolves to adopt the following position for the upcoming Victorian Civil Administrative Tribunal (VCAT) Compulsory Conference and hearing for the without prejudice application to amend the development plan and without prejudice amendment to planning application PLN17/0370:

Had Council been in a position to decide the application it would have resolved pursuant to Clause 43.04-4 and Schedule 5 of Clause 43.04 of the Greater Dandenong Planning Scheme (DPO5) to approve the proposed without prejudice amended development plan (Keysborough South Neighbourhood Activity Centre Development Plan, dated 17 October 2019 as prepared by CHT Architects) which has been prepared to the satisfaction of the Responsible Authority.

In addition, had Council been in a position to decide on the application it would have resolved to support and approve the Without Prejudice amendment to planning application PLN17/0370 for the use of the land for accommodation and development of the land associated with

accommodation (110 dwellings) and retail/shops with a basement and removal of native vegetation on the land known and described as 220 Chapel Road, Keysborough subject to the following conditions:

3. Before the development starts, two (2) copies of amended plans drawn to scale and dimension, must be submitted to the Responsible Authority for approval. No buildings or works must be commenced until the plans have been approved and endorsed by the Responsible Authority. The endorsed copy of the plans forms part of this permit. The plans must be in accordance with the plans submitted with the application, but modified to show:

(a) Floor plans clearly identifying a minimum 50% of all dwellings to comply with Clause 58.05-1 Accessibility objective – Standard D17;

(b) Plans identifying compliance with Clause 58.07-4 – Natural Ventilation Standard D27;

(c) Full details and use of security fencing or separation of all communal areas such as the central parkway and concourses from being accessed by the general public;

(d) The minimum nominated capacity of the solar PV panels (in kilowatts) to be incorporated on the roof as outlined within the SMP;

(e) The location of the nominated raingardens or other supporting stormwater management measures;

(f) Any other physical design elements (where relevant) as per the revised Sustainability Management Plan;

(g) All requirements which arise from conditions 2, 3, 4, 13.

To the satisfaction of the Responsible Authority.

2. Prior to the endorsement of plans under condition 1, the applicant is to submit a revised sustainability management plan (SMP) to the satisfaction of the responsible authority. The revised SMP must address the following items:

Prior to the occupation of the development, approved under this permit, a report from the author of the Sustainability Management Plan (SMP) approved pursuant to this permit, or similarly qualified person or company, must be submitted to the Responsible Authority. The report must be to the satisfaction of the Responsible Authority and must confirm that all measures specified in the SMP have been implemented in accordance with the approved plan:

2.1. Revised BESS assessment that includes dwelling types reflective of the varying townhouse and apartment types as per the design plans (TP09, TP09A, TP10, TP11);

2.2. Submission of a preliminary energy (NatHERS) rating for the proposed townhouses and apartment buildings. The energy rating must include a sample of dwelling types representative of the overall development that take into account orientation, layout, extent of sharing. A sample of at least 15 dwellings will suffice;

2.3. A revised stormwater management section that includes further information on the proposed water quality treatment strategy including nominated location of the proposed treatment systems. This should include alternative water quality treatment systems to the current proposal and include the use of a MUSIC model. This condition can be satisfied as part of the site stormwater management plan (see condition below);

The development must be constructed in accordance with the revised Sustainability Management Plan to the satisfaction of the responsible authority. Any changes to the approved SMP must not occur without written consent from the responsible authority.

3. Prior to the occupation of the development, approved under this permit, a report from the author of the Sustainability Management Plan (SMP) approved pursuant to this permit, or similarly qualified person or company, must be submitted to the Responsible Authority. The report must be to the satisfaction of the Responsible Authority and must confirm that all measures specified in the SMP have been implemented in accordance with the approved plan.

4. Prior to the endorsement of plans under condition 1, a Stormwater Management Plan must be submitted to the responsible authority for approval.

The plan should demonstrate the provision of adequate stormwater drainage infrastructure within the site to service the proposed development to the satisfaction of both Council and Melbourne Water, including:

- **The provision of an adequate stormwater drainage system within the site to service the proposed development;**
- **The provision of water sensitive urban devices to improve the quality of stormwater falling from the site and water sustainability;**
- **The provision of internal overland path and evidence demonstrating how it can be diverted to external road networks without impacting the proposed basement;**
- **The protection of the proposed basement from potential flooding.**

The plan must be accompanied by a report from an industry accepted performance measurement tool such MUSIC or equivalent, which details the treatment proposed demonstrates the level of compliance (for water quality) with the Urban Stormwater Best Practice Environmental Management Guidelines, CSIRO 1999.

5. Prior to the endorsement of plans under condition 1, 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 concept plans submitted but modified to show:

5.1. Plans to accord with Condition 1 of this permit;

5.2. 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;

5.3. legend of all plant types, surfaces, materials and landscape items to be used including the total areas of garden and lawn;

5.4. 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;

5.5. Demonstration that proposed planting within the communal areas will be provided with the required deep soil requirements of Clause 58.03-5 – Landscaping Objectives;

5.6. Natural ground level and altered ground levels;

5.7. Proposed surfacing;

5.8. Details of arbours, gazebos and any other proposed structures in the landscaped area; and

5.9. Irrigation system to all planted areas;

5.10. Full details of how the retained trees are to be protected;

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

2.3.4 Town Planning Application – No. 220 Chapel Road, Keysborough South (Planning Application No. PLN17/0370 and Development Plan Amendment PLNSM18/0001) (Cont.)

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

8. Before the approved buildings are occupied, all landscaping must be completed in accordance with the endorsed landscape plan and at no cost to the Responsible Authority.

9. Vegetation removal and disposal must not cause damage to vegetation to be retained.

10 All existing vegetation shown on the endorsed plan/s to be retained must:

10.1. Be suitably marked before any development starts on the land and be adequately protected from damage during the construction process in accordance with the requirements set out in the (list aboriculturalist report details, including title, company/person and date); and

10.2. Retained unless their location or condition is likely to cause damage.

To the satisfaction of the Responsible Authority.

11. Before the approved development starts and before any vegetation is removed, a Construction Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. The Construction Management Plan must address, but is not limited to:

11.1. Hours of construction, control of noise and airborne matter, deliveries, vehicle access, worker car parking, damage to public assets, and contact numbers for complaints;

11.2. All Traffic Management Plans for the site demolition, excavation, deliveries and other construction related activities that will affect vehicle and pedestrian traffic;

11.3. The location of all areas on-site and off-site to be used for construction staff parking;

11.4. A Parking Management Plan for all associated construction vehicles;

11.5. All site sheds, portable toilet, storage and materials, etc. must be confined to the land;

11.6. The covering and maintenance of all roads/storage areas/external stockpiles/or vacant areas to avoid dust nuisance to any residential and commercial premises;

11.7. **A truck wheel-wash must be installed and used so vehicles leaving the site do not deposit mud or other materials on roadways;**

11.8. **No water containing oil, foam, grease, scum or litter will be discharged to the stormwater drainage system from the land;**

11.9. **All stored wastes are kept in designated areas or covered containers that prevent escape into the stormwater system;**

11.10. **The amount of mud, dirt, sand, soil, clay or stones deposited by vehicles on the abutting roads is minimised when vehicles are leaving the land; and**

11.11 **No mud, dirt, sand, soil, clay or stones are washed into, or are allowed to enter the stormwater drainage system.**

11.12 **The detailed description of the measures to be implemented to protect the native vegetation to be retained during construction works, and the person/s responsible for implementation and compliance. These measures must include the erection of a native vegetation protection fence around all native vegetation to be retained on site, to the satisfaction of the responsible authority including the tree protection zones of all native trees to be retained. All tree protection zones must comply with AS 4970-2009 Protection of Trees on Development Sites, to the satisfaction of the responsible authority.**

When approved, the Construction Management Plan will be endorsed and will form part of this permit.

The provisions, recommendations and requirements of the endorsed Construction Management Plan must be implemented and complied with to the satisfaction of the Responsible Authority.

12 Before the development starts:

Provide a functional layout plan detailing the road network with a typical crossing section of the proposed road within the development. Also provide a service offset table detailing all proposed services.

Three (1) A1 sized sets of Subdivision Design Drawings, plus an electronic copy in DXF or AutoCAD DWG format must be submitted to the Responsible Authority for approval. A set of Subdivision Design Drawings must include but not necessarily be limited to:

2.3.4 Town Planning Application – No. 220 Chapel Road, Keysborough South (Planning Application No. PLN17/0370 and Development Plan Amendment PLNSM18/0001) (Cont.)

12.1. **Civil works to be in accordance with the City of Greater Dandenong's Subdivision Design Manual.**

12.2. **Urban & Landscape Design to include:**

12.2.1.	**Buildings and trees (including botanical names) on neighbouring properties within three metres of the boundary.**
12.2.2.	**A survey (including botanical names) of all existing vegetation to be retained and/or removed.**
12.2.3.	**Details of surface finishes of pathways and driveways.**
12.2.4.	**A planting schedule of all proposed trees, shrubs and ground covers, including botanical names, common names, pot sizes, sizes at maturity, and quantities of each plant. All species selected must be to the satisfaction of the Responsible Authority.**
12.2.5.	**Landscaping and planting within all open areas of the site.**

2.3.4 Town Planning Application – No. 220 Chapel Road, Keysborough South (Planning Application No. PLN17/0370 and Development Plan Amendment PLNSM18/0001) (Cont.)

12.2.6.	**Canopy trees (minimum two metres tall when planted) in all open space areas.**
12.2.7.	**Details of the in-ground irrigation system (where required).**
12.2.8.	**Details & location of any fencing required for public open space areas.**
12.2.9.	**Details & location of any structures & treatments such as gateway structures, signage, bollards etc.**
12.2.10	**A 3 year landscape maintenance period will apply at the practical completion of the landscape works.**
12.2.11	**Lighting to be designed in accordance with AS/NZS 1158.**

13. Prior to the completion of the development, Chapel Road abutting the property boundary will need to be constructed in accordance with the Development Contribution Plan (DCP), to the satisfaction of the Responsible Authority.

14. Prior to the commencement of works, a Development Infrastructure Levy and Community Infrastructure Levy (Infrastructure Levy) must be paid to the Responsible Authority in accordance with the provisions of the approved Development Contributions Plan for each unit proposed to be developed for accommodation, residential or like purposes.

15. Prior to the commencement of development the owner of the land must provide a minimum of 20% of the site for the purpose of Public Open Space or 20% of the value of the site as a cash contribution. The provision of the Open Space and/or cash

contribution must be consistent with the Keysborough South Development Plan – Stages 2 and 3, revised June 2011 and associated documents, to the satisfaction of the Responsible Authority.

16. Prior to the endorsement of plans under condition 1, a Waste Management Plan (WMP) to the satisfaction of the Responsible Authority must be submitted to an approved by the Responsible Authority. The WMP must include details of the collection and disposal of waste and recyclables associated with the land to the satisfaction of the Responsible Authority. The WMP must provide for the following:

16.1. The collection of waste associated with the uses on the land, including the provision of bulk waste collection bins or approved alternative, recycling bins, the storage of other refuse and solid wastes in bins or receptacles within suitable screened and accessible areas to the satisfaction of the Responsible Authority;

16.2. Commercial waste bins being placed or allowed to remain not in view of the public,and receptacles not emitting any adverse odours;

16.3. Designation of methods of collection including the need to provide for private services or utilisation of council services;

16.4. Appropriate areas of bin storage on site and areas of waste bin storage on collection days;

16.5. Details for best practice waste management once operating.

When approved, the WMP will be endorsed and will form part of this permit. The provisions, requirements and recommendations of the endorsed WMP must be implemented and complied with to the satisfaction of the Responsible Authority.

17. Prior to the commencement of development the owner of the land must enter into an agreement under Section 173 of the Planning and Environment Act 1987 with the Responsible Authority, to provide for the following:

- **The owner of the site must engage the services of a waste contractor to collect and dispose of waste generated on site, including all commercial, domestic and recyclable waste.**
- **Except with the written consent of Council, the collection of refuse and recyclable materials must only occur between the hours of:**
    - **6am and 6pm – Monday to Saturday (for once a week collections)**
    - **7am and 7pm – Monday to Saturday (when collections are occurring more than once a week)**
    - **9am and 6pm – Sundays and Public Holidays**

- **All owners and occupiers associated with the development forfeit the right to utilise the municipal domestic waste collection service, unless otherwise agreed by the Responsible Authority in writing.**
- **The agreement is to be applied to each subsequent lot title created from the parent title.**
- **The owner/s of the land to be responsible for the cost of preparing, executing and registering the Agreement on the Certificate of Title to the land (including costs incurred by the Responsible Authority).**

18. Prior to the commencement of works, either:

18.1 A Certificate of Environmental Audit for the land must be issued in accordance with Section 53Y of the Environment Protection Act 1970; or

18.2 An Environmental Auditor appointed under Section 53S of the Environment Protection Act 1970 must make a Statement in accordance with Section 53Z of that Act that the environmental conditions of the land are suitable for the intended use and development that is the subject of this permit.

19. Where a Statement of Environmental Audit is issued for the land pursuant to Condition 18.2 above, the use and development of the land must comply with all directions and conditions contained within the Statement.

20. Where a Statement of Environmental Audit is issued for the land pursuant to Condition 18.2 above, prior to the commencement of works, a letter prepared by an Environmental Auditor appointed under Section 53S of the Environment Protection Act 1970 must be submitted to the Responsible Authority to verify that the directions and conditions contained within the Statement have been satisfied.

21 Where a Statement of Environmental Audit is issued for the land pursuant to Condition 18.2 above, and any condition of that Statement requires any maintenance or monitoring of an ongoing nature, the owner must enter into an Agreement with Council pursuant to Section 173 of the Planning and Environment Act 1987. Where a Section 173 Agreement is required, the Agreement must be executed prior to the commencement of works. All expenses involved in drafting, negotiating, lodging, registering, executing and enforcing the Agreement, including those incurred by the Responsible Authority, must be met by the owner.

22. The uses identified and the layout of the site and size, design and location of the buildings and works permitted must always be in accordance with the endorsed plans, unless with the written consent of the Responsible Authority.

23. Once the development has started, it must be continued and completed in accordance with the endorsed plans, to the satisfaction of the Responsible Authority.

2.3.4 Town Planning Application – No. 220 Chapel Road, Keysborough South (Planning Application No. PLN17/0370 and Development Plan Amendment PLNSM18/0001) (Cont.)

24. The development must be constructed in accordance with the recommendations of the Sustainability Report to the satisfaction of the Responsible Authority.

25. The accommodation buildings or any stage of the development hereby approved must not be occupied until all buildings and works and the conditions of this permit have been complied with, unless with the written consent of the Responsible Authority.

26. Access to the site and any associated roadwork must be constructed, all to the satisfaction of the Responsible Authority. Vehicle Crossing permit is required for alteration/removal/reinstatement of existing vehicle crossings and construction of new vehicle crossings. Works are to be in accordance with Council Standards.

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

28. All piping and ducting above the ground floor storey of the building, except for downpipes and spouting, shall be concealed to the satisfaction of the Responsible Authority.

29. Except with the prior written consent of the Responsible Authority, service units, including air conditioning/heating units, must not be located on any of the balcony areas unless visually and acoustically screened to the satisfaction of the Responsible Authority.

30. Except with the prior written consent of the Responsible Authority, floor levels shown on the endorsed plan/s must not be altered or modified.

31. Before the approved development is occupied, the area(s) set-aside for the parking of vehicles, together with the associated driveways and access lanes as shown on the endorsed plans must be:

31.1. constructed and available for use in accordance with the plan approved by the responsible authority;

31.2. formed to such levels and drained so that they can be used in accordance with the plan; and

31.3. line-marked or provided with some other adequate means of showing the car parking spaces.

All to the satisfaction of the Responsible Authority.

32. The car parking provided on the land must always be kept available for its intended purpose at all times. No measures must be taken to restrict access to the car park.

33. The car parking area must be lit if in use during the hours of darkness and all lights must be designed and fitted with suitable baffles. The lighting must be positioned to prevent any adverse effect on adjoining land and must not be considered excessive for the area, all to the satisfaction of the Responsible Authority.

2.3.4 Town Planning Application – No. 220 Chapel Road, Keysborough South (Planning Application No. PLN17/0370 and Development Plan Amendment PLNSM18/0001) (Cont.)

34. The loading and unloading of goods from vehicles must only be carried out on the land within the designated loading bay(s) and must not disrupt the circulation and parking of vehicles on the land.

35. The site operator must endeavour to prevent site bound commercial vehicles queuing on arrival along the public access road. Accordingly, access driveways/roadways/aisles providing access to loading areas on-site must not be gated during operating hours or feature control points (i.e. boom gates, guardhouse or similar) without suitable queuing space on site, all to the satisfaction of the Responsible Authority.

36. Prior to the commencement of any works, detailed engineering plans and specifications for all shared paths to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the engineering plans will be endorsed and will form part of this permit.

37. Before the approved buildings are occupied, all engineering works must be constructed in accordance with the endorsed engineering plans

38. Provision must be made for the drainage for proposed development including landscaped and paved areas, all to the satisfaction of the Responsible Authority.

39. The connection of the internal drainage infrastructure to the Legal Point of Discharge must be to the satisfaction of the Responsible Authority.

40. Collected stormwater must be retained onsite and discharged into the drainage system at pre development peak discharge rates as stated in the Legal Point of Discharge approval letter.

41. Prior to the development commencing a drainage plan including any retention system within the property boundary is required must be submitted to and approved by the Responsible Authority.

42. Drainage of the site must be provided in accordance with the Melbourne Water Drainage Scheme.

43. 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.

44. Except with the prior written consent of the Responsible Authority, floor levels shown on the endorsed plan/s must not be altered or modified.

45. No buildings or works may be constructed over any easement or other restriction on the land or any sewers, drains, pipes, wires or cables under the control of a public authority without the prior written consent of the relevant authority and the Responsible Authority.

46. Access to the site and any associated roadwork must be constructed, all to the satisfaction of the Responsible Authority. Note all existing 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.

47. Except with the prior written consent of the Responsible Authority and under the supervision of a consulting qualified Arborist, the following must not occur within the Tree Protection Zone:

47.1. vehicular or pedestrian access;

47.2. trenching or soil excavation; and

47.3. storage or dumping of tools, equipment or waste, including stockpiled soil and building debris;

All to the satisfaction of the Responsible Authority.

48. Before the approved development starts, all existing trees shown on the endorsed plans to be retained on the land must, to the satisfaction of the Responsible Authority, be suitably marked in a "Tree Protection Zone" with the Tree Protection Zones as required under Australian Standard AS4970-2009 Protection of Trees on Building Sites.

Use (Retail/Shop)

49. A filter system must be installed and maintained to eliminate and control odours, fumes and smoke to the satisfaction of the Responsible Authority.

50. Noise emitted from the premises must not exceed the permissible noise levels determined in accordance with State Environment Protection Policy N-2 Control of Music Noise from Public Premises.

51. The amenity of the area must not be detrimentally affected by the use of land , including through the:

51.1. transportation of materials, goods or commodities to or from the land;

51.2. appearance of any building, works or materials;

51.3. emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, girt or oil;

51.4. presence of vermin;

51.5. adverse behaviour of patrons to or from the land; or

51.6. in any other way.

DELWP Conditions

52. Before works start, the permit holder must advise all persons undertaking the vegetation removal or works on site of all relevant permit conditions and associated statutory requirements or approvals.

53. The total area of native vegetation proposed to be removed totals 1.193 hectares, comprised of:

a) 5 patches of native vegetation with a total area of 0.557 hectares [containing 19 canopy trees];

b) 2 scattered trees to be removed during construction;

c) 7 scattered trees to be removed due to consequential loss.

54. To offset the permitted clearing in accordance with the Permitted Clearing of Native Vegetation - Biodiversity Assessment Guidelines (DEPI 2013), the permit holder must secure general offset of 0.041 general habitat units:

a) located within the Port Phillip and Westernport Catchment Management boundary or City of Greater Dandenong municipal area;

b) with a minimum strategic biodiversity score of at least 0.087.

55. Before any native vegetation is removed evidence that the required offset by this permit has been secured must be provided to the satisfaction of the Responsible Authority. This evidence must be one or both of the following:

a) an established first party offset site including a security agreement signed by both parties, and a management plan detailing the 10-year management actions and ongoing management of the site, and/or

b) credit extract(s) allocated to the permit from the Native Vegetation Credit Register.

56. A copy of the offset evidence will be endorsed by the responsible authority and form part of this permit. Within 30 days of endorsement of the offset evidence, a copy of the endorsed offset evidence must be provided to Planning Approvals at the Department of Environment, land, Water and Planning Port Phillip regional office.

57. Where the offset includes a first party offset(s), the permit holder must provide an annual offset site report to the responsible authority by the anniversary date of the execution of the offset security agreement, for a period of 10 consecutive years. After the tenth year, the landowner must provide a report at the reasonable request of a statutory authority.

58. Within 6 months of the conclusion of the permitted clearing of native vegetation under this permit, the offset requirements can be reconciled with the written agreement of the responsible authority and the Department of Environment, Land. Water and Planning.

59. A suitably qualified wildlife handler or zoologist is to be present when felling trees/removing native vegetation, to ensure affected wildlife is not harmed. If displaced wildlife that cannot be relocated on site to an appropriate location away from the construction footprint, or injured wildlife is captured, please contact DELWP on 136 186 for further advice.

Department of Transport Conditions

60. Before the development starts, or such other time agreed to in writing by the Head, Transport for Victoria, amended plans to the satisfaction of the Head, Transport for Victoria must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and three copies must be provided. The plans must be generally in accordance with the plans submitted with the application (dated 13 September 2017, Drawing No. TP04 Revision B, prepared by CHT Architects) but modified to show:

a. **The provision of a bus stop hard stand along the Chapel Road frontage of the site at the location indicated on the attached indicative bus stop plan. The bus stop hard stand must be in accordance with VicTrack Drawing No. STO_80062, STD_80063 and STO_80064.**

2.3.4 Town Planning Application – No. 220 Chapel Road, Keysborough South (Planning Application No. PLN17/0370 and Development Plan Amendment PLNSM18/0001) (Cont.)



61. Prior to the occupation of the development, the bus stop hard stand shown on the endorsed plans must be completed and maintained to the satisfaction of the Head, Transport for Victoria.

62. Within 2 months of the construction of the bus stop hard stand, a safety audit of the bus stop hard stand must be prepared by a suitably qualified auditor at no cost to and to the satisfaction of the Head, Transport for Victoria. The audit must:

(a) state whether the bus stop hard stand complies with the Disability Discrimination Act 1992 (Cth);

(b) outline any modifications required to the bus stop hard stand to ensure it complies with the Disability Discrimination Act 1992 (Cth); and

(c) provide GP8 co-ordinates of the bus stop hard stand.

The findings and recommendations of the audit must be complied with to the satisfaction of the Head, Transport for Victoria.

63. This permit will expire if:

2.3.4 Town Planning Application – No. 220 Chapel Road, Keysborough South (Planning Application No. PLN17/0370 and Development Plan Amendment PLNSM18/0001) (Cont.)

63.1.	**The development does not start within two (2) years of the date of this permit, or**
63.2.	**The development or any stage of it is not completed within four (4) years of the date of this permit.**
63.3.	**The use does not start within one (1) year of the completion of the development, or**
63.4.	**Use is discontinued for a period of two (2) years.**

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

Notes

- **A Building Approval is required prior to the commencement of the approved development. This planning permit does not constitute any building approval.**
- **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.**
- **Approval of any retention system within the property boundary is required by the relevant building surveyor.**
- **Before commencement of the development occurs, the applicant should contact the City of Greater Dandenong's Civil Development and Design Unit regarding legal point of discharge, new crossings, building over easements, etc.**
- **Mailboxes should be provided and located for convenient access as required by Australia Post.**
- **The property is identified to be subject to flooding in major rain events. An application for Report and Consent for Flooding is required. Infrastructure Planning is to be contacted to confirm the minimum finished floor level (FFL) of the proposed development.**
- **Prior works commencing the developer will need to obtain an Asset Protection Permit from Council.**
- **Note the works as required under the DCP will be reimbursed by the DCP, once all the conditions are satisfied. However, the reimbursement will only occur provided that there are available funds within the DCP trust account. Please contact the engineering department for more information.**

DELWP Notes:

2.3.4 Town Planning Application – No. 220 Chapel Road, Keysborough South (Planning Application No. PLN17/0370 and Development Plan Amendment PLNSM18/0001) (Cont.)

Within the area of native vegetation to be retained and any tree protection zone associated with the permitted use and/or development, the following is prohibited:

a) Any vehicle or pedestrian access, trenching or soil excavation, and

b) Storage or dumping of any soils, materials, equipment, vehicles, machinery or waste

products, and

c) Entry or exit pits for underground services, and

d) Any other actions or activities that may result in adverse impacts to retained native vegetation.

All reasonable precautions must be taken to ensure that any soil and equipment is free from noxious weed seeds or any other vegetative material that can grow prior to transporting any soil and equipment from the site.

2.3.4 Town Planning Application – No. 220 Chapel Road, Keysborough South (Planning Application No. PLN17/0370 and Development Plan Amendment PLNSM18/0001) (Cont.)

STATUTORY PLANNING APPLICATIONS

TOWN PLANNING APPLICATION - No. 220 CHAPEL ROAD, KEYSBOROUGH (PLANNING APPLICATION No. PLN17/0370 AND DEVELOPMENT PLAN AMENDMENT PLNSM18/0001)

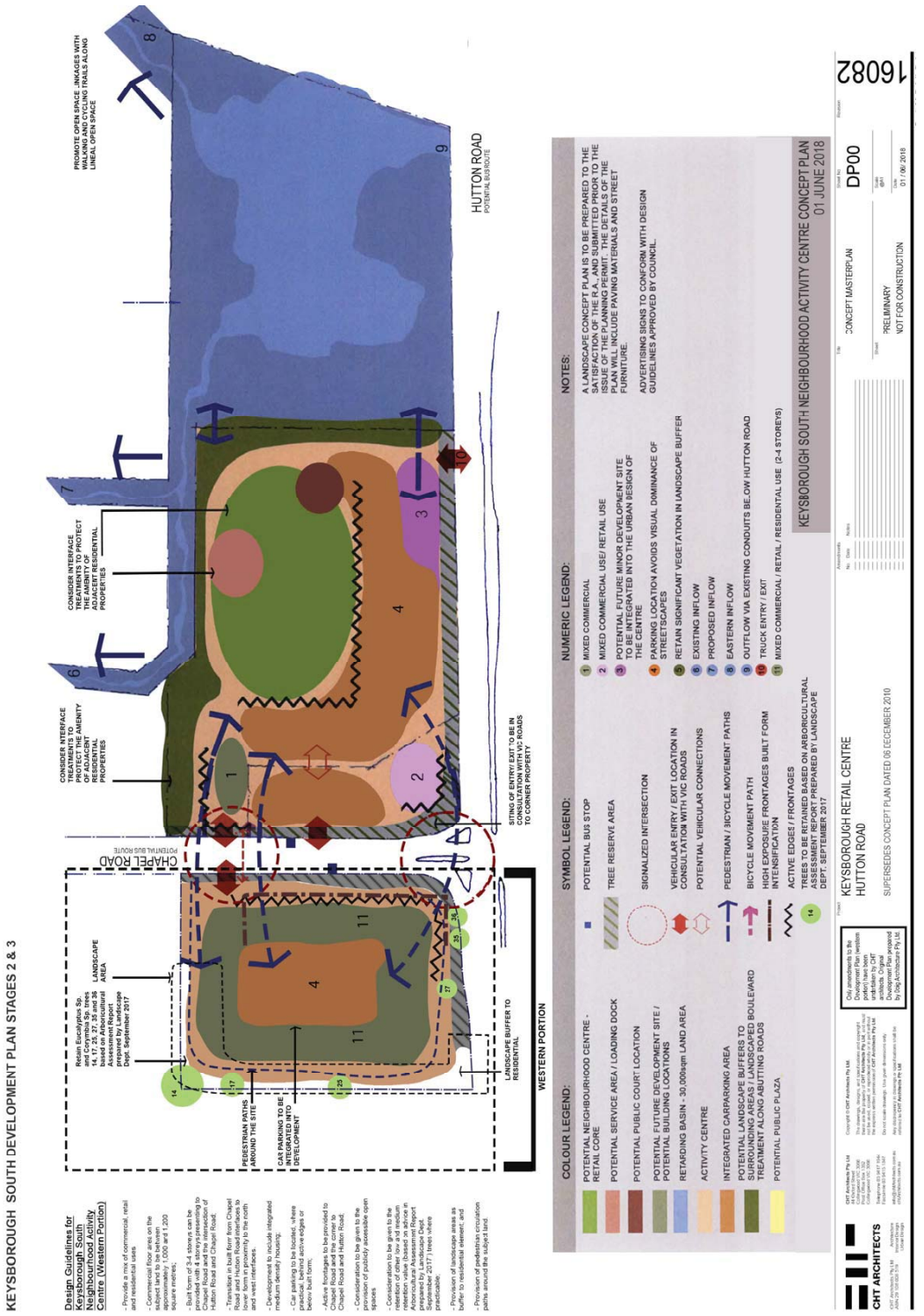
ATTACHMENT 1

DEVELOPMENT PLAN AMENDMENT

PAGES 2 (including cover)

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

2.3.4 Town Planning Application – No. 220 Chapel Road, Keysborough South (Planning Application No. PLN17/0370 and Development Plan Amendment PLNSM18/0001) (Cont.)



2.3.4 Town Planning Application – No. 220 Chapel Road, Keysborough South (Planning Application No. PLN17/0370 and Development Plan Amendment PLNSM18/0001) (Cont.)

STATUTORY PLANNING APPLICATIONS

TOWN PLANNING APPLICATION - No. 220 CHAPEL ROAD, KEYSBOROUGH (PLANNING APPLICATION No. PLN17/0370 AND DEVELOPMENT PLAN AMENDMENT PLNSM18/0001)

ATTACHMENT 2

PLANNING APPLICATION PLANS (PLN17/0370)

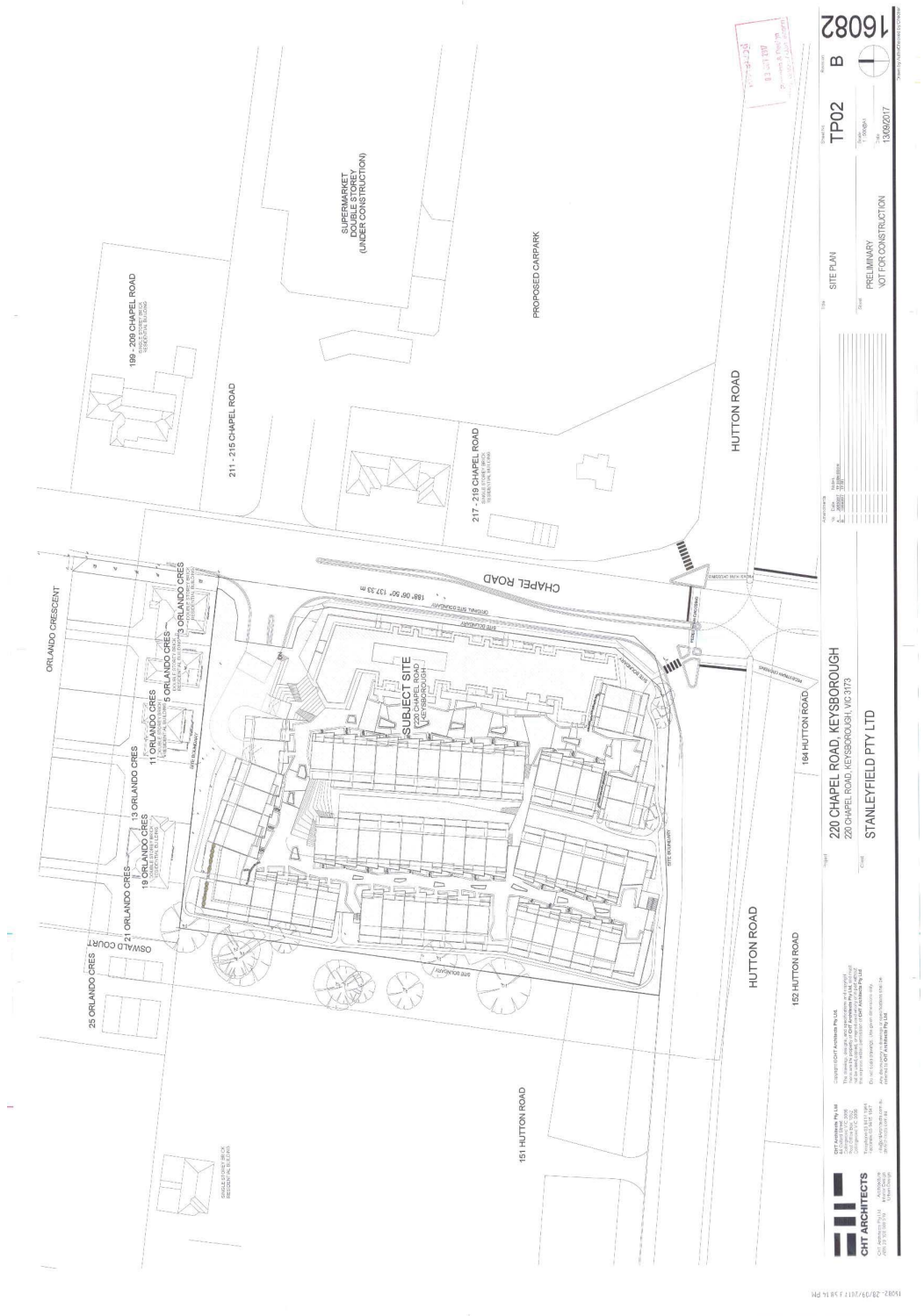
PAGES 19 (including cover)

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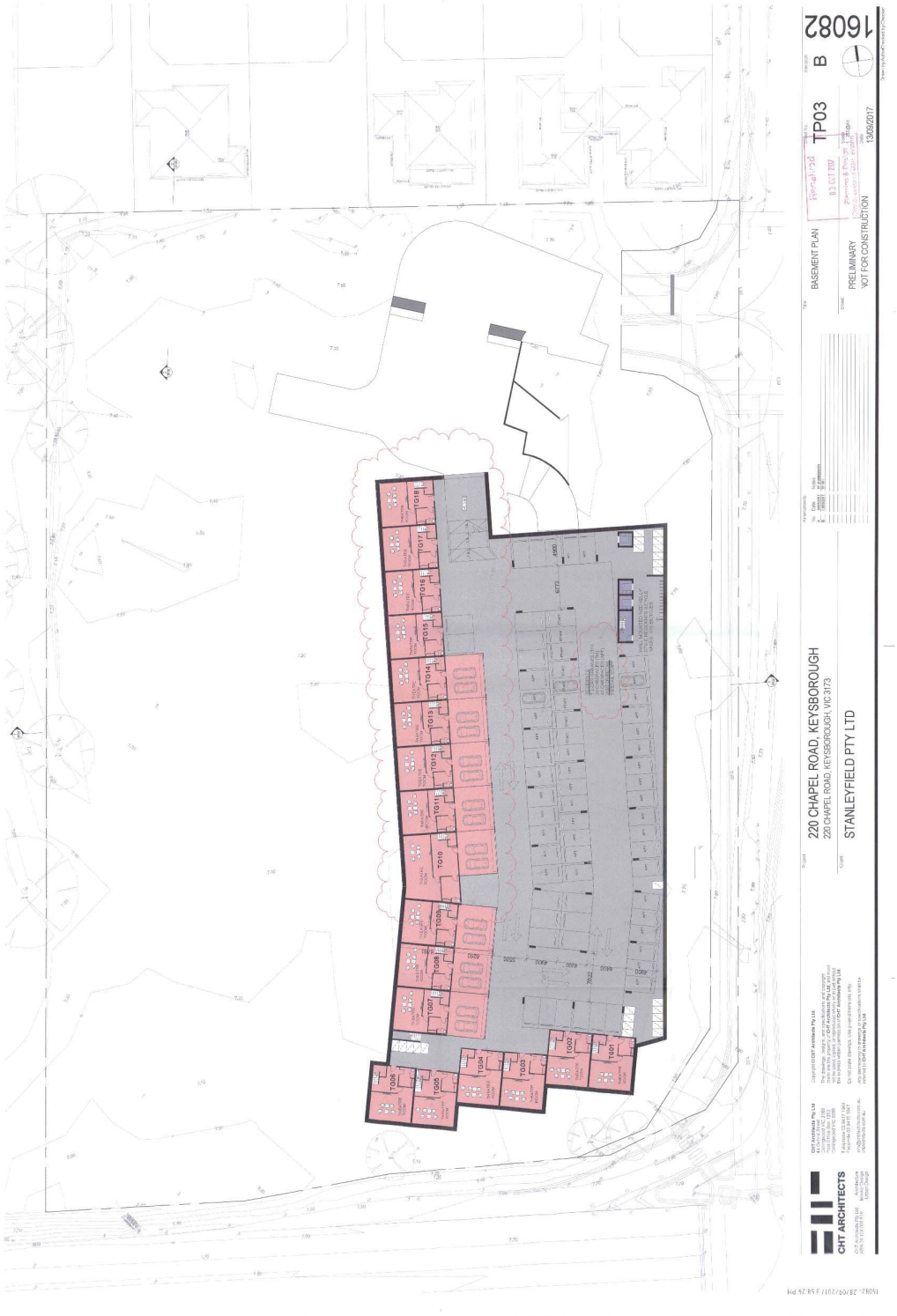
2.3.4 Town Planning Application – No. 220 Chapel Road, Keysborough South (Planning Application No. PLN17/0370 and Development Plan Amendment PLNSM18/0001) (Cont.)



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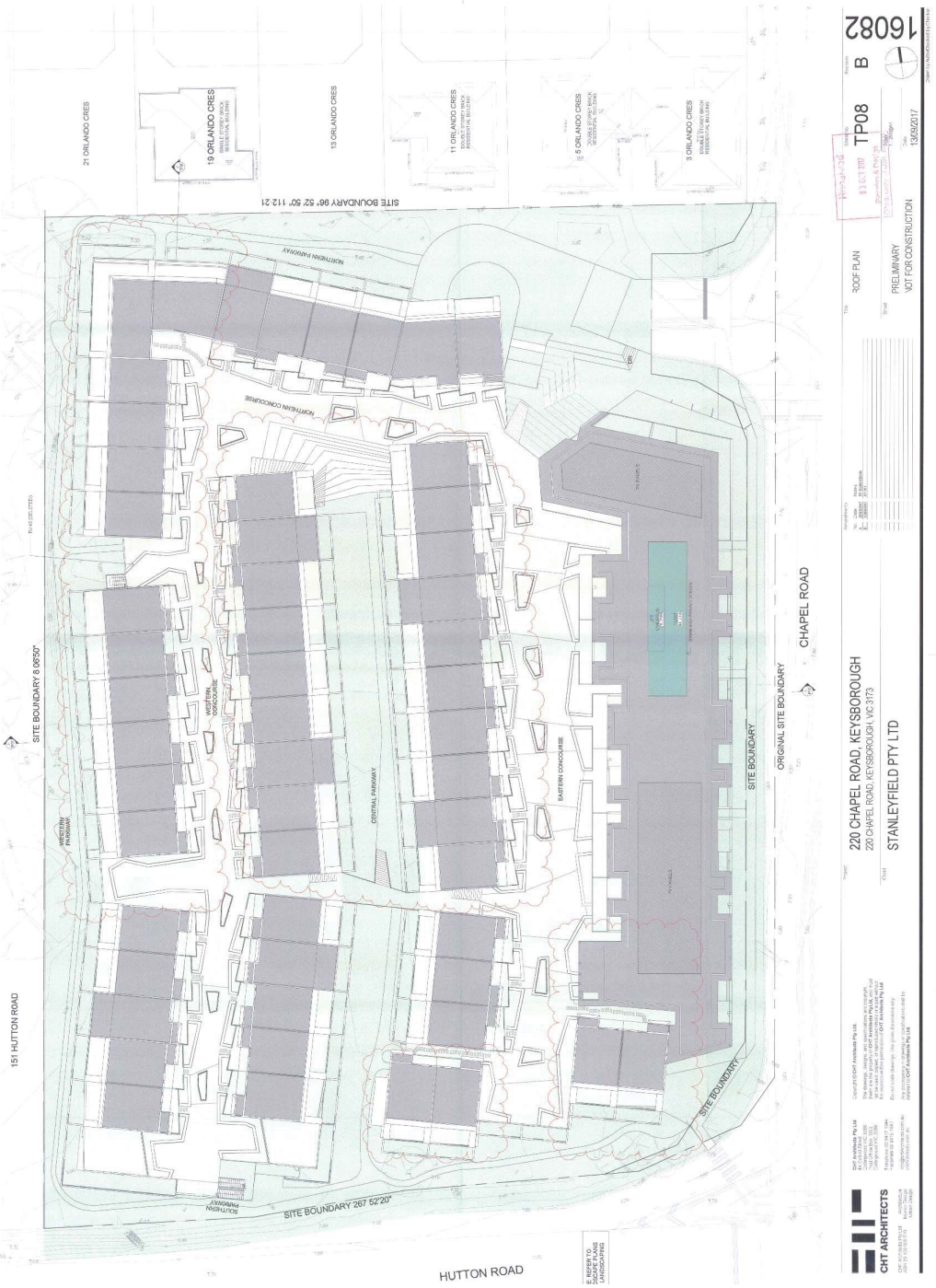
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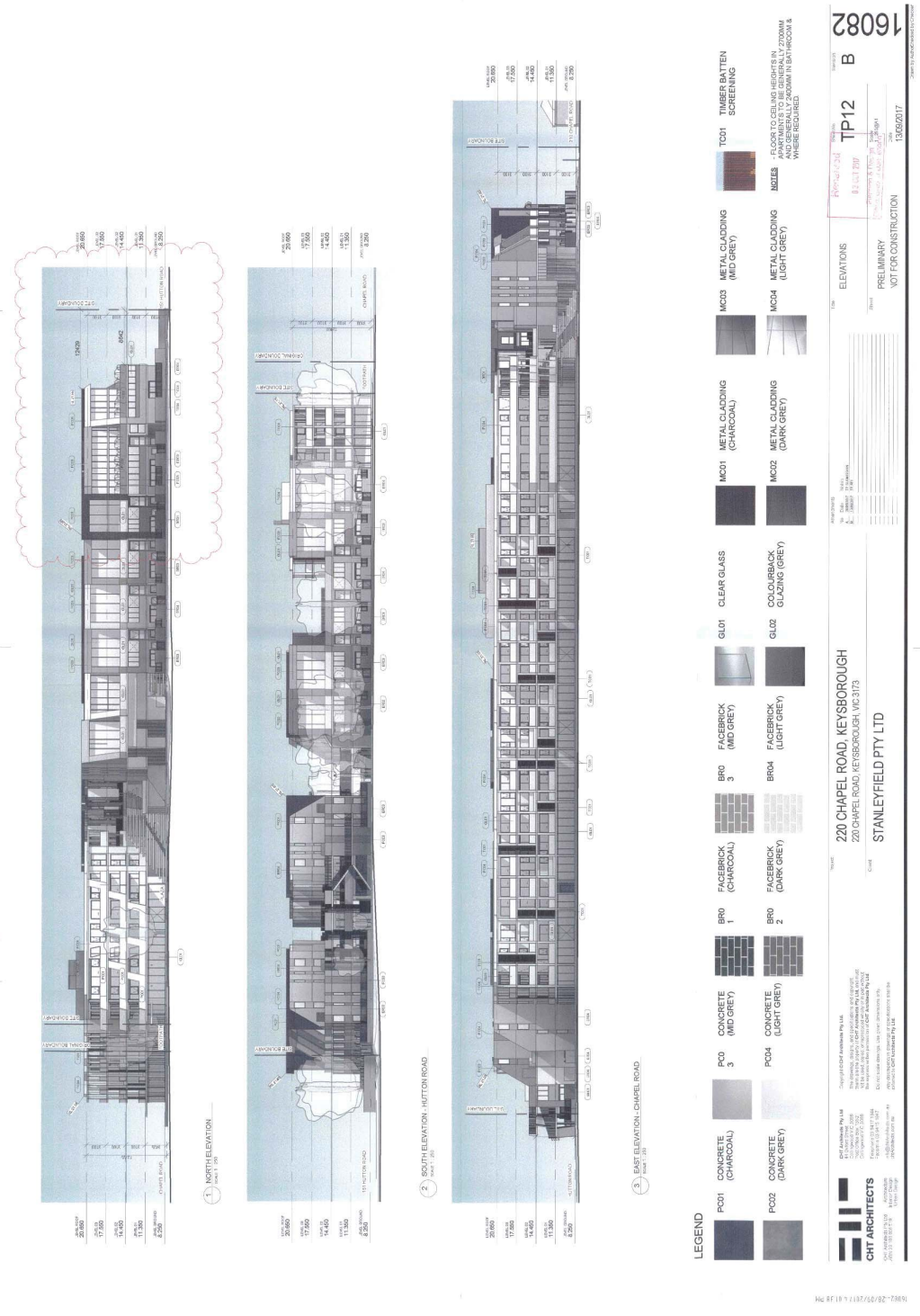
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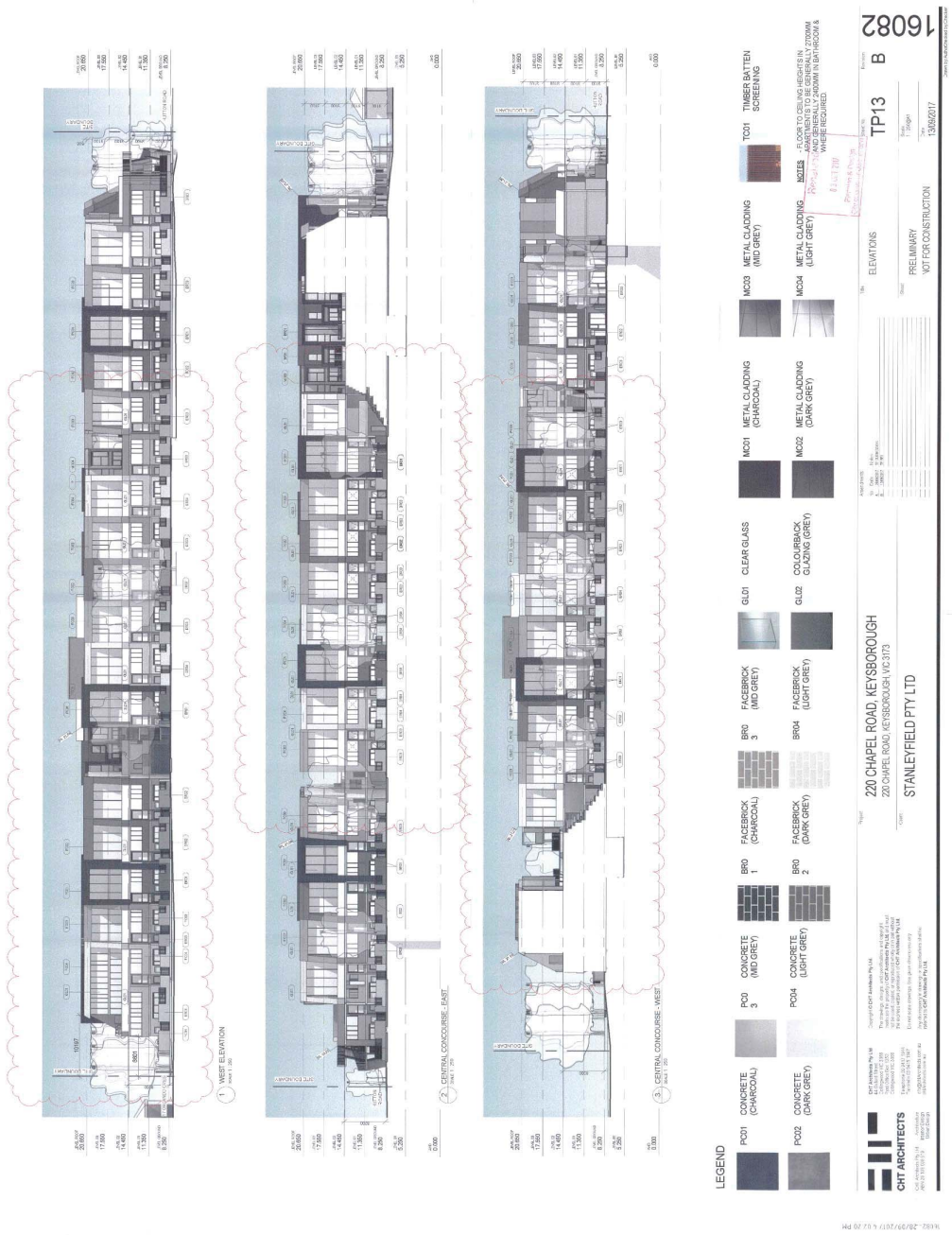
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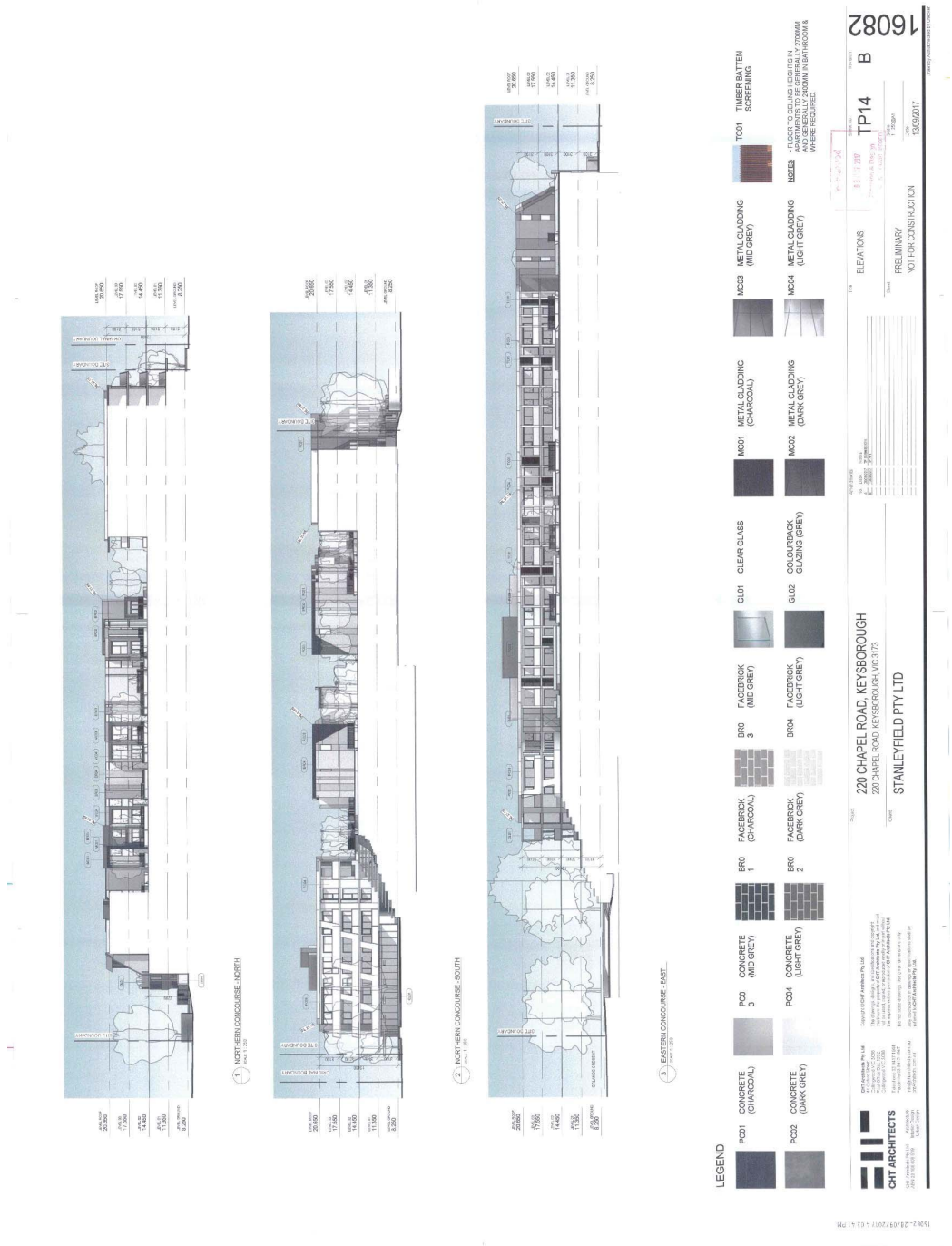
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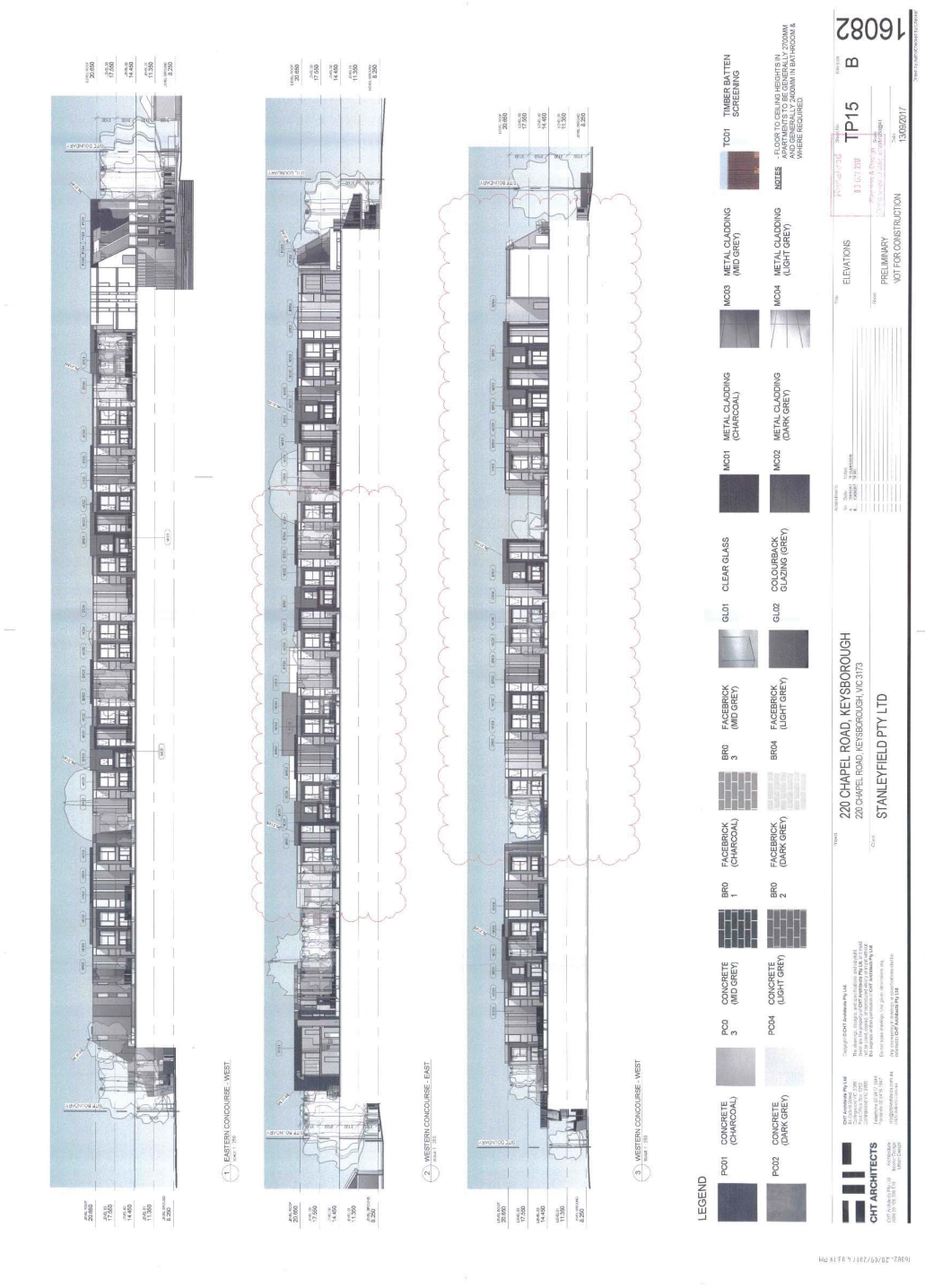
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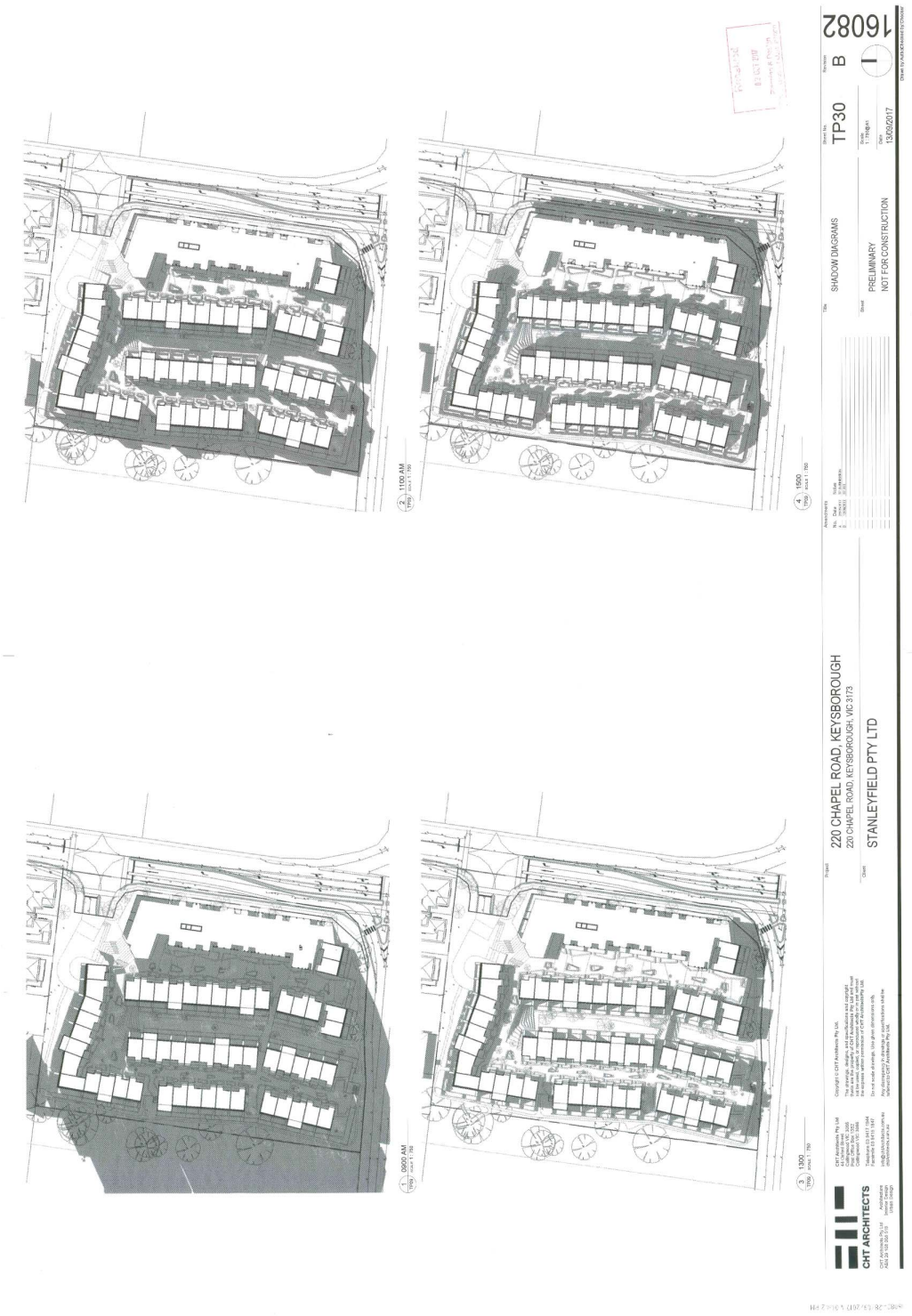
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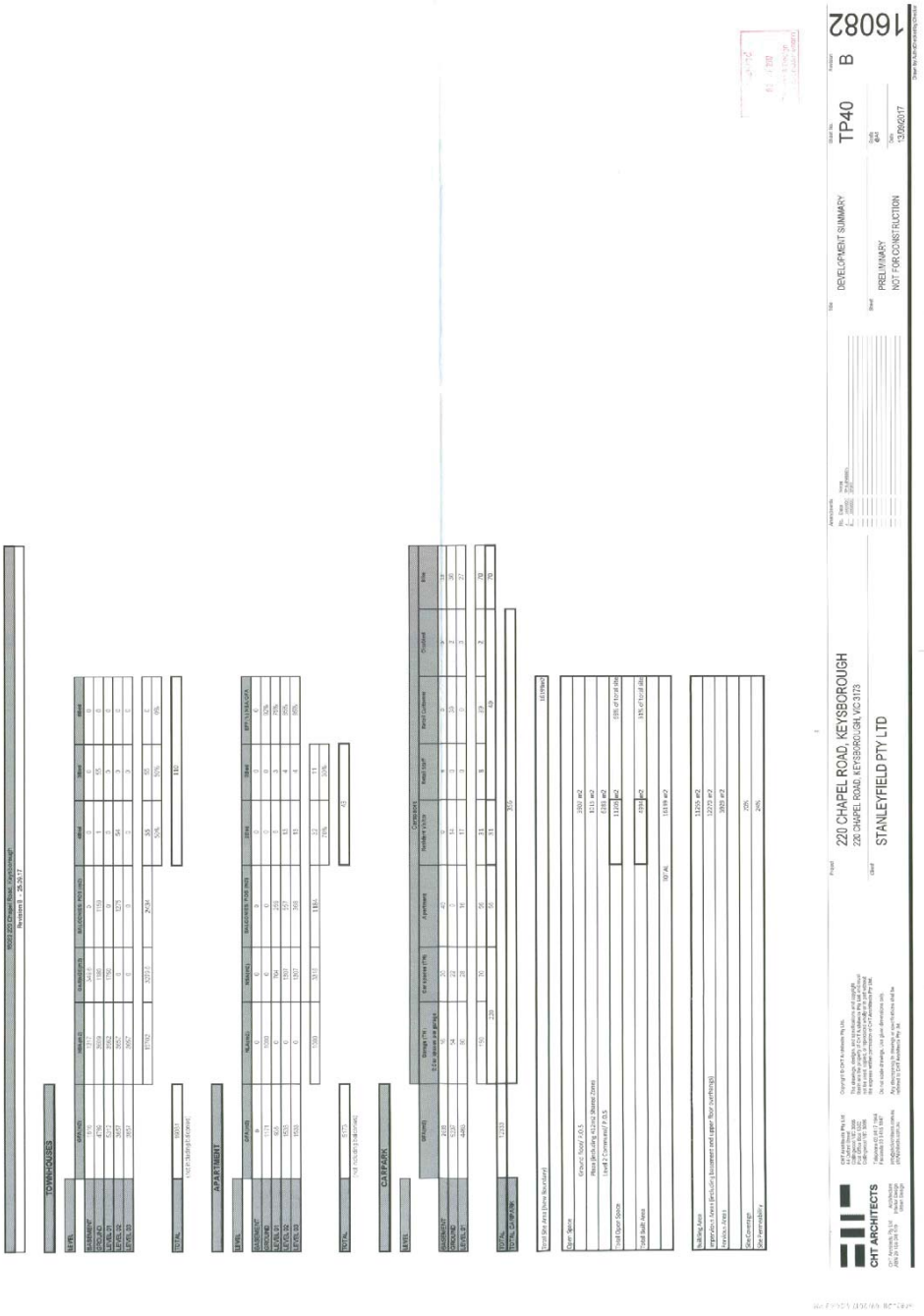
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STATUTORY PLANNING APPLICATIONS

TOWN PLANNING APPLICATION - No. 220 CHAPEL ROAD, KEYSBOROUGH (PLANNING APPLICATION No. PLN17/0370 AND DEVELOPMENT PLAN AMENDMENT PLNSM18/0001)

ATTACHMENT 3

CLAUSE 58 ASSESSMENT

PAGES 26 (including cover)

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

2.3.4 Town Planning Application – No. 220 Chapel Road, Keysborough South (Planning Application No. PLN17/0370 and Development Plan Amendment PLNSM18/0001) (Cont.)

ASSESSMENT – CLAUSE 58

Clause 58.02-1 Urban context objectives

Standard D1	The design response must be appropriate to the urban context and the site.	**x Standard not met**
	The proposed design response must respect the existing or preferred urban context and respond to the features of the site.	**x Standard not met**
Decision Guidelines	Any relevant urban design objective, policy or statement set out in the scheme. The urban context report. The design response.	The site is located on the corner of Hutton Road and Chapel Road Keysborough. There is no preferred neighbourhood character policy for the Commercial 1 Zone However the site is identified as part of a NAC and as such Clause 22.04 Urban Design in Activity and Neighbourhood Centres is applicable. Therefore, in considering the existing neighbourhood character, it is considered that the proposed development is not acceptable, particularly in relation to the neighbourhood character of the residential development ot the north and the interface with the Green Wedge Zone to the south In addition the primary are of the NAC located east of Chapel Road is of a two storey form and has been provided with acceptable side and rear setback in relation to the context of the site. The two street frontages have a very different neighbourhood character. It is considered the design response of a four storey high density residential apartment building with minimal setbacks to the northern boundary (6.54m), 2.07m building setback to the eastern boundary (with zero setback from the proposed canopy) and 3.5m setback to the southern boundary is unacceptable and out of character of the area. The proposed development is not considered to be generally in accordance with the approved development plan or the proposed amended development plan with respect the setbacks or the required provisions of landscaping or tree reserves along the boundaries to the north and west or the Chapel Road and Hutton Road frontages. The overall design is of an aggressive high density form that does not respond to the features of the site and surrounds.
Objectives	To ensure that the design responds to the existing urban context or contributes to the preferred future development of the area.	**x Objectives not met**

2.3.4 Town Planning Application – No. 220 Chapel Road, Keysborough South (Planning Application No. PLN17/0370 and Development Plan Amendment PLNSM18/0001) (Cont.)

	To ensure that development responds to the features of the site and the surrounding area.	

Clause 58.02-2 Residential policy objectives

Standard D2	An application must be accompanied by a written statement to the satisfaction of the responsible authority that describes how the development is consistent with any relevant policy for housing in the SPPF and the LPPF, including the MSS and local planning policies.	✓ **Standard met**
Decision Guidelines	The SPPF and the LPPF including the MSS and local planning policies.	
	The design response.	
Objectives	To ensure that residential development is provided in accordance with any policy for housing in the SFFP and the LPPF, including the MSS and local planning policies.	✓ **Objectives met**
	To support higher density residential development where development can take advantage of pubic and community infrastructure and services.	

Clause 58.02-3 Dwelling diversity objective

Standard D3	Developments of ten or more dwellings should provide a range of dwelling sizes and types, including dwellings with a different number of bedrooms	✓ **Standard met** **The proposal provides a mix of dwelling typologies with a mix of apartments with one two, three and four bedroom**
Objective	To encourage a range of dwellings sizes and types in developments of ten or more dwellings.	

Clause 58.02-4 Infrastructure objectives

Standard D4	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	The capacity of the existing infrastructure.	

2.3.4 Town Planning Application – No. 220 Chapel Road, Keysborough South (Planning Application No. PLN17/0370 and Development Plan Amendment PLNSM18/0001) (Cont.)

Guidelines	In the absence of reticulated sewerage, the capacity of the development to treat and retain all wastewater in accordance with the SEPP (Waters of Victoria) under the EPA 1970.	
	If the drainage system has little or no spare capacity, the capacity of the development to provide for stormwater drainage mitigation or upgrading of the local drainage system.	
Objectives	To ensure development is provided with appropriate utility services and infrastructure.	✓ **Objectives met**
	To ensure development does not unreasonably overload the capacity of utility services and infrastructure.	

Clause 58.02-5 Integration with the street objective

Standard D5	Developments should provide adequate vehicle and pedestrian links that maintain or enhance local accessibility.	✓ **Standard met**
	Developments should be oriented to front existing and proposed streets.	✓ **Standard met**
	High fencing in front of dwellings should be avoided if practicable.	x **Standard not met**
	Development next to existing public open space should be laid out to complement the open space.	**N/A**
Decision Guidelines	Any relevant urban design objective, policy or statement set out in this scheme.	
	The design response.	
Objective	To integrate the layout of development with the street.	x **Objectives not met**

2.3.4 Town Planning Application – No. 220 Chapel Road, Keysborough South (Planning Application No. PLN17/0370 and Development Plan Amendment PLNSM18/0001) (Cont.)

Clause 58.03-1 Energy efficiency objectives

Standard D6	Buildings should be: • Orientated to make appropriate use of solar energy. • Sited and designed to ensure that the energy efficiency of existing dwellings on adjoining lots is not unreasonably reduced.	**x Standard not met** The subject site is orientated east/west. The development will be configured in four building components running north to south and two building components running east to west. It is considered that the majority of the west facing apartments will be affected by overshadowing for the majority of the day.
	Living areas and private open space should be located on the north side of the development, if practicable.	**x Standard not met** **Orientation / Number of Apartments / Percentage (rounded to the nearest whole number)** **North** 20 13% **South** 13 8% **East** 18 12% **West** 36 23% **Central Parkway West** 25 16% **Central Parkway East** 28 18% **Eastern Concourse West** 15 10% **Total** 155 100% 20 out of 155 apartments (13%) of the proposed apartments face directly north with the majority of the remainder of the apartments being provided with a western aspect. Whilst 76 (49%) of the Apartments will face west . It is considered that the standard has not been met. The apartments facing central parkway west and eastern concourse west will be severely overshadowed.

2.3.4 Town Planning Application – No. 220 Chapel Road, Keysborough South (Planning Application No. PLN17/0370 and Development Plan Amendment PLNSM18/0001) (Cont.)

	Developments should be designed so that solar access to north-facing windows is optimised.	✗ **Standard not met**
	Dwellings should not exceed the following NatHERS maximum cooling load for climate zone 62 Moorabbin: 21 MJ/m^2 per annum.	✗ **Standard not met** **No information provided**
Decision Guidelines	The design response.	
	The size, orientation and layout of the site.	
	The existing amount of solar access to abutting properties.	
	The availability of solar access to north-facing windows on the site.	
	The annual cooling load for each dwelling.	
Objectives	To achieve and protect energy efficient dwellings and buildings.	✗ **Objectives not met**
	To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy.	
	To ensure dwellings achieve adequate thermal efficiency.	

Clause 58.03-2 Communal open space objective

Standard D7	Developments with 40 or more dwellings should provide a minimum area of communal open space of 2.5 square metres per dwelling or 250 square metres, which ever is the lesser.	✓ **Standard met** 155 apartments proposed creating a requirement for 387.5 sq. m of communal open space. It is unclear as to the total amount of communal open space has been provided from a review of the plans it look to be in excess of the minimum 250 Sq. metres required.
	Communal open space should: • Provide passive surveillance opportunities, where appropriate. • Provide outlook for as many dwellings as practicable. • Avoid overlooking into habitable rooms and private open space of new dwellings. • Minimise noise impacts to new and existing dwellings.	✓ **Standard met**
	Be designed to protect any natural features on the site.	✓ **Standard met**

2.3.4 Town Planning Application – No. 220 Chapel Road, Keysborough South (Planning Application No. PLN17/0370 and Development Plan Amendment PLNSM18/0001) (Cont.)

	Maximise landscaping opportunities.	✓ **Standard met**
	Be accessible, useable and capable of efficient management.	✓ **Standard met**
Decision Guidelines	Any relevant urban design objective, policy or statement set out in this scheme.	
	The design response.	
	The useability and amenity of the communal open space based on its size, location, accessibility and reasonable recreation needs of residents.	
	The availability of and access to public open space.	
Objective	To ensure that communal open space is accessible, practical, attractive, easily maintained and integrated with the layout of the development.	✓ **Objectives met**

Clause 58.03-3 Solar access to communal outdoor open space objective

Standard D8	The communal outdoor space should be located on the north side of a building, if practicable.	✓ **Standard met**
	At least 50 per cent or 125 square metres, whichever is the lesser, of the primary communal outdoor open space should receive a minimum of two hours of sunlight between 9am and 3pm on 21 June.	✓ **Standard met**
Decision Guidelines	The design response.	
	The useability and amenity of the primary communal outdoor space areas based on the urban context, the orientation of the building, the layout of dwellings and the sunlight it will receive.	
Objective	To allow solar access into communal outdoor open space.	✓ **Objectives met**

2.3.4 Town Planning Application – No. 220 Chapel Road, Keysborough South (Planning Application No. PLN17/0370 and Development Plan Amendment PLNSM18/0001) (Cont.)

Clause 58.03-4 Safety objective

Standard D9	Entrances to dwellings should not be obscured or isolated from the street and internal accessways.	✓ **Standard met** The proposed apartments will be accessed via a dedicated residential lobby and lift from Chapel Road and from the proposed car parking areas. It is unclear if the ground floor apartments/townhouses will be accessed from their respective parkways to the north, south and west. This can be clarified through a condition of permit. Access to the commercial elements of the proposal will be accessed via the main residential accessway into the retail and visitor car parking area on the ground floor. No loading and unloading areas have been designated. No members of the public will be able to access the residential lifts to the upper floors.
	Planting which creates unsafe spaces along streets and accessways should be avoided.	✓ **Standard met**
	Developments should be designed to provide good lighting, visibility and surveillance of car parks and internal accessways.	✓ **Standard met**
	Private spaces within developments should be protected from inappropriate use as public thoroughfares.	✓ **Standard met**
Decision Guidelines	The design response.	
Objectives	To ensure the layout of development provides for the safety and security of residents and property.	✓ **Objectives met**

2.3.4 Town Planning Application – No. 220 Chapel Road, Keysborough South (Planning Application No. PLN17/0370 and Development Plan Amendment PLNSM18/0001) (Cont.)

Clause 58.03-5 Landscaping objectives

Standard D10	The landscape layout and design should: • Be responsive to the site context. • Protect any predominant landscape features of the area. • Take into account the soil type and drainage patters of the site and integrate planting and water management. • Allow for intended vegetation growth and structural protection of buildings. • In locations of habitat importance, maintain existing habitat and provide for new habitat for plants and animals. • Provide a safe, attractive and functional environment for residents. • Consider landscaping opportunities to reduce heat absorption such as green walls, green roofs and roof top gardens and improve on-site storm water infiltration. • Maximise deep soil areas for planting of canopy trees.	**x Standard not met**
	Development should provide for the retention or planting of trees, where these are part of the urban context.	**x Standard not met**
	Development should provide for the replacement of any significant trees that have been removed in the 12 months prior to the application being made.	**N/A**
	The landscape design should specify landscape themes, vegetation (location and species), paving and lighting.	**x Standard not met**

2.3.4 Town Planning Application – No. 220 Chapel Road, Keysborough South (Planning Application No. PLN17/0370 and Development Plan Amendment PLNSM18/0001) (Cont.)

	Developments should provide the deep soil areas and canopies as specified in Table D2: **Table D2 Deep soil areas and canopy trees** **Site area** / **Deep soil areas** / **Minimum tree provision** 750 - 1000 square metres / 5% of site area (minimum dimension of 3 metres) / 1 small tree (6-8 metres) per 30 square metres of deep soil 1001 - 1500 square metres / 7.5% of site area (minimum dimension of 3 metres) / 1 medium tree (8-12 metres) per 50 square metres of deep soil or 1 large tree per 90 square metres of deep soil 1501 - 2500 square metres / 10% of site area (minimum dimension of 6 metres) / 1 large tree (at least 12 metres) per 90 square metres of deep soil or 2 medium trees per 90 square metres of deep soil >2500 square metres / 15% of site area (minimum dimension of 6 metres) / 1 large tree (at least 12 metres) per 90 square metres of deep soil or 2 medium trees per 90 square metres of deep soil *Where an existing canopy tree over 8 metres can be retained on a lot greater than 1000 square metres without damage during the construction period, the minimum deep soil requirement is 7% of the site area.*	**x Standard not met**
	If the development cannot provide the deep soil areas and canopy trees specified in Table D2, an equivalent canopy cover should be achieved by providing either: • Canopy trees or climbers (over a pergola) with planter pits sized appropriately for the mature tree soil volume requirements. • Vegetated planters, green roofs or green facades.	**x Standard not met**
Decision Guidelines	Any relevant plan or policy for environmental sustainability in the SPPF and LPPF, including the MSS and local planning policies.	No details have been provided and as such an assessment cannot be undertaken.
	The design response.	
	The location and size of gardens and the predominant plant types in the area.	
	The health of any trees to be removed.	

2.3.4 Town Planning Application – No. 220 Chapel Road, Keysborough South (Planning Application No. PLN17/0370 and Development Plan Amendment PLNSM18/0001) (Cont.)

	The suitability of the proposed location and soil volume for canopy trees.	
	The ongoing management of landscaping within a development.	
	The soil type and drainage patterns of the site.	
Objectives	To encourage development that respects the landscape character of the area.	**x Objectives not met**
	To encourage development that maintains and enhances habitat for plants and animals in locations of habitat importance.	
	To provide appropriate landscaping.	
	To encourage the retention of mature vegetation on the site.	
	To promote climate responsive landscape design and water management in developments to support thermal comfort and reduce the urban heat island effect.	

Clause 58.03-6 Access objective

Standard D11	The width of accessways or car spaces should not exceed: • 33 per cent of the street frontage, or • If the width of the street frontage is less than 20 metres, 40 per cent of the street frontage.	**✓ Standard met** **The development proposes a 26.5 metre wide crossover from Chapel Road approximately 19.27% of the street frontage (137.45m)**
	No more than one single-width crossover should be provided for each dwelling fronting a street	**N/A**
	The location of crossovers should maximise the retention of on-street car parking spaces.	**✓ Standard met**
	The number of access points to a road in a Road Zone should be minimised.	**N/A**
	Developments must provide for access for service, emergency and delivery vehicles.	**✓ Standard met**
Decision Guidelines	The design response.	
	The impact on the streetscape.	
	The reduction of on-street car parking spaces.	

2.3.4 Town Planning Application – No. 220 Chapel Road, Keysborough South (Planning Application No. PLN17/0370 and Development Plan Amendment PLNSM18/0001) (Cont.)

	The effect of any significant vegetation on the site and footpath.	
Objective	To ensure the number and design of vehicle crossovers respects the urban context.	✓ **Objectives met**

Clause 58.03-7 Parking location objectives

Standard D12	Car parking facilities should: • Be reasonably close and convenient to dwellings. • Be secure. • Be well ventilated if enclosed.	✓ **Standard met**
	Shared accessways or car parks of other dwellings 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.	**N/A**
Decision Guidelines	The design response.	
Objectives	To provide convenient parking for resident and visitor vehicles.	✓ **Objectives met**
	To protect residents from vehicular noise within developments.	

Clause 58.03-8 Integrated water and stormwater management objectives

Standard D13	Buildings should be designed to collect rainwater for non-drinking purposes such as flushing toilets, laundry appliances and garden use.	✓ **Standard met**
	Buildings should be connected to a non-potable dual pipe reticulated water supply, where available from the water authority.	✓ **Standard met**
	The stormwater management system should be: • Designed to meet the current best practice performance objective for stormwater quality as contained in the Urban Stormwater – Best Practice Environmental Guidelines (Victorian Stormwater Committee 1999) as amended. • Designed to maximise infiltration of stormwater, water and drainage of residual flows into permeable surfaces, tree pits and treatment areas.	✓ **Standard met** **The application was referred to Councils Assets Department who had no objection to the proposal subject to conditions**

2.3.4 Town Planning Application – No. 220 Chapel Road, Keysborough South (Planning Application No. PLN17/0370 and Development Plan Amendment PLNSM18/0001) (Cont.)

Decision Guidelines	Any relevant water and stormwater management objective, policy or statement set out in this scheme.	
	The design response.	
	Whether the development has utilised alternative water sources and/or incorporated water sensitive urban design.	
	Whether discharge from the site to the stormwater will adversely affect water quality entering the drainage system.	
	The capacity of the drainage network to accommodate additional stormwater.	
	Whether the stormwater treatment areas can be effectively maintained.	
Objectives	To encourage the use of alternative water sources such as rainwater, stormwater and recycled water.	✓ **Objectives met**
	To facilitate stormwater collection, utilisation and infiltration with the development.	
	To encourage development that reduces the impact of stormwater run-off on the drainage system and filters sediment and waste from stormwater prior to discharge from the site.	

Clause 58.04-1 Building setback objectives

Standard D14	The built form of the development must respect the existing or preferred urban context and respond to the features of the site.	✗ **Standard not met** It is considered that the proposed development and its built form will not respect the preferred urban context within the Neighbourhood Activity Centre and does not respond well to the features of the site and its surrounds. The subject site sits within a peripheral area bounded by General Residential Zone to the north (maximum two (2) storey dwellings) and west (Vacant land) a road zone category 1 to the south with Green Wedge Zoned Land further south. A new primary school is proposed to the north of the NAC a permit was not required for the construction of this State School.it is considered that the subject development would not meet the preferred urban context at this location and will be not be generally in accordance with the approved development plan.

2.3.4 Town Planning Application – No. 220 Chapel Road, Keysborough South (Planning Application No. PLN17/0370 and Development Plan Amendment PLNSM18/0001) (Cont.)

Buildings should be set back from side and rear boundaries, and other buildings within the site to: • Ensure adequate daylight into new habitable room windows. • Avoid direct views into habitable room windows and private open space of new and existing dwellings. Developments should avoid relying on screening to reduce views. • Provide an outlook from dwellings that creates a reasonable visual connection to the external environment. • Ensure the dwellings are designed to meet the objectives of Clause 58.		**× Standard not met**
Decision Guidelines	The purpose of the zone and/or overlay that applies to the land.	The intensity and height of the development proposal is unusual for the surrounding area and is considered a departure from what is envisioned for the site by the Development Plan. It is considered that the proposed townhouse have predominantly inactive frontage including bath windows/ interface to their internal private courtyard entry and the adjoining communal northern concourse. Amenity impacts for future residents are of major concern with the west terrace and the central walk area being overshadowed during most times of the day, except at 1pm. In addition to the above, the shadow of the four-storey massing flanking the central concourse with the minimum 11.843m building separation will result in a limited solar access into the ground floor living room of the adjoining townhouses. This condition may even be worsened when the tree canopies grow to their mature size. The proposed landscape plan shows that the central concourse will have a mix of 10 ornamental species and 5 feature deciduous species. It is recommended that more deciduous trees are used than the ornamental species to allow more light penetration during the winter
	Any relevant urban design objective, policy or statement set out in this scheme.	
	The urban context report.	
	The design response.	
	The relationship between the proposed building setback and the building setbacks of existing adjacent buildings, including the interface with laneways.	
	The extent to which the proposed dwellings are provided with reasonable daylight access through the layout of rooms and the number, size, location and orientation of windows.	
	The impact of overlooking on the amenity of existing and proposed dwellings.	
	The existing extent of overlooking into existing dwellings and private open space.	

2.3.4 Town Planning Application – No. 220 Chapel Road, Keysborough South (Planning Application No. PLN17/0370 and Development Plan Amendment PLNSM18/0001) (Cont.)

	Whether the development meets the objectives of Clause 58.	months. The appearance of the Chapel Road massing is considered to be long and unbroken without any meaningful vertical modulation or an effective 'break'. Furthermore the extent of built form on the site results in a lack of landscaping as well as resulting in an overall building height which is considered to be out of keeping with the existing neighbourhood character of the area.
Objectives	To ensure the setback of a building from a boundary appropriately responds to the existing urban context or contributes to the preferred future development of the area.	✗ **Objectives not met**
	To allow adequate daylight into new dwellings.	
	To limit views into habitable room windows and private open space of new and existing dwellings.	
	To provide a reasonable outlook from new dwellings.	
	To ensure the building setbacks provide appropriate internal amenity to meet the needs of residents.	

Clause 58.04-2 Internal views objective

Standard D15	Windows and balconies should be designed to prevent overlooking of more than 50 per cent of the private open space of a lower-level dwelling directly below and within the same development.	✓ **Standard met**
Decision Guidelines	The design response.	
Objective	To limit views into the private open space and habitable room windows of dwellings within a development.	✓ **Objectives met**

Clause 58.04-3 Noise impacts objectives

Standard D16	Noise sources, such as mechanical plants should not be located near bedrooms of immediately adjacent existing dwellings.	✓ **Standard met**
	The layout of new dwellings and buildings should minimise noise transmission within the site.	✓ **Standard met**

2.3.4 Town Planning Application – No. 220 Chapel Road, Keysborough South (Planning Application No. PLN17/0370 and Development Plan Amendment PLNSM18/0001) (Cont.)

Noise sensitive rooms (such as living areas and bedrooms) should be located to avoid noise impacts from mechanical plants, lifts, building services, non-residential uses, car parking, communal areas and other dwellings.		✓ **Standard met**
New dwellings should be designed and constructed to include acoustic attenuation measures to reduce noise levels from off-site noise sources.		✓ **Standard met**
Buildings within a noise influence area specified in Table D3 should be designed and constructed to achieve the following noise levels: • Not greater than 35dB(A) for bedrooms, assessed as an LAeq,8h from 10pm to 6am. • Not greater than 40dB(A) for living areas, assessed as an LAeq,16h from 6am to 10pm **Table D3 Noise influence area** **Noise source** / **Noise influence area** **Zone interface** Industry: 300 metres from the Industrial 1, 2 and 3 zone boundary **Roads** Freeways, tollways and other roads carrying 40,000 Annual Average Daily Traffic Volume: 300 metres from the nearest trafficable lane **Railways** Railway servicing passengers in Victoria: 80 metres from the centre of the nearest track Railway servicing freight outside Metropolitan Melbourne: 80 metres from the centre of the nearest track Railway servicing freight in Metropolitan Melbourne: 135 metres from the centre of the nearest track *The noise influence area should be measured from the closest part of the building to the noise source.* Buildings, or part of a building screened from a noise source by an existing solid structure, or the natural topography of the land, do not need to meet the specified noise level requirements. Noise levels should be assessed in unfurnished rooms with a finished floor and the windows closed.		✓ **Standard met**
Decision	The design response.	The proposed development is located adjacent to Hutton road and from

2.3.4 Town Planning Application – No. 220 Chapel Road, Keysborough South (Planning Application No. PLN17/0370 and Development Plan Amendment PLNSM18/0001) (Cont.)

Guidelines	Whether it can be demonstrated that the design treatment incorporated into the development meets the specified noise levels or an acoustic report by a suitably qualified specialist submitted with the application.	Chapel Road. The applicant has not submitted an environmental noise assessment but Transport planning have detailed Chapel Road will only ever reach approximately 8-10000AADT with Hutton Road currently averaging 20000 which is expected to not increase.
	Whether the impact of potential noise sources within a development have been mitigated through design, location and siting.	
	Whether the layout of rooms within a dwelling mitigates noise transfer within and between dwellings.	
	Whether an alternative design meets the relevant objectives having regard to the amenity of the dwelling and the site context.	
Objectives	To contain noise sources in developments that may affect existing dwellings.	✓ **Objectives met**
	To protect residents from external and internal noise sources.	

Clause 58.05-1 Accessibility objective

Standard D17	At least 50 per cent of dwellings should have: • A clear opening width of at least 850mm at the entrance to the dwelling and main bedroom. • A clear path with a minimum width of 1.2 metres that connects the dwelling entrance to the main bedroom, an adaptable bathroom and the living area. • A main bedroom with access to an adaptable bathroom.

✖ **Standard not met**

2.3.4 Town Planning Application – No. 220 Chapel Road, Keysborough South (Planning Application No. PLN17/0370 and Development Plan Amendment PLNSM18/0001) (Cont.)

	At least 50 per cent of dwellings should have: • At least one adaptable bathroom that meets all of the requirements of either Design A or Design B specified in Table D4. **Table D4 Bathroom design** **Design option A** / **Design option B** Door opening: A clear 850mm wide door opening. / A clear 820mm wide door opening located opposite the shower. Door design: Either: ▪ A slide door, or ▪ A door that opens outwards, or ▪ A door that opens inwards that is clear of the circulation area and has readily removable hinges. / Either: ▪ A slide door, or ▪ A door that opens outwards, or ▪ A door that opens inwards and has readily removable hinges. Circulation area: A clear circulation area that is: ▪ A minimum area of 1.2 metres by 1.2 metres. ▪ Located in front of the shower and the toilet. ▪ Clear of the toilet, basin and the door swing. The circulation area for the toilet and shower can overlap. / A clear circulation area that is: ▪ A minimum width of 1 metre. ▪ The full length of the bathroom and a minimum length of 2.7 metres. ▪ Clear of the toilet and basin. The circulation area can include a shower area. Path to circulation area: A clear path with a minimum width of 900mm from the door opening to the circulation area. / Not applicable. Shower: A hobless (step-free) shower. / A hobless (step-free) shower that has a removable shower screen and is located on the furthest wall from the door opening. Toilet: A toilet located in the corner of the room. / A toilet located closest to the door opening and clear of the circulation area.	✖ **Standard not met** **No documentation submitted to identify at least 50% compliance.**
Objective	To ensure the design of dwellings meets the needs of people with limited mobility.	✖ **Objectives not met**

2.3.4 Town Planning Application – No. 220 Chapel Road, Keysborough South (Planning Application No. PLN17/0370 and Development Plan Amendment PLNSM18/0001) (Cont.)

Clause 58.05-2 Building entry and circulation objectives

Standard D18	Entries to dwellings and buildings should: • Be visible and easily identifiable. • Provide shelter, a sense of personal address and a transitional space around the entry.	✓ **Standard met**
	The layout and design of buildings should: • Clearly distinguish entrances to residential and non-residential areas. • Provide windows to building entrances and lift areas. • Provide visible, safe and attractive stairs from the entry level to encourage use by residents. • Provide common areas and corridors that: - Include at least one source of natural light and natural ventilation. - Avoid obstruction from building services. - Maintain clear sight lines.	✓ **Standard met**
Decision Guidelines	The design response.	
	The useability and amenity of internal communal areas based on daylight access and the natural ventilation it will receive.	
Objectives	To provide each dwelling and building with its own sense of identity.	✓ **Objectives met**
	To ensure the internal layout of buildings provide for the safe, functional and efficient movement of residents.	
	To ensure internal communal areas provide adequate access to daylight and natural ventilation.	

2.3.4 Town Planning Application – No. 220 Chapel Road, Keysborough South (Planning Application No. PLN17/0370 and Development Plan Amendment PLNSM18/0001) (Cont.)

Clause 58.05-3 Private open space objective

Standard D19	A dwelling should have private open space consisting of: • An area of 25 square metres, with a minimum dimension of 3 metres at natural ground floor level and convenient access from a living room, or • An area of 15 square metres, with a minimum dimension of 3 metres at a podium or other similar base and convenient access from a living room, or • A balcony with an area and dimensions specified in Table D5 and convenient access from a living room, or • A roof-top area of 10 square metres with a minimum dimension of 2 metres and convenient access from a living room. **Table D5 Balcony size** **Dwelling type** / **Minimum area** / **Minimum dimension** Studio or 1 bedroom dwelling / 8 square metres / 1.8 metres 2 bedroom dwelling / 8 square metres / 2 metres 3 or more bedroom dwelling / 12 square metres / 2.4 metres If a cooling or heating unit is located on a balcony, the balcony should provide an additional area of 1.5 square metres.	✖ **Standard not met**
Decision Guidelines	The design response.	The proposed site is a green field site that has been identified for low scale commercial use and development. It is considered that whilst the application shows landscaped areas and areas for recreation that the high density residential development could accommodate the required private open space requirements due to the size of the site and through a better design. The majority of the internal walkways / parkland space will be overshadowed throughout the day as will many of the west facing balconies in addition the services for air-conditioning etc. have not been identified on the plans. It is considered that a variation to the standard is not acceptable and therefore adequate private open space for the recreation and service needs of the residents has not been provided.
	The useability and functionality of the private open space, including its size and accessibility.	
	The amenity of the private open space based on the orientation of the lot, the wind conditions and the sunlight it will receive.	
	The availability of and access to public or communal open space.	
Objective	To provide adequate private open space for the reasonable recreation and service needs of residents.	✖ **Objectives not met**

2.3.4 Town Planning Application – No. 220 Chapel Road, Keysborough South (Planning Application No. PLN17/0370 and Development Plan Amendment PLNSM18/0001) (Cont.)

Clause 58.05-4 Storage objective

Standard D20	Each dwelling should have convenient access to useable and secure storage space. The total minimum storage space (including kitchen, bathroom and bedroom storage) should meet the requirements specified in Table D6. **Table D6 Storage** **Dwelling type** / **Total minimum storage volume** / **Minimum storage volume within the dwelling** Studio / 8 cubic metres / 5 cubic metres 1 bedroom dwelling / 10 cubic metres / 6 cubic metres 2 bedroom dwelling / 14 cubic metres / 9 cubic metres 3 or more bedroom dwelling / 18 cubic metres / 12 cubic metres	✖ **Standard not met** ✖ **Standard not met** .
Decision Guidelines	The design response. The useability, functionality and location of storage facilities provided for the dwelling.	
Objective	To provide adequate storage facilities for each dwelling.	✖ **Objectives not met**

Clause 58.06-1 Common property objectives

Standard D21	Developments should clearly delineate public, communal and private areas.	✓ **Standard met**
	Common property, where provided, should be functional and capable of efficient management.	✓ **Standard met**
Objectives	To ensure that communal open space, car parking, access areas and site facilities are practical, attractive and easily maintained. To avoid future management difficulties in areas of common ownership.	✓ **Objectives met**

Clause 58.06-2 Site services objectives

Standard D22	The design and layout of dwellings should provide sufficient space (including easements where required) and facilities for services to be installed and maintained efficiently and economically.	✓ **Standard met**

2.3.4 Town Planning Application – No. 220 Chapel Road, Keysborough South (Planning Application No. PLN17/0370 and Development Plan Amendment PLNSM18/0001) (Cont.)

	Mailboxes and other site facilities should be adequate in size, durable, waterproof and blend in with the development.	✖ **Standard not met**
	Mailboxes should be provided and located for convenient access as required by Australia Post.	✖ **Standard not met**
Decision Guidelines	The design response.	
Objectives	To ensure that site services can be installed and easily maintained.	✖ **Objectives not met**
	To ensure that site facilities are accessible, adequate and attractive.	

Clause 58.06-3 Waste and recycling objectives

Standard D23	Developments should include dedicated areas for: • Waste and recycling enclosures which are: - Adequate in size, durable, waterproof and blend in with the development. - Adequately ventilated. - Located and designed for convenient access by residents and made easily accessible to people with limited mobility. • Adequate facilities for bin washing. These areas should be adequately ventilated. • Collection, separation and storage of waste and recyclables, including where appropriate opportunities for on-site management of food waste through composting or other waste recovery as appropriate. • Collection, storage and reuse of garden waste, including opportunities for on-site treatment, where appropriate, or off-site removal for reprocessing. • Adequate circulation to allow waste and recycling collection vehicles to enter and leave the site without reversing. • Adequate internal storage space within each dwelling to enable the separation of waste, recyclables and food waste where appropriate.	✓ **Standard met** Applicant has submitted a waste management plan outlining the steps that will be taken to comply with the Standard. Private Collection required. A condition of any permit issued would require an amended waste management plan

2.3.4 Town Planning Application – No. 220 Chapel Road, Keysborough South (Planning Application No. PLN17/0370 and Development Plan Amendment PLNSM18/0001) (Cont.)

	Waste and recycling management facilities should be designed and managed in accordance with a Waste Management Plan approved by the responsible authority and: • Be designed to meet the best practice waste and recycling management guidelines for residential development adopted by Sustainability Victoria. • Protect public health and amenity of residents and adjoining premises from the impacts of odour, noise and hazards associated with waste collection vehicle movements.	✓ **Standard met** Waste Management Plan submitted, referred and approved by Councils Waste Department Subject to conditions.
Decision Guidelines	The design response.	
	Any relevant waste and recycling objective, policy or statement set out in this scheme.	
Objectives	To ensure dwellings are designed to encourage waste recycling.	✓ **Objectives met**
	To ensure that waste and recycling facilities are accessible, adequate and attractive.	
	To ensure that waste and recycling facilities are designed and managed to minimise impacts on residential amenity, health and the public realm.	

Clause 58.07-1 Functional layout objective

Standard D24	Bedrooms should: • Meet the minimum internal room dimensions specified in Table D7. • Provide an area in addition to the minimum internal room dimensions to accommodate a wardrobe. **Table D7 Bedroom dimensions** **Bedroom type** / **Minimum width** / **Minimum depth** Main bedroom / 3 metres / 3.4 metres All other bedrooms / 3 metres / 3 metres	✓ **Standard met**

2.3.4 Town Planning Application – No. 220 Chapel Road, Keysborough South (Planning Application No. PLN17/0370 and Development Plan Amendment PLNSM18/0001) (Cont.)

	Living areas (excluding dining and kitchen areas) should meet the minimum internal room dimensions specified in Table D8. **Table D8 Living area dimensions** Dwelling type / Minimum width / Minimum area Studio and 1 bedroom dwelling / 3.3 metres / 10 sqm 2 or more bedroom dwelling / 3.6 metres / 12 sqm	✓ **Standard met**
Decision Guidelines	The design response. The useability, functionality and amenity of habitable rooms.	
Objective	To ensure dwellings provide functional areas that meet the needs of residents.	✓ **Objectives met**

Clause 58.07-2 Room depth objective

Standard D25	Single aspect habitable rooms should not exceed a room depth of 2.5 times the ceiling height.	✓ **Standard met**
	The depth of a single aspect, open plan, habitable room may be increased to 9 metres if all the following requirements are met: • The room combines the living area, dining area and kitchen. • The kitchen is located furthest from the window. • The ceiling height is at least 2.7 metres measured from finished floor level to finished ceiling level. This excludes where services are provided above the kitchen.	✓ **Standard met**
	The room depth should be measured from the external surface of the habitable room window to the rear wall of the room.	✓ **Standard met**
Decision Guidelines	The design response. The extent to which the habitable room is provided with reasonable daylight access through the number, size, location, and orientation of windows. The useability, functionality and amenity of the dwelling based on layout, siting, size and orientation of habitable rooms. Any overhang above habitable room windows that limits daylight access.	

2.3.4 Town Planning Application – No. 220 Chapel Road, Keysborough South (Planning Application No. PLN17/0370 and Development Plan Amendment PLNSM18/0001) (Cont.)

Objective	To allow adequate daylight into single aspect habitable rooms.	✓ **Objectives met**

Clause 58.07-3 Windows objective

Standard D26	Habitable rooms should have a window in an external wall of the building.	✓ **Standard met**
	A window may provide daylight to a bedroom from a smaller secondary area within the bedroom where the window is clear to the sky. The secondary area should be: • A minimum width of 1.2 metres. • A maximum depth of 1.5 times the width, measured from the external surface of the window.	✓ **Standard met**
Decision Guidelines	The design response.	
	The extent to which the habitable room is provided with reasonable daylight access through the number, size, location and orientation of windows.	
	The useability and amenity of the dwelling based on the layout, size, siting, size and orientation of habitable rooms.	
Objective	To allow adequate daylight into new habitable room windows.	✓ **Objectives met**

Clause 58.07-4 Natural ventilation objectives

Standard D27	The design and layout of dwellings should maximise openable windows, doors or other ventilation devices in external walls of the building, where appropriate.	✓ **Standard met**

2.3.4 Town Planning Application – No. 220 Chapel Road, Keysborough South (Planning Application No. PLN17/0370 and Development Plan Amendment PLNSM18/0001) (Cont.)

	At least 40 per cent of dwellings should provide effective cross ventilation that has: • A maximum breeze path through the dwelling of 18 metres. • A minimum breeze path through the dwelling of 5 metres. • Ventilation openings with approximately the same area. The breeze path is measured between the ventilation openings on different orientations of the dwelling.		✓ **Standard met**
Decision Guidelines	The design response.		
	The size, orientation, slope and wind exposure of the site.		
	The extent to which the orientation of the building and the layout of dwellings maximises opportunities for cross ventilation.		
	Whether an alternative design meets the relevant objectives having regard to the amenity of the dwelling and the site context.		
Objectives	To encourage natural ventilation of dwellings.		✓ **Objectives met**
	To allow occupants to effectively manage natural ventilation of dwellings.		

2.3.4 Town Planning Application – No. 220 Chapel Road, Keysborough South (Planning Application No. PLN17/0370 and Development Plan Amendment PLNSM18/0001) (Cont.)

STATUTORY PLANNING APPLICATIONS

TOWN PLANNING APPLICATION - No. 220 CHAPEL ROAD, KEYSBOROUGH (PLANNING APPLICATION No. PLN17/0370 AND DEVELOPMENT PLAN AMENDMENT PLNSM18/0001)

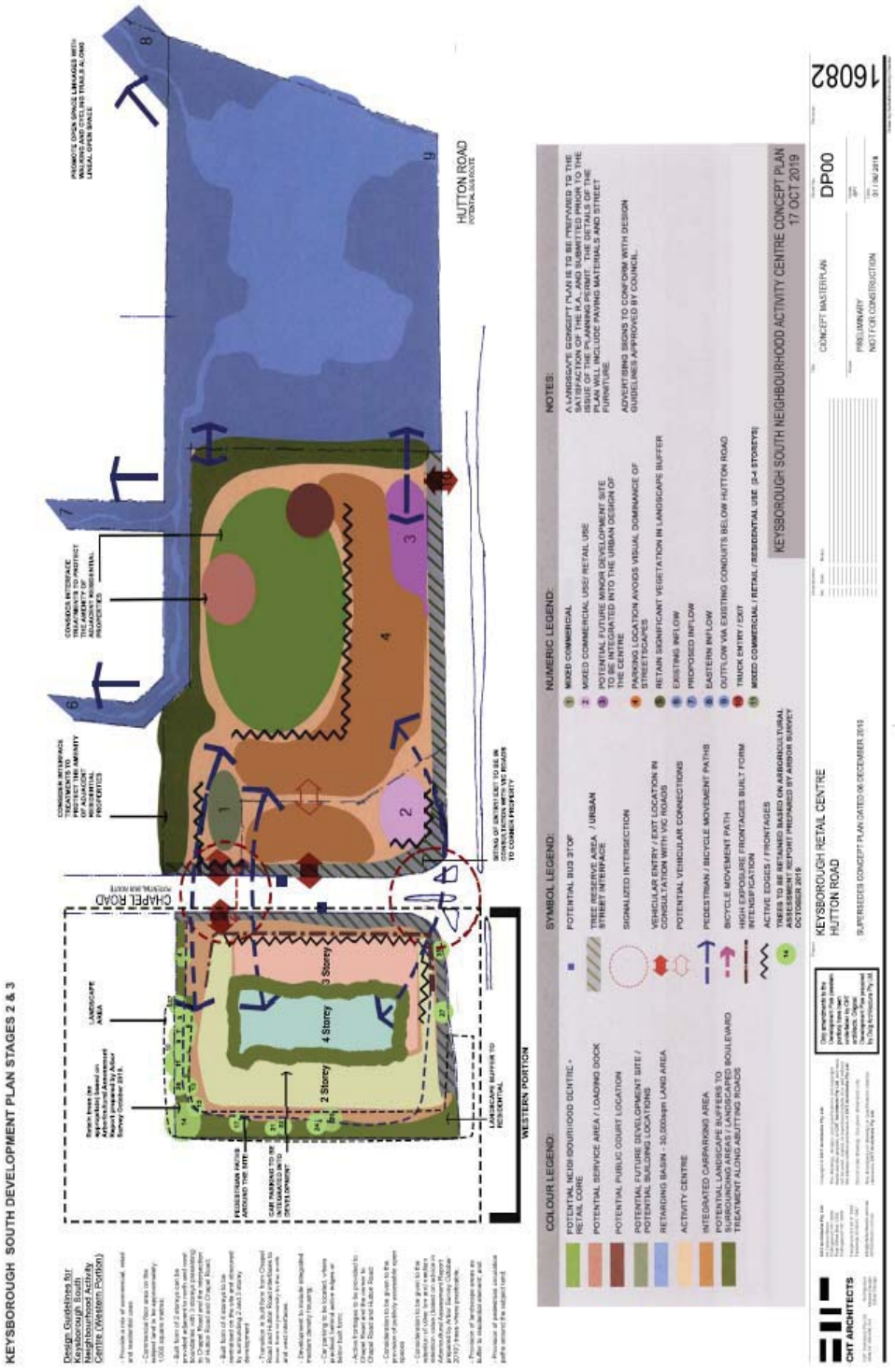
ATTACHMENT 1

WITHOUT PREJUDICE DEVELOPMENT PLAN AMENDMENT

PAGES 2 (including cover)

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

2.3.4 Town Planning Application – No. 220 Chapel Road, Keysborough South (Planning Application No. PLN17/0370 and Development Plan Amendment PLNSM18/0001) (Cont.)



2.3.4 Town Planning Application – No. 220 Chapel Road, Keysborough South (Planning Application No. PLN17/0370 and Development Plan Amendment PLNSM18/0001) (Cont.)

STATUTORY PLANNING APPLICATIONS

TOWN PLANNING APPLICATION - No. 220 CHAPEL ROAD, KEYSBOROUGH (PLANNING APPLICATION No. PLN17/0370 AND DEVELOPMENT PLAN AMENDMENT PLNSM18/0001)

ATTACHMENT 2

WITHOUT PREJUDICE PLANNING APPLICATION PLANS (PLN17/0370)

PAGES 22 (including cover)

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

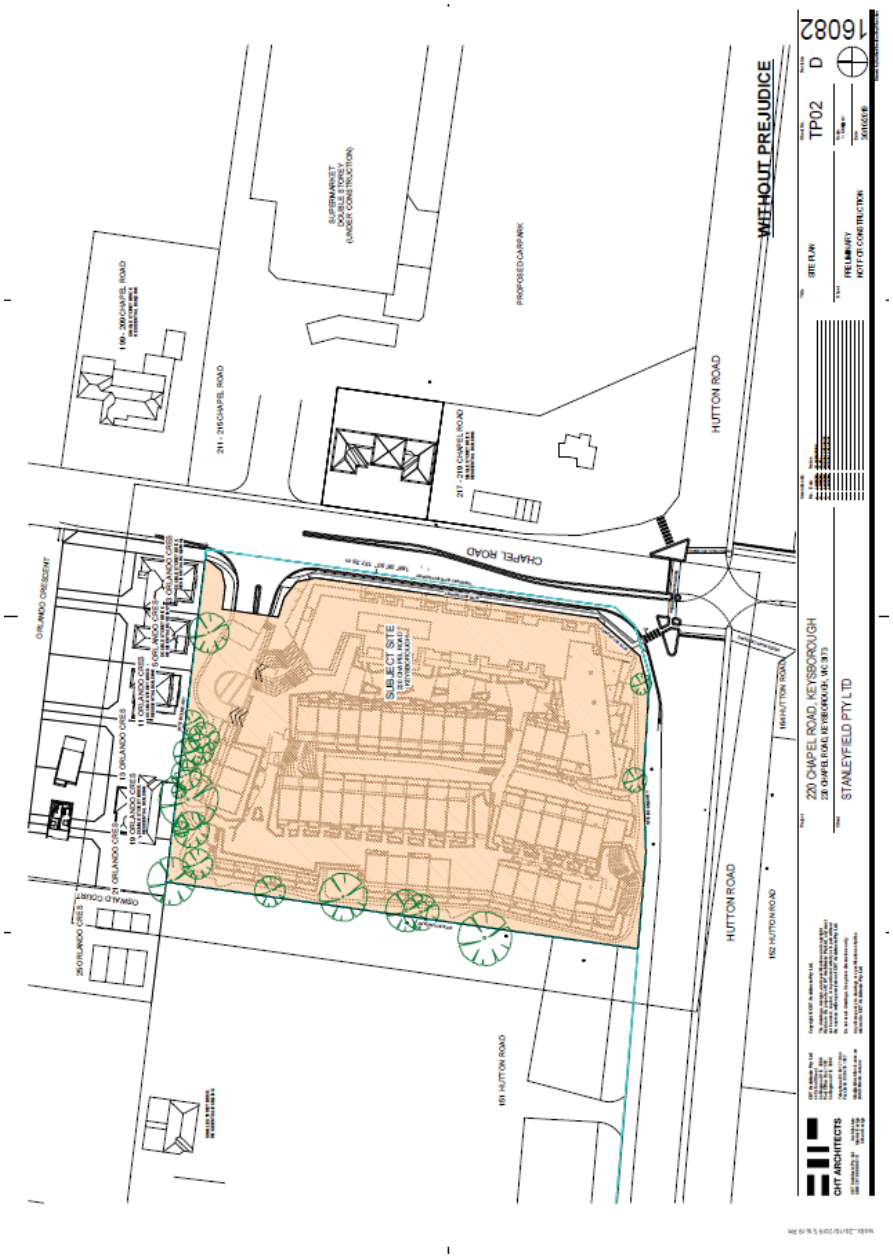
2.3.4 Town Planning Application – No. 220 Chapel Road, Keysborough South (Planning Application No. PLN17/0370 and Development Plan Amendment PLNSM18/0001) (Cont.)



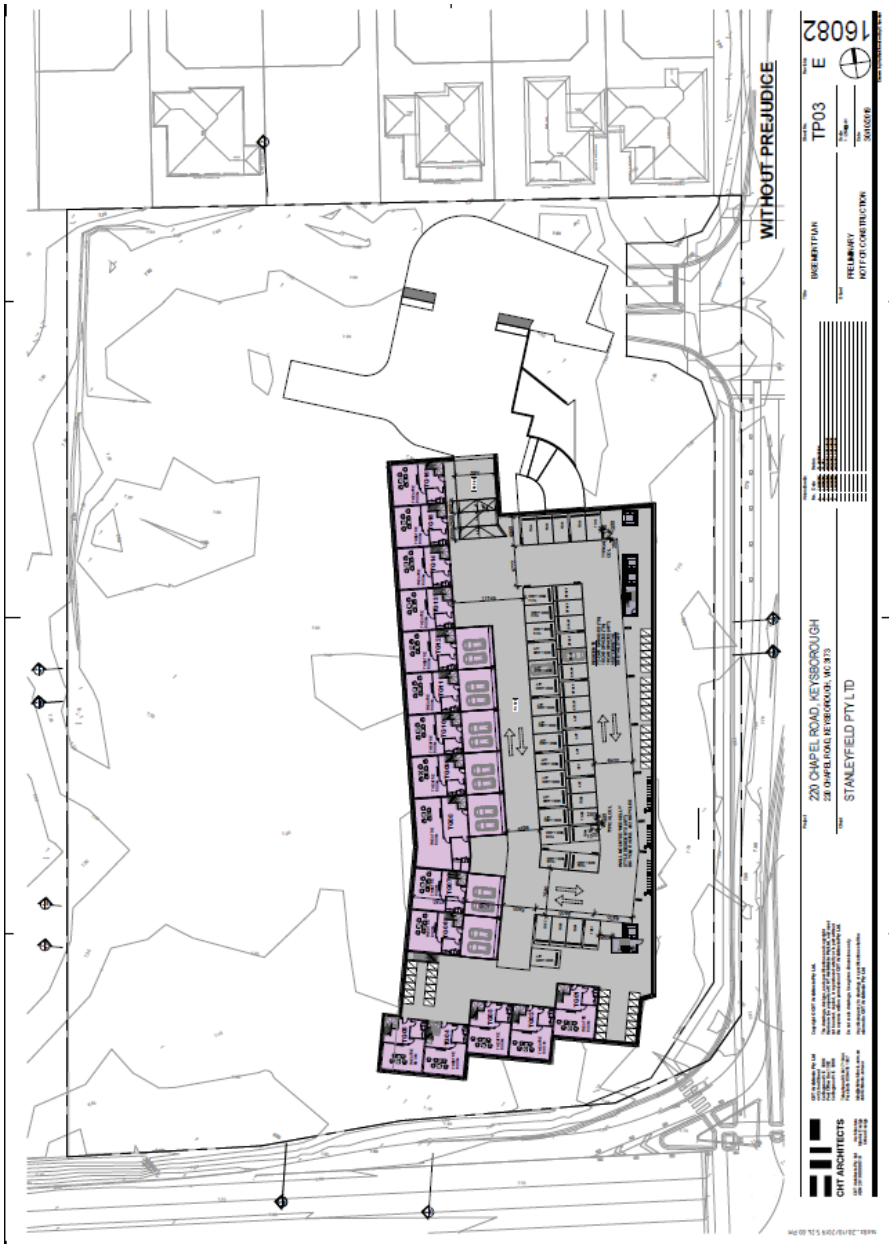
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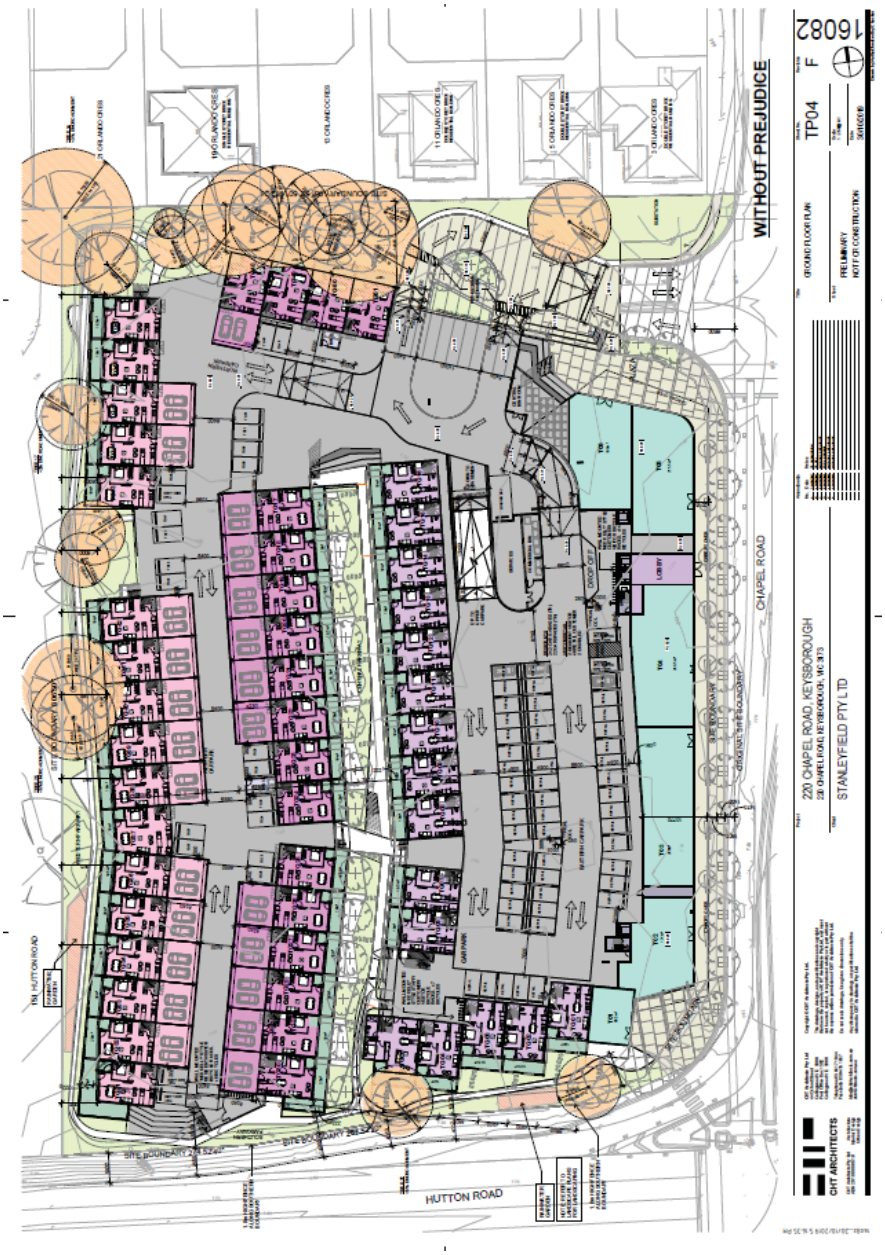
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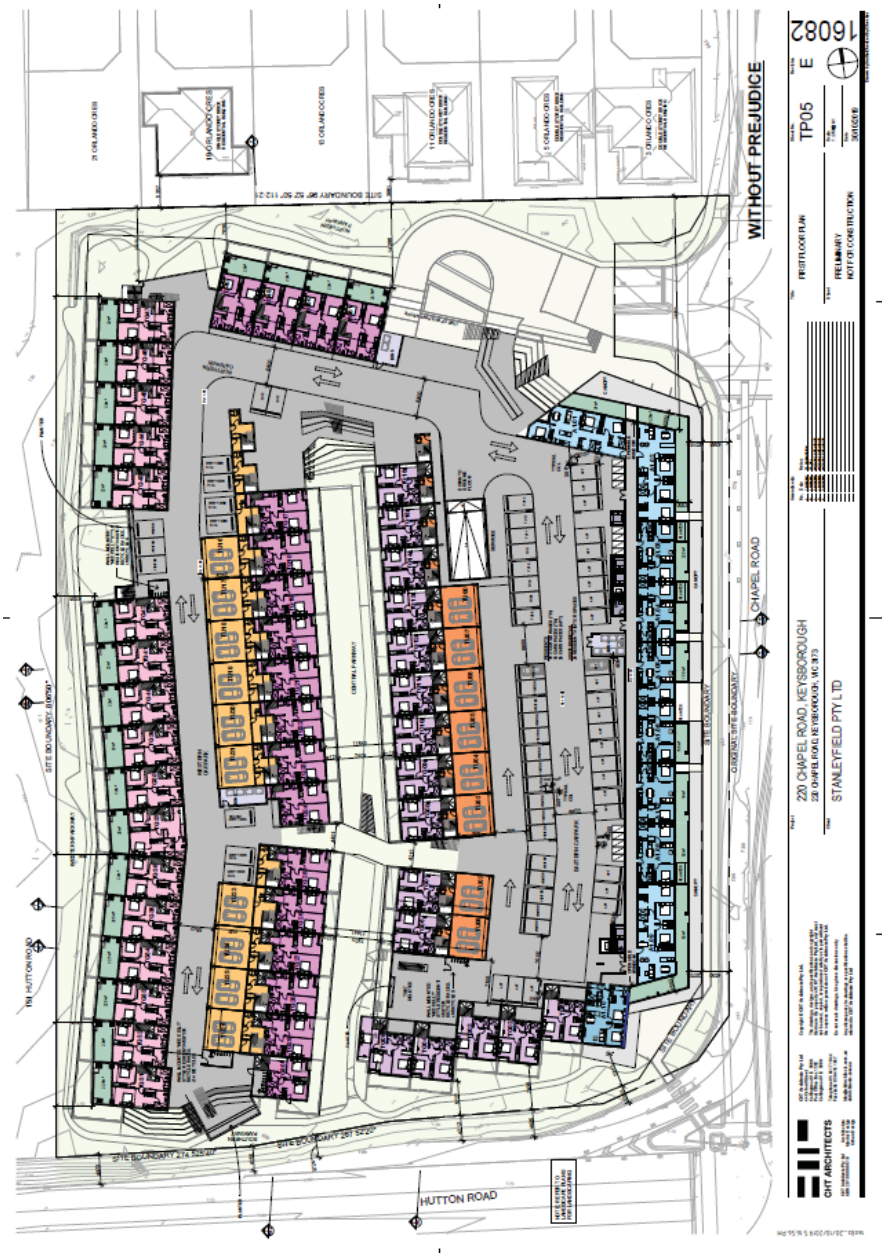
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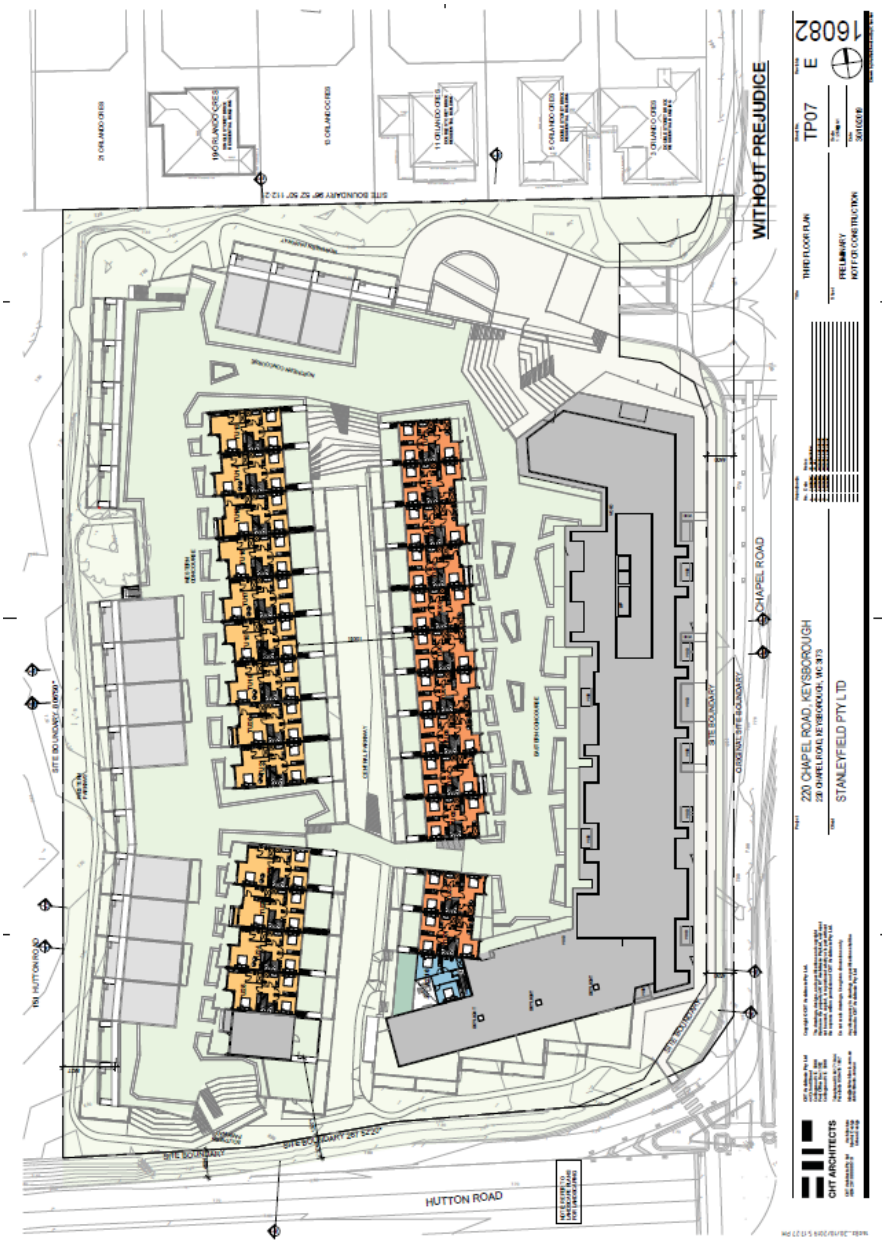
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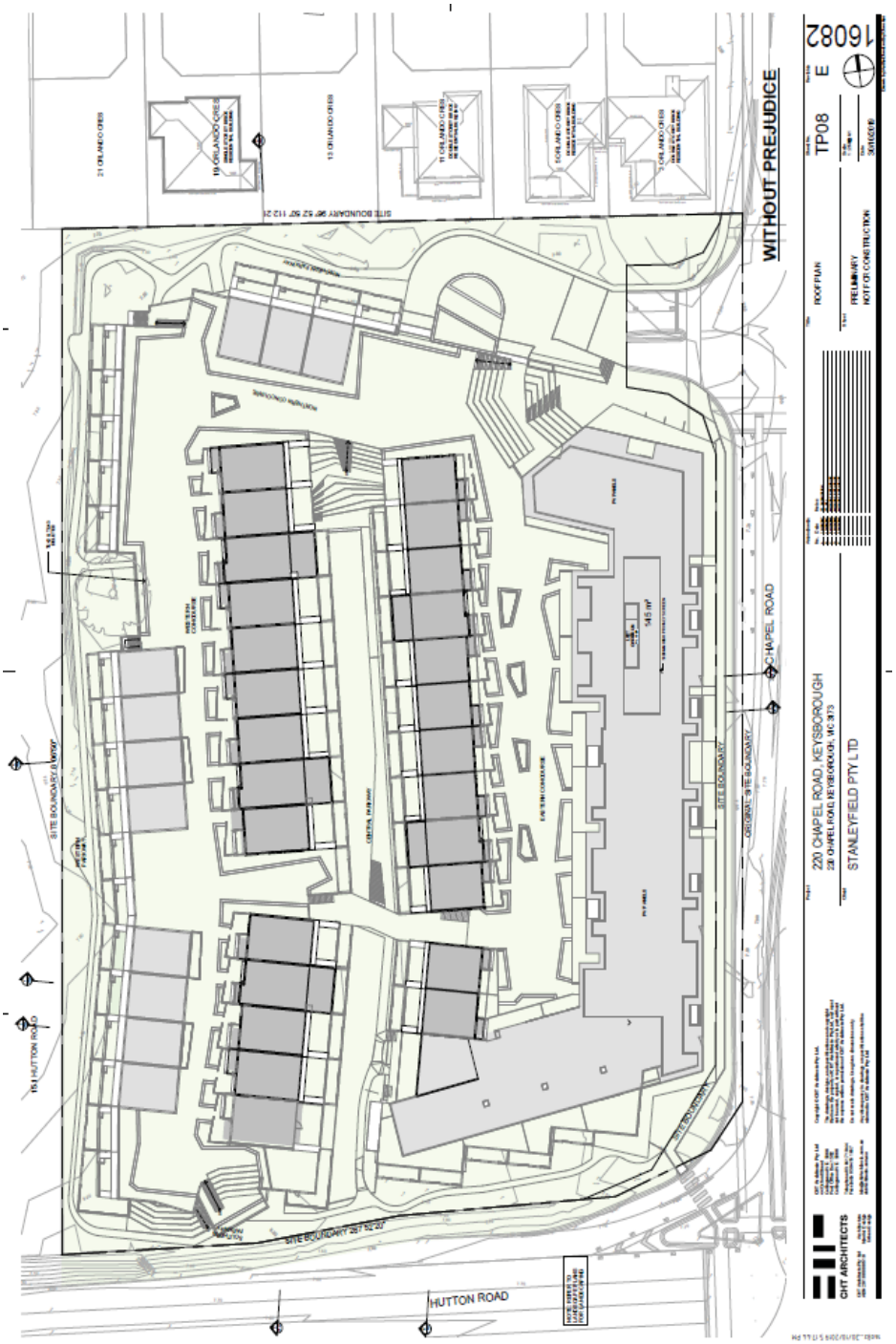
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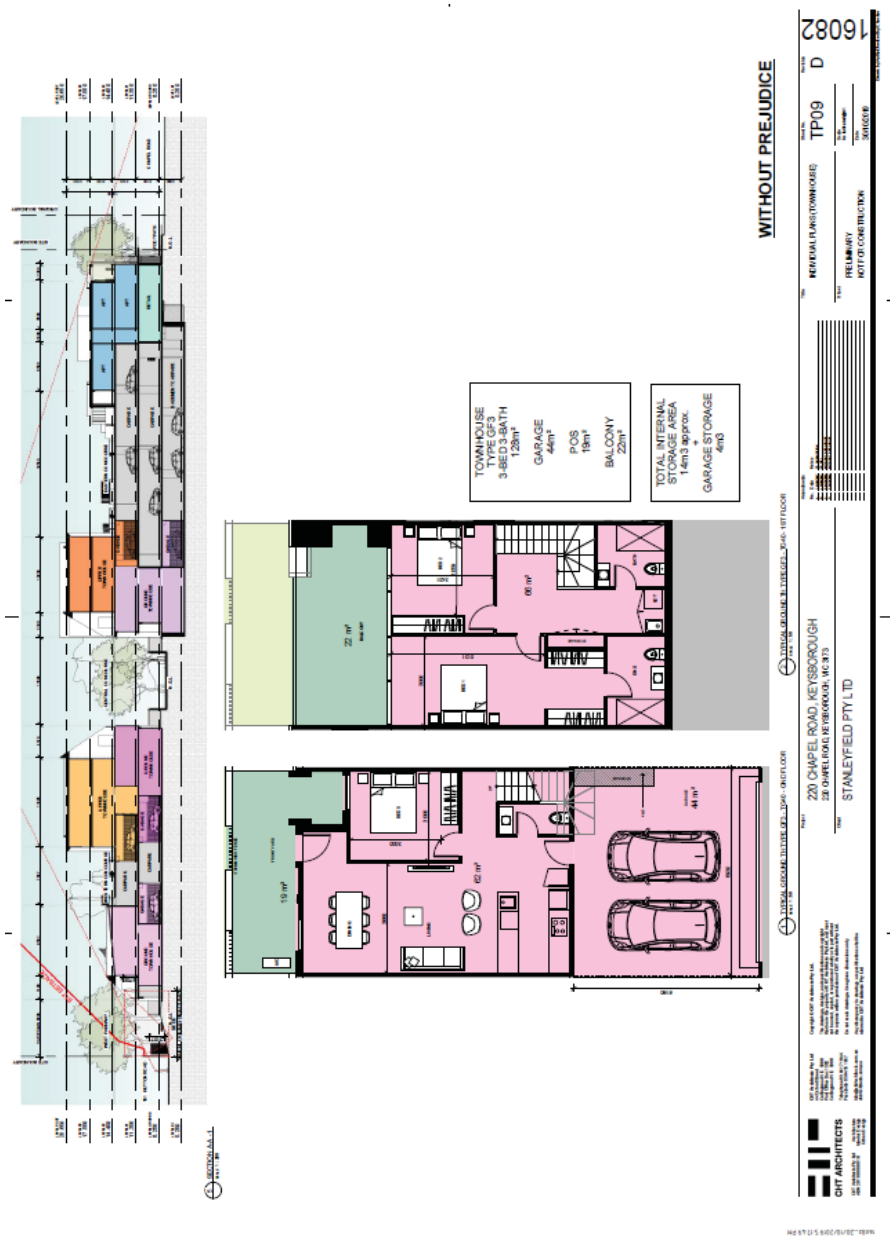
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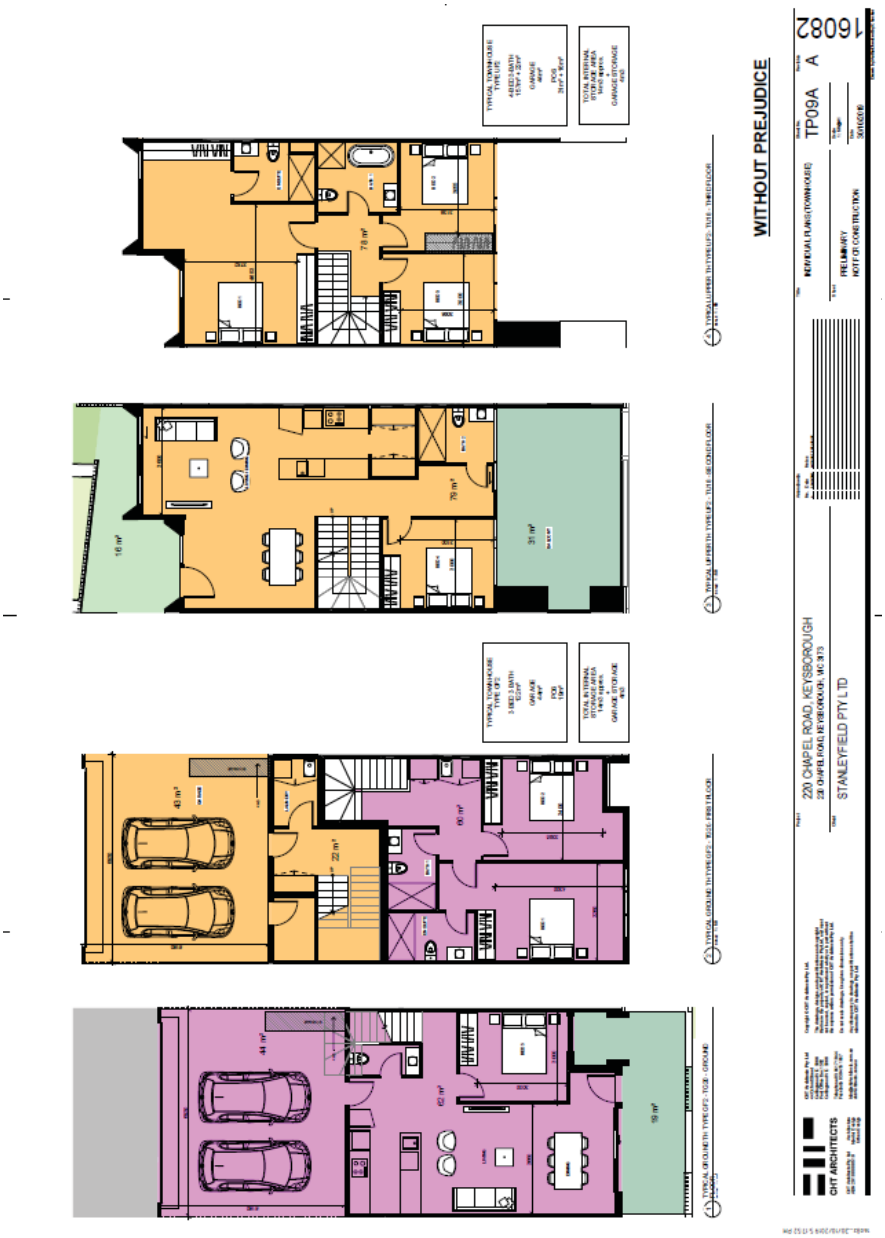
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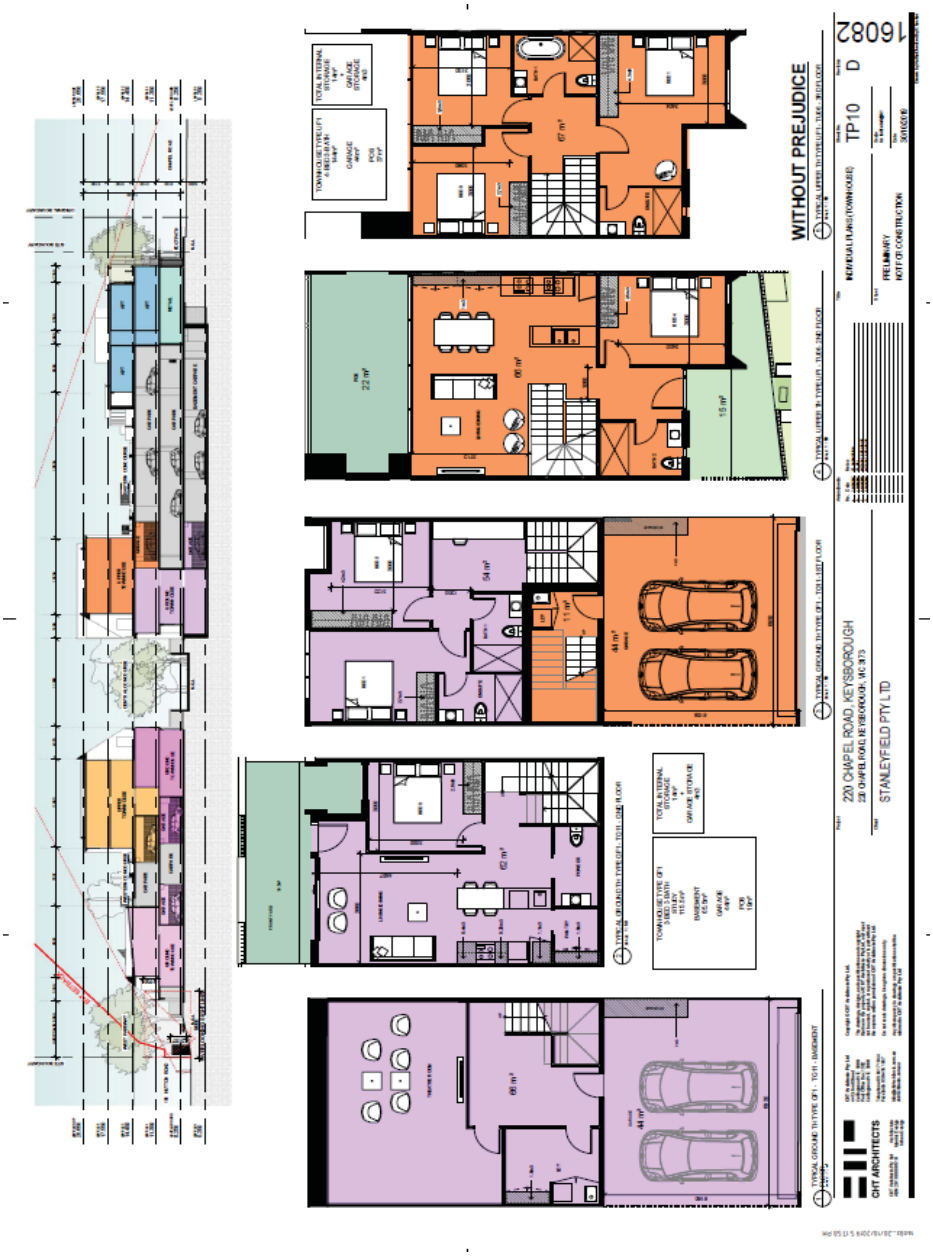
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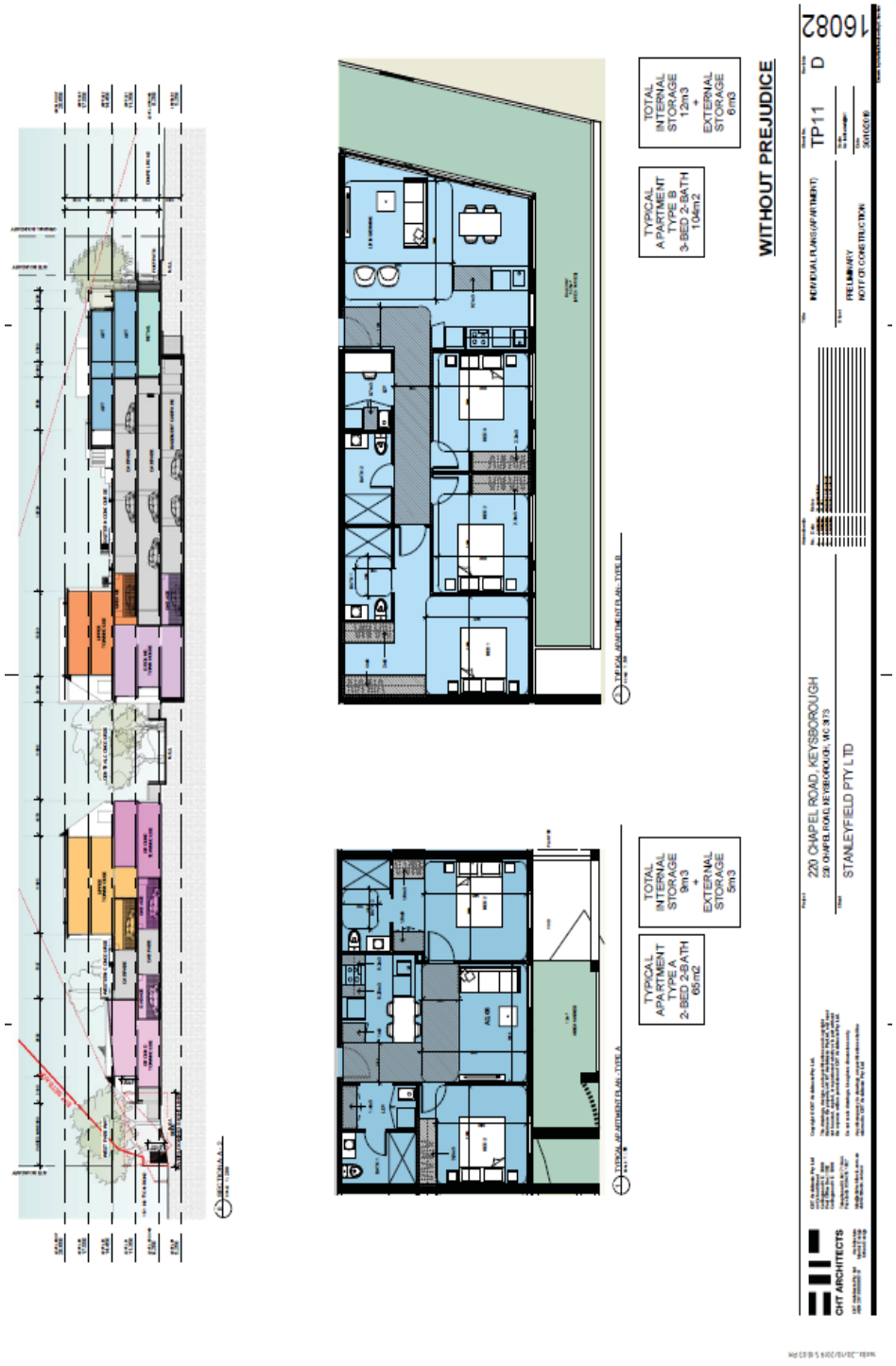
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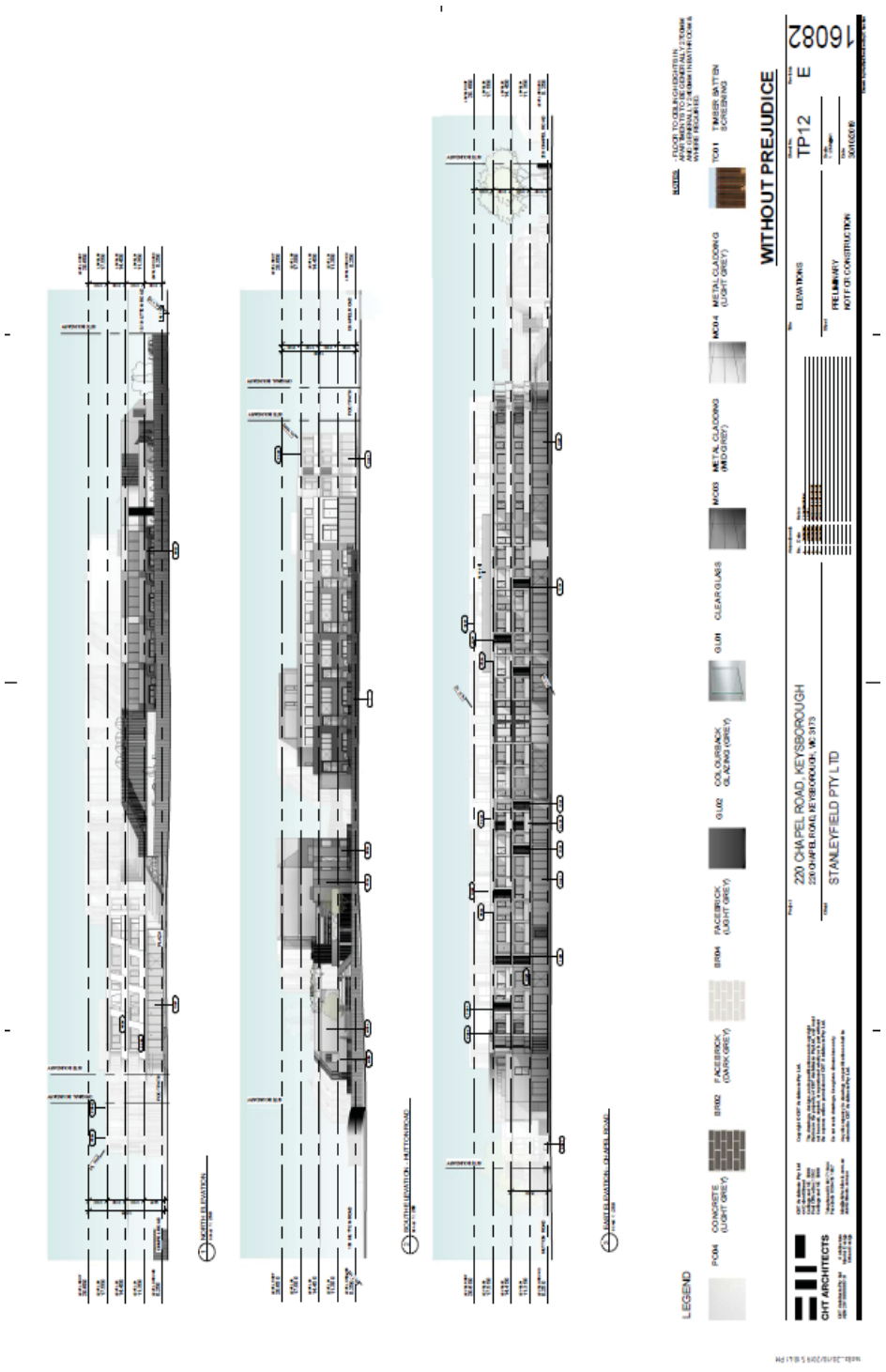
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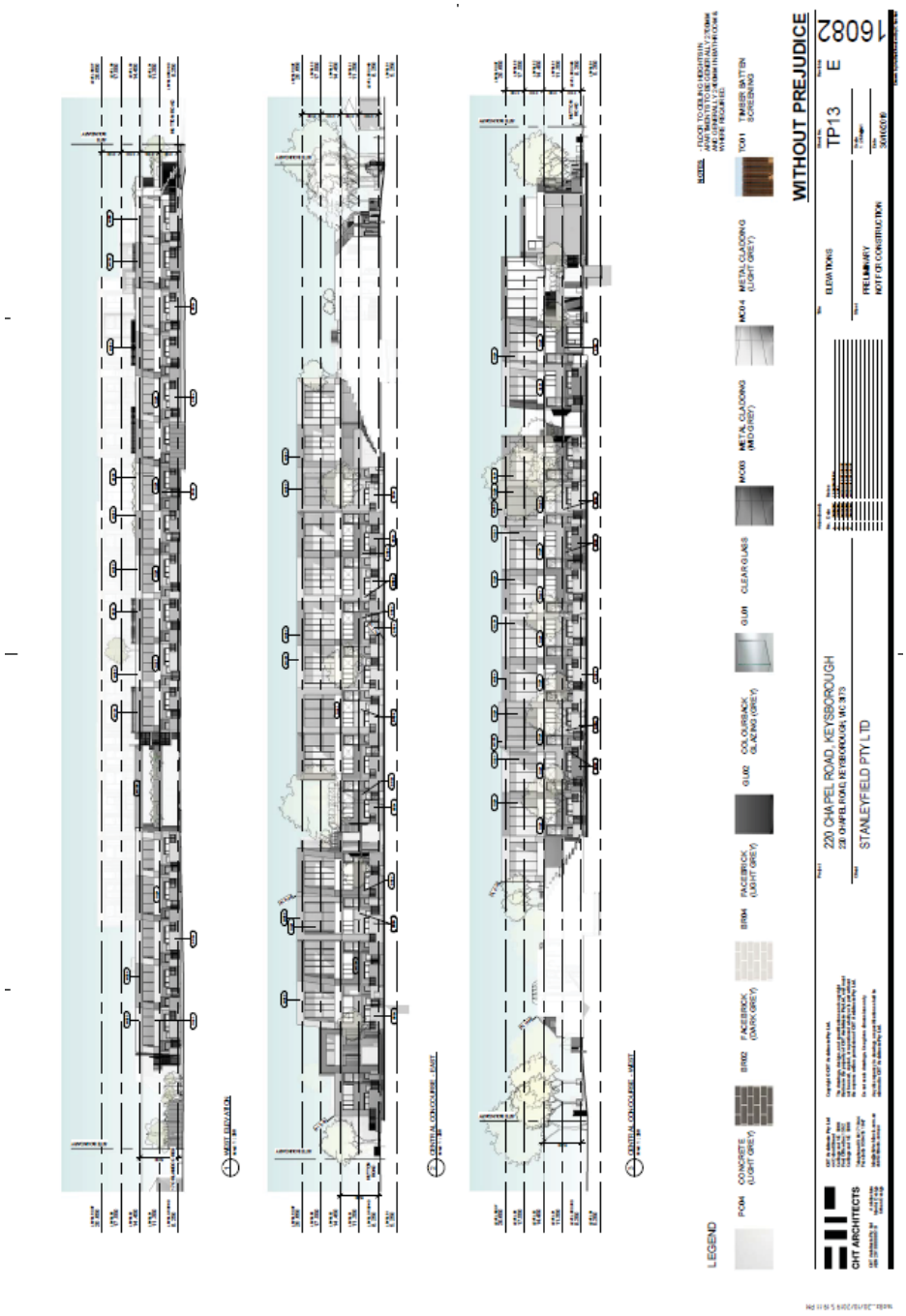
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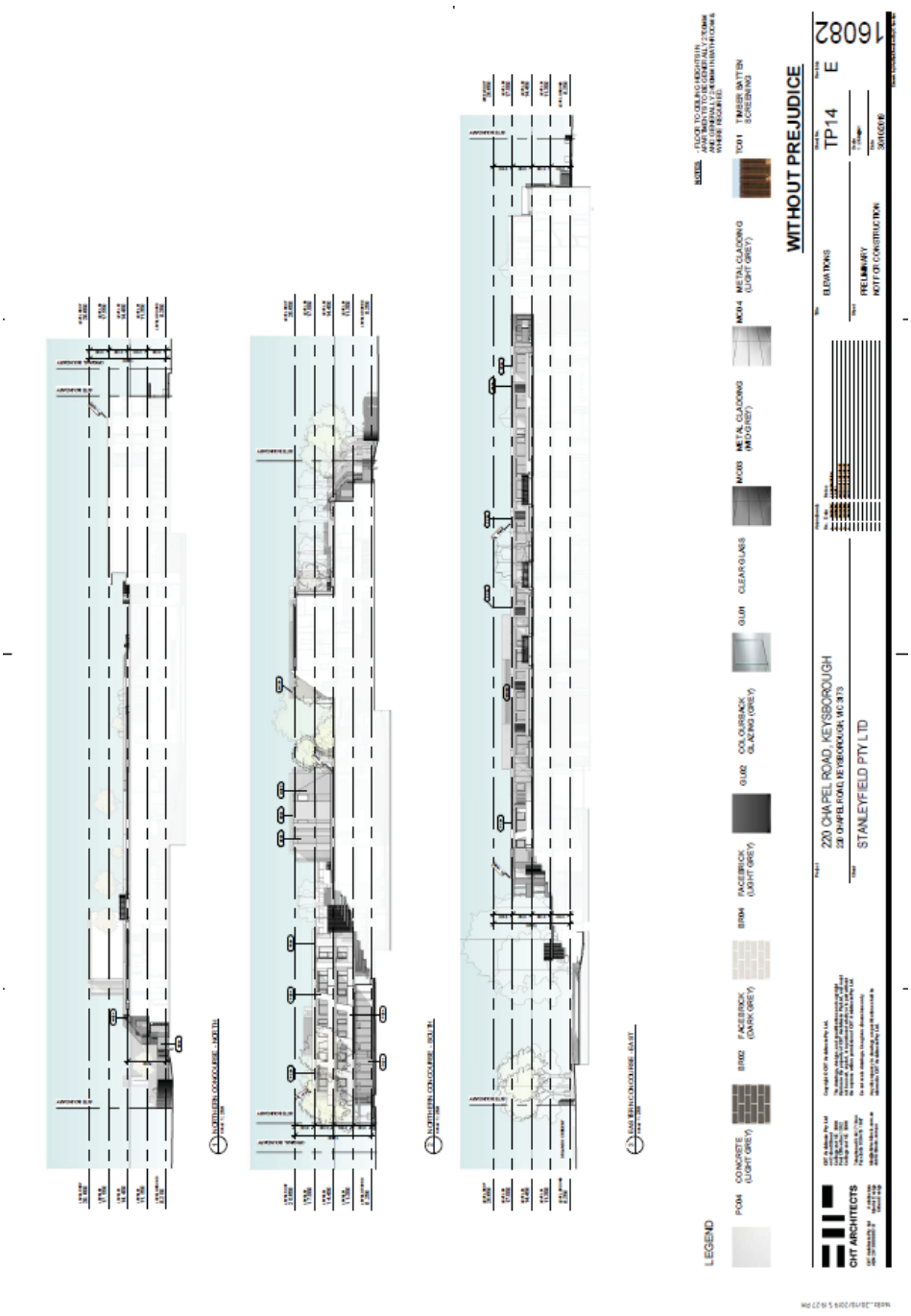
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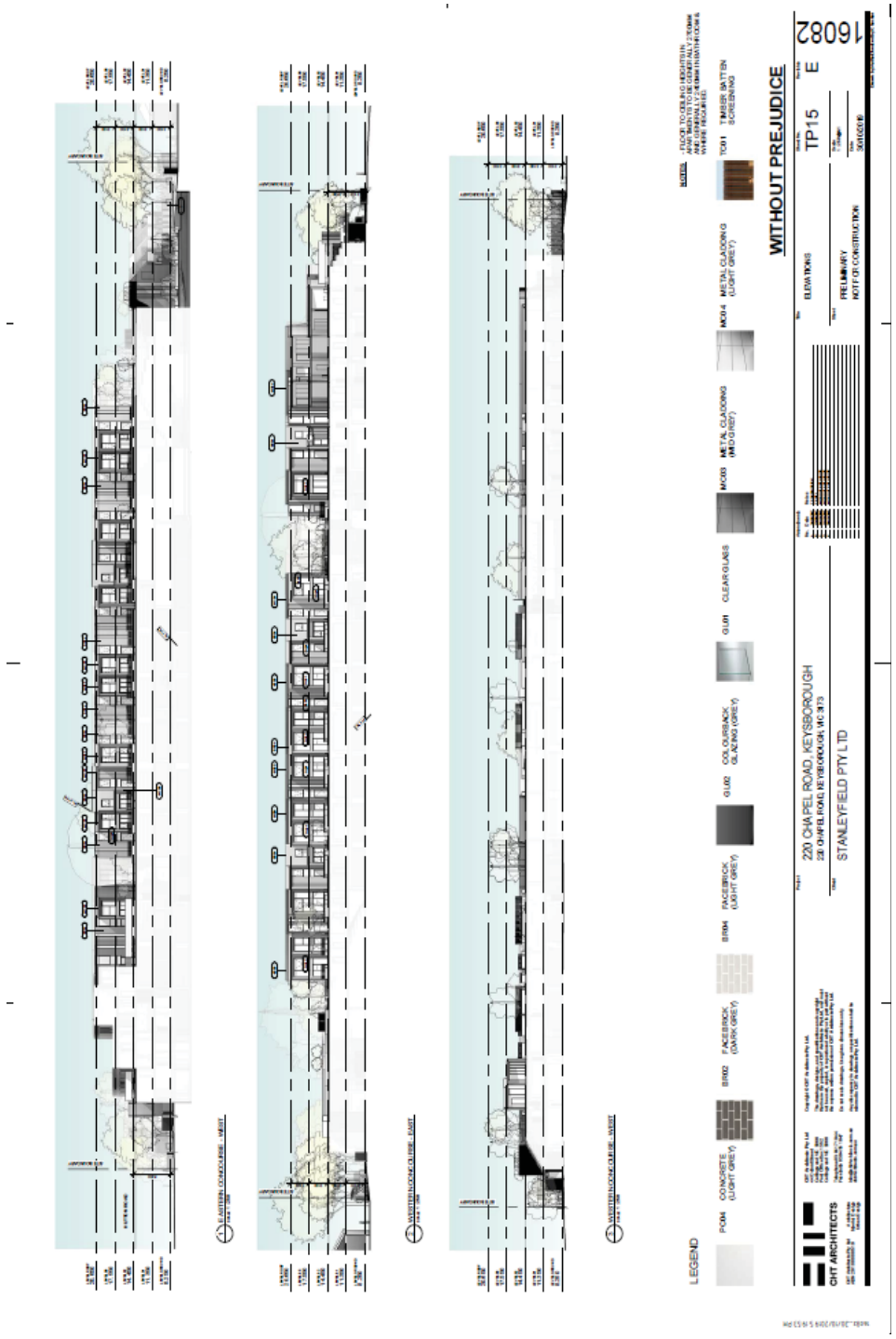
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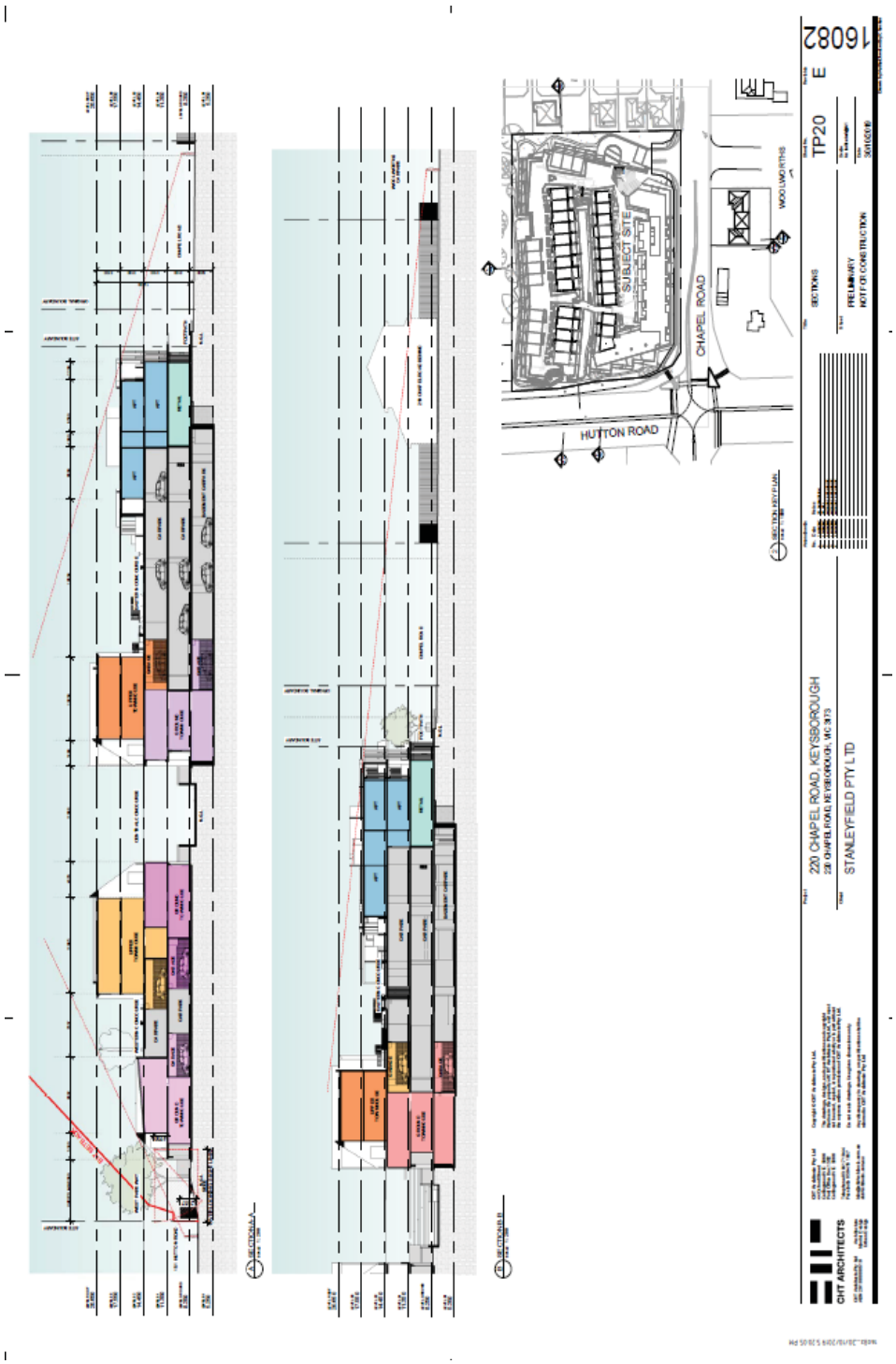
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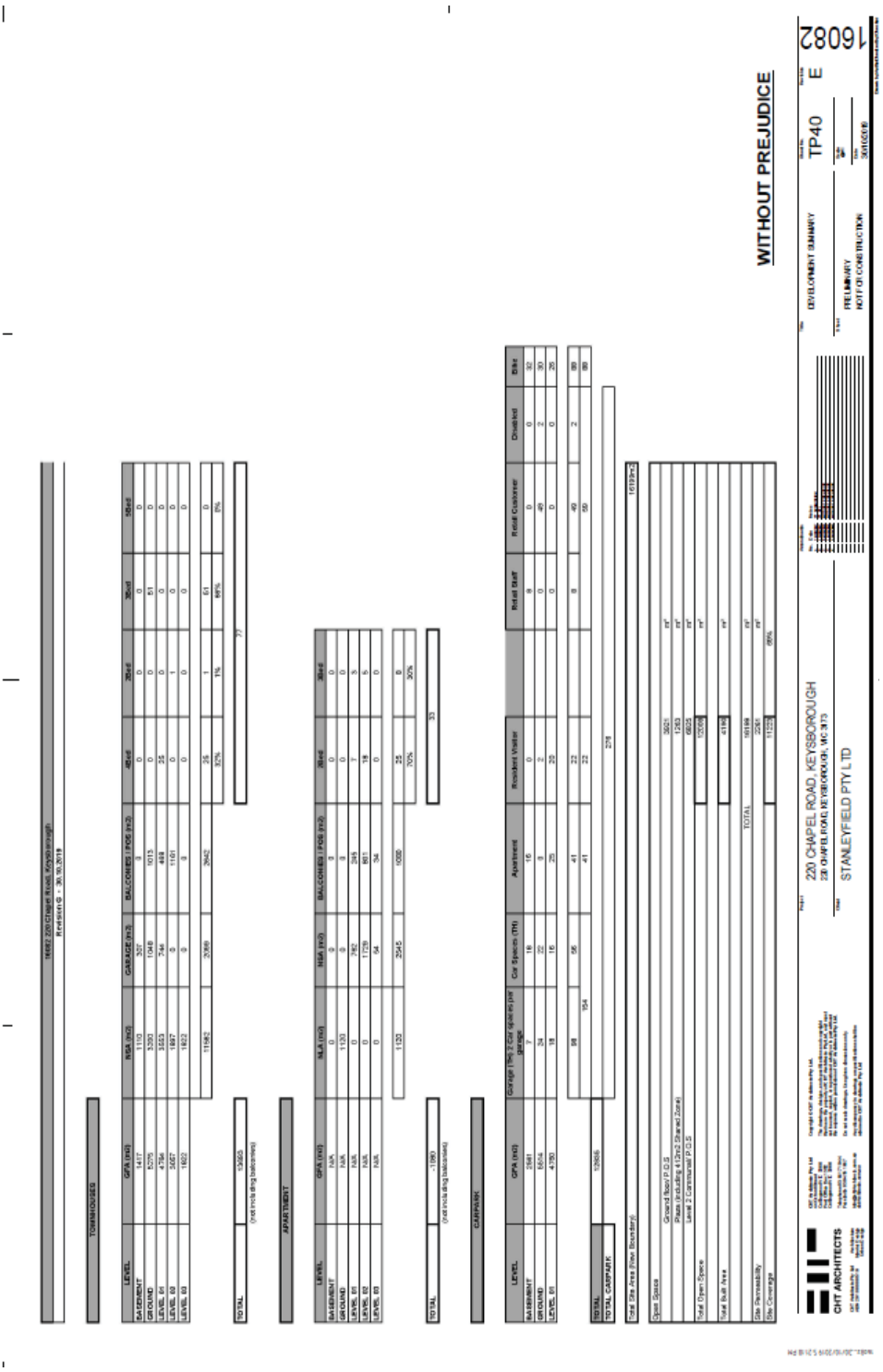
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2.3.4 Town Planning Application – No. 220 Chapel Road, Keysborough South (Planning Application No. PLN17/0370 and Development Plan Amendment PLNSM18/0001) (Cont.)

STATUTORY PLANNING APPLICATIONS

TOWN PLANNING APPLICATION - No. 220 CHAPEL ROAD, KEYSBOROUGH (PLANNING APPLICATION No. PLN17/0370 AND DEVELOPMENT PLAN AMENDMENT PLNSM18/0001)

ATTACHMENT 3

CLAUSE 58 ASSESSMENT

PAGES 23 (including cover)

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

2.3.4 Town Planning Application – No. 220 Chapel Road, Keysborough South (Planning Application No. PLN17/0370 and Development Plan Amendment PLNSM18/0001) (Cont.)

ASSESSMENT – CLAUSE 58

Clause 58.02-1 Urban context objectives

Standard D1	The design response must be appropriate to the urban context and the site. The proposed design response must respect the existing or preferred urban context and respond to the features of the site.	✓ **Standard met** The site is located on the corner of Hutton Road and Chapel Road Keysborough. There is no preferred neighbourhood character policy for the Commercial 1 Zone However the site is identified as part of a NAC and as such Clause 22.04 Urban Design in Activity and Neighbourhood Centres is applicable. In considering the existing neighbourhood character, it is considered that the proposed development is generally responsive to the features of the site and surroundings, and is generally in accordance with the amended Keysborough South Neighbourhood Activity Centre Concept Plan 17 Oct 2019.
Decision Guidelines	Any relevant urban design objective, policy or statement set out in the scheme. The urban context report. The design response.	
Objectives	To ensure that the design responds to the existing urban context or contributes to the preferred future development of the area. To ensure that development responds to the features of the site and the surrounding area.	✓ **Objectives met** The proposal achieves the objectives by meeting the standards.

Clause 58.02-2 Residential policy objectives

Standard D2	An application must be accompanied by a written statement to the satisfaction of the responsible authority that describes how the development is consistent with any relevant policy for housing in the SPPF and the LPPF, including the MSS and local planning policies.	✓ **Standard met**
Decision Guidelines	The SPPF and the LPPF including the MSS and local planning policies. The design response.	
Objectives	To ensure that residential development is provided in accordance with any policy for housing in the SFFP and the LPPF, including the MSS and local planning policies. To support higher density residential development where development can take advantage of public and community infrastructure and services.	✓ **Objectives met** The proposal achieves the objectives by meeting the standard.

Clause 58.02-3 Dwelling diversity objective

Standard D3	Developments of ten or more dwellings should provide a range of dwelling sizes and types, including dwellings with a different number of bedrooms	✓ **Standard met** The proposal provides apartments two, three and four bedrooms.

2.3.4 Town Planning Application – No. 220 Chapel Road, Keysborough South (Planning Application No. PLN17/0370 and Development Plan Amendment PLNSM18/0001) (Cont.)

Objective	To encourage a range of dwellings sizes and types in developments of ten or more dwellings.	✓ **Objective met** The proposal achieves the objective by meeting the standard.

Clause 58.02-4 Infrastructure objectives

Standard D4	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.		
	If the drainage system has little or no spare capacity, the capacity of the development to provide for stormwater drainage mitigation or upgrading of the local drainage system.		
Objectives	To ensure development is provided with appropriate utility services and infrastructure.		✓ **Objective met** The proposal achieves the objectives by meeting the standards.
	To ensure development does not unreasonably overload the capacity of utility services and infrastructure.		

Clause 58.02-5 Integration with the street objective

Standard D5	Developments should provide adequate vehicle and pedestrian links that maintain or enhance local accessibility.		✓ **Standard met**
	Developments should be oriented to front existing and proposed streets.		✓ **Standard met**
	High fencing in front of dwellings should be avoided if practicable.		x **Standard not met** The development relies on high front fencing to a large number of dwellings, including TG01-TG05 on the southern side, TG31-TG47 on the western side, TG48-51 on the northern side and the dwellings fronting the central parkway.
	Development next to existing public open space should be laid out to complement the open space.		N/A
Decision	Any relevant urban design objective, policy or statement set out in this scheme.		

2.3.4 Town Planning Application – No. 220 Chapel Road, Keysborough South (Planning Application No. PLN17/0370 and Development Plan Amendment PLNSM18/0001) (Cont.)

Guidelines	The design response.	
Objective	To integrate the layout of development with the street.	✓ **Objectives met** The proposal achieves two of the three standards and while the standard relating to high front fencing is not met, the development still achieves integration with the street by incorporating semi-permeable fencing, substantial glazing, and activation of upper floor levels.

Clause 58.03-1 Energy efficiency objectives

Standard D6	Buildings should be: • Orientated to make appropriate use of solar energy. • Sited and designed to ensure that the energy efficiency of existing dwellings on adjoining lots is not unreasonably reduced.	✓ **Standard met** The development comprises number a building components that generally extend in a north-south direction, which limits the ability of the development to maximise northern orientation. However, despite this, it is considered that a reasonable level of energy efficiency is achieved and a number of dwellings benefit from two orientations in order to maximum the use of solar energy. The development does not unreasonably reduce the energy efficiency of adjoining lots, with shadow diagrams showing no overshadowing of any adjoining lots.
	Living areas and private open space should be located on the north side of the development, if practicable.	✓ **Standard met** The orientation of the site, the location of adjacent roads and the layout and configuration of the development makes it not practicable to locate living areas and private open space on the north side. For dwellings that do face north, their POS and living areas are located on the north side.
	Developments should be designed so that solar access to north-facing windows is optimised.	✓ **Standard met** The orientation of the development makes it difficult to achieve north-facing windows but the development does incorporating a high-degree of glazing that have been designed to allow for access to significant and unobstructed corridors of northern light.
	Dwellings should not exceed the following NatHERS maximum cooling load for climate zone 62 Moorabbin: 21 MJ/m^2 per annum.	✓ **Standard met** The BESS report specifies a NatHERS Annual Energy Loads for cooling of 20MJ/sqm.
Decision Guidelines	The design response.	
	The size, orientation and layout of the site.	
	The existing amount of solar access to abutting properties.	
	The availability of solar access to north-facing windows on the site.	
	The annual cooling load for each dwelling.	
Objectives	To achieve and protect energy efficient dwellings and buildings.	✓ **Objective met**

2.3.4 Town Planning Application – No. 220 Chapel Road, Keysborough South (Planning Application No. PLN17/0370 and Development Plan Amendment PLNSM18/0001) (Cont.)

	To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy.	The proposal achieves the objectives by meeting the standards.
	To ensure dwellings achieve adequate thermal efficiency.	

Clause 58.03-2 Communal open space objective

Standard D7	Developments with 40 or more dwellings should provide a minimum area of communal open space of 2.5 square metres per dwelling or 250 square metres, which ever is the lesser.	✓ **Standard met** The development has 89 apartments, which results in a requirement for at least 222.5 square metres communal open space. The proposal significantly exceeds this amount, with communal open space that includes, landscaping, barbeque areas and seating areas.
	Communal open space should: • Provide passive surveillance opportunities, where appropriate. • Provide outlook for as many dwellings as practicable. • Avoid overlooking into habitable rooms and private open space of new dwellings. • Minimise noise impacts to new and existing dwellings.	✓ **Standard met**
	Be designed to protect any natural features on the site.	✓ **Standard met**
	Maximise landscaping opportunities.	✓ **Standard met**
	Be accessible, useable and capable of efficient management.	✓ **Standard met**
Decision Guidelines	Any relevant urban design objective, policy or statement set out in this scheme.	
	The design response.	
	The useability and amenity of the communal open space based on its size, location, accessibility and reasonable recreation needs of residents.	
	The availability of and access to public open space.	
Objective	To ensure that communal open space is accessible, practical, attractive, easily maintained and integrated with the layout of the development.	✓ **Objectives met** The proposal achieves the objective by meeting the standards.

Clause 58.03-3 Solar access to communal outdoor open space objective

Standard D8	The communal outdoor space should be located on the north side of a building, if practicable.	✓ **Standard met**

2.3.4 Town Planning Application – No. 220 Chapel Road, Keysborough South (Planning Application No. PLN17/0370 and Development Plan Amendment PLNSM18/0001) (Cont.)

	At least 50 per cent or 125 square metres, whichever is the lesser, of the primary communal outdoor open space should receive a minimum of two hours of sunlight between 9am and 3pm on 21 June.		✓ **Standard met**
Decision Guidelines	The design response.		
	The useability and amenity of the primary communal outdoor space areas based on the urban context, the orientation of the building, the layout of dwellings and the sunlight it will receive.		
Objective	To allow solar access into communal outdoor open space.		✓ **Objectives met** The proposal achieves the objective by meeting the standards.

Clause 58.03-4 Safety objective

Standard D9	Entrances to dwellings should not be obscured or isolated from the street and internal accessways.		✓ **Standard met** The proposed 'A' apartments will be accessed via common hallway corridors and dedicated lifts and stairwells. These are available from either the car park level or concourse level. The proposed 'TU' apartments have individual entrances via concourse levels and from car park areas. These entrances are not obscured or isolated. The proposed 'TG' apartments have individual entrances via concourse levels and from car park areas. These entrances are not obscured or isolated.
		Planting which creates unsafe spaces along streets and accessways should be avoided.	✓ **Standard met**
		Developments should be designed to provide good lighting, visibility and surveillance of car parks and internal accessways.	✓ **Standard met**
		Private spaces within developments should be protected from inappropriate use as public thoroughfares.	✓ **Standard met**
Decision Guidelines	The design response.		
Objectives	To ensure the layout of development provides for the safety and security of residents and property.		✓ **Objectives met** The proposal achieves the objective by meeting the standards.

2.3.4 Town Planning Application – No. 220 Chapel Road, Keysborough South (Planning Application No. PLN17/0370 and Development Plan Amendment PLNSM18/0001) (Cont.)

Clause 58.03-5 Landscaping objectives

Standard D10	The landscape layout and design should: • Be responsive to the site context. • Protect any predominant landscape features of the area. • Take into account the soil type and drainage patters of the site and integrate planting and water management. • Allow for intended vegetation growth and structural protection of buildings. • In locations of habitat importance, maintain existing habitat and provide for new habitat for plants and animals. • Provide a safe, attractive and functional environment for residents. • Consider landscaping opportunities to reduce heat absorption such as green walls, green roofs and roof top gardens and improve on-site storm water infiltration. • Maximise deep soil areas for planting of canopy trees.	**x Standard not met**
	Development should provide for the retention or planting of trees, where these are part of the urban context.	**x Standard not met**
	Development should provide for the replacement of any significant trees that have been removed in the 12 months prior to the application being made.	**N/A**
	The landscape design should specify landscape themes, vegetation (location and species), paving and lighting.	**x Standard not met**

2.3.4 Town Planning Application – No. 220 Chapel Road, Keysborough South (Planning Application No. PLN17/0370 and Development Plan Amendment PLNSM18/0001) (Cont.)

	Developments should provide the deep soil areas and canopies as specified in Table D2: **Table D2 Deep soil areas and canopy trees** **Site area** / **Deep soil areas** / **Minimum tree provision** 750 - 1000 square metres / 5% of site area (minimum dimension of 3 metres) / 1 small tree (6-8 metres) per 30 square metres of deep soil 1001 - 1500 square metres / 7.5% of site area (minimum dimension of 3 metres) / 1 medium tree (8-12 metres) per 50 square metres of deep soil or 1 large tree per 90 square metres of deep soil 1501 - 2500 square metres / 10% of site area (minimum dimension of 6 metres) / 1 large tree (at least 12 metres) per 90 square metres of deep soil or 2 medium trees per 90 square metres of deep soil >2500 square metres / 15% of site area (minimum dimension of 6 metres) / 1 large tree (at least 12 metres) per 90 square metres of deep soil or 2 medium trees per 90 square metres of deep soil *Where an existing canopy tree over 8 metres can be retained on a lot greater than 1000 square metres without damage during the construction period, the minimum deep soil requirement is 7% of the site area.*	**x Standard not met**
	If the development cannot provide the deep soil areas and canopy trees specified in Table D2, an equivalent canopy cover should be achieved by providing either: • Canopy trees or climbers (over a pergola) with planter pits sized appropriately for the mature tree soil volume requirements. • Vegetated planters, green roofs or green facades.	**x Standard not met**
Decision Guidelines	Any relevant plan or policy for environmental sustainability in the SPPF and LPPF, including the MSS and local planning policies. The design response. The location and size of gardens and the predominant plant types in the area. The health of any trees to be removed. The suitability of the proposed location and soil volume for canopy trees. The ongoing management of landscaping within a development. The soil type and drainage patterns of the site.	No details have been provided and as such an assessment cannot be undertaken.

2.3.4 Town Planning Application – No. 220 Chapel Road, Keysborough South (Planning Application No. PLN17/0370 and Development Plan Amendment PLNSM18/0001) (Cont.)

Objectives	To encourage development that respects the landscape character of the area.	✓ **Objectives not met, via condition**
	To encourage development that maintains and enhances habitat for plants and animals in locations of habitat importance.	A condition of any permit will require the preparation and submission of a comprehensive landscape plan that addresses all standards of Clause 58.03-5.
	To provide appropriate landscaping.	
	To encourage the retention of mature vegetation on the site.	
	To promote climate responsive landscape design and water management in developments to support thermal comfort and reduce the urban heat island effect.	

Clause 58.03-6 Access objective

Standard D11	The width of accessways or car spaces should not exceed: • 33 per cent of the street frontage, or • If the width of the street frontage is less than 20 metres, 40 per cent of the street frontage.	✓ **Standard met** The development proposes a 26.5 metre wide crossover from Chapel Road approximately 19.27% of the street frontage (137.45m)
	No more than one single-width crossover should be provided for each dwelling fronting a street	**N/A**
	The location of crossovers should maximise the retention of on-street car parking spaces.	✓ **Standard met**
	The number of access points to a road in a Road Zone should be minimised.	**N/A**
	Developments must provide for access for service, emergency and delivery vehicles.	✓ **Standard met**
Decision Guidelines	The design response.	
	The impact on the streetscape.	
	The reduction of on-street car parking spaces.	
	The effect of any significant vegetation on the site and footpath.	
Objective	To ensure the number and design of vehicle crossovers respects the urban context.	✓ **Objectives met** The proposal achieves the objective by meeting the standards.

Clause 58.03-7 Parking location objectives

Standard D12	Car parking facilities should: • Be reasonably close and convenient to dwellings. • Be secure. • Be well ventilated if enclosed.	✓ **Standard met**

2.3.4 Town Planning Application – No. 220 Chapel Road, Keysborough South (Planning Application No. PLN17/0370 and Development Plan Amendment PLNSM18/0001) (Cont.)

	Shared accessways or car parks of other dwellings 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.	N/A
Decision Guidelines	The design response.	
Objectives	To provide convenient parking for resident and visitor vehicles.	✓ **Objectives met**
	To protect residents from vehicular noise within developments.	The proposal achieves the objectives by meeting the standards.

Clause 58.03-8 Integrated water and stormwater management objectives

Standard D13	Buildings should be designed to collect rainwater for non-drinking purposes such as flushing toilets, laundry appliances and garden use.	✓ **Standard met**
	Buildings should be connected to a non-potable dual pipe reticulated water supply, where available from the water authority.	✓ **Standard met**
	The stormwater management system should be: • Designed to meet the current best practice performance objective for stormwater quality as contained in the Urban Stormwater – Best Practice Environmental Guidelines (Victorian Stormwater Committee 1999) as amended. • Designed to maximise infiltration of stormwater, water and drainage of residual flows into permeable surfaces, tree pits and treatment areas.	✓ **Standard met** The application was referred to Council's Assets Department who had no objection to the proposal subject to conditions.
Decision Guidelines	Any relevant water and stormwater management objective, policy or statement set out in this scheme.	
	The design response.	
	Whether the development has utilised alternative water sources and/or incorporated water sensitive urban design.	
	Whether discharge from the site to the stormwater will adversely affect water quality entering the drainage system.	
	The capacity of the drainage network to accommodate additional stormwater.	
	Whether the stormwater treatment areas can be effectively maintained.	
Objectives	To encourage the use of alternative water sources such as rainwater, stormwater and recycled water.	✓ **Objectives met** The proposal achieves the objectives by meeting the standards.
	To facilitate stormwater collection, utilisation and infiltration with the development.	
	To encourage development that reduces the impact of stormwater run-off on the drainage system and filters sediment and waste from stormwater prior to discharge from the site.	

2.3.4 Town Planning Application – No. 220 Chapel Road, Keysborough South (Planning Application No. PLN17/0370 and Development Plan Amendment PLNSM18/0001) (Cont.)

Clause 58.04-1 Building setback objectives

Standard D14	The built form of the development must respect the existing or preferred urban context and respond to the features of the site.	✓ **Standard met** It is considered that the proposed development and its built form will provide an outcome that respects the preferred urban context within the Neighbourhood Activity Centre and is responsive to the features of the site and its surrounds.
	Buildings should be set back from side and rear boundaries, and other buildings within the site to: • Ensure adequate daylight into new habitable room windows. • Avoid direct views into habitable room windows and private open space of new and existing dwellings. Developments should avoid relying on screening to reduce views. • Provide an outlook from dwellings that creates a reasonable visual connection to the external environment. • Ensure the dwellings are designed to meet the objectives of Clause 58.	✓ **Standard met** The development is considered to incorporate appropriate building setbacks through a site-responsive design that avoids amenity impacts on existing dwellings and provides appropriate levels of daylight, outlook and internal amenity for future residents.
Decision Guidelines	The purpose of the zone and/or overlay that applies to the land.	
	Any relevant urban design objective, policy or statement set out in this scheme.	
	The urban context report.	
	The design response.	
	The relationship between the proposed building setback and the building setbacks of existing adjacent buildings, including the interface with laneways.	
	The extent to which the proposed dwellings are provided with reasonable daylight access through the layout of rooms and the number, size, location and orientation of windows.	
	The impact of overlooking on the amenity of existing and proposed dwellings.	
	The existing extent of overlooking into existing dwellings and private open space.	
	Whether the development meets the objectives of Clause 58.	
Objectives	To ensure the setback of a building from a boundary appropriately responds to the existing urban context or contributes to the preferred future development of the area.	✓ **Objectives met** The proposal achieves the objectives by meeting the standards.
	To allow adequate daylight into new dwellings.	
	To limit views into habitable room windows and private open space of new and existing dwellings.	
	To provide a reasonable outlook from new dwellings.	
	To ensure the building setbacks provide appropriate internal amenity to meet the needs of residents.	

2.3.4 Town Planning Application – No. 220 Chapel Road, Keysborough South (Planning Application No. PLN17/0370 and Development Plan Amendment PLNSM18/0001) (Cont.)

Clause 58.04-2 Internal views objective

Standard D15	Windows and balconies should be designed to prevent overlooking of more than 50 per cent of the private open space of a lower-level dwelling directly below and within the same development.	✓ **Standard met**
Decision Guidelines	The design response.	
Objective	To limit views into the private open space and habitable room windows of dwellings within a development.	✓ **Objectives met** The proposal achieves the objective by meeting the standard.

Clause 58.04-3 Noise impacts objectives

Standard D16	Noise sources, such as mechanical plants should not be located near bedrooms of immediately adjacent existing dwellings.	✓ **Standard met**
	The layout of new dwellings and buildings should minimise noise transmission within the site.	✓ **Standard met**
	Noise sensitive rooms (such as living areas and bedrooms) should be located to avoid noise impacts from mechanical plants, lifts, building services, non-residential uses, car parking, communal areas and other dwellings.	✓ **Standard met**
	New dwellings should be designed and constructed to include acoustic attenuation measures to reduce noise levels from off-site noise sources.	✓ **Standard met**

2.3.4 Town Planning Application – No. 220 Chapel Road, Keysborough South (Planning Application No. PLN17/0370 and Development Plan Amendment PLNSM18/0001) (Cont.)

	Buildings within a noise influence area specified in Table D3 should be designed and constructed to achieve the following noise levels: • Not greater than 35dB(A) for bedrooms, assessed as an LAeq,8h from 10pm to 6am. • Not greater than 40dB(A) for living areas, assessed as an LAeq,16h from 6am to 10pm **Table D3 Noise influence area** **Noise source** / **Noise influence area** **Zone interface** Industry: 300 metres from the Industrial 1, 2 and 3 zone boundary **Roads** Freeways, tollways and other roads carrying 40,000 Annual Average Daily Traffic Volume: 300 metres from the nearest trafficable lane **Railways** Railway servicing passengers in Victoria: 80 metres from the centre of the nearest track Railway servicing freight outside Metropolitan Melbourne: 80 metres from the centre of the nearest track Railway servicing freight in Metropolitan Melbourne: 135 metres from the centre of the nearest track *The noise influence area should be measured from the closest part of the building to the noise source.* Buildings, or part of a building screened from a noise source by an existing solid structure, or the natural topography of the land, do not need to meet the specified noise level requirements. Noise levels should be assessed in unfurnished rooms with a finished floor and the windows closed.	✓ **Standard met**
Decision Guidelines	The design response.	The proposed development is located adjacent to Hutton road and from Chapel Road. The applicant has not submitted an environmental noise assessment but Transport Planning have detailed Chapel Road will only ever reach approximately 8-10000AADT with Hutton Road currently averaging 20000 which is expected to not increase.
	Whether it can be demonstrated that the design treatment incorporated into the development meets the specified noise levels or an acoustic report by a suitably qualified specialist submitted with the application.	
	Whether the impact of potential noise sources within a development have been mitigated through design, location and siting.	
	Whether the layout of rooms within a dwelling mitigates noise transfer within and between dwellings.	
	Whether an alternative design meets the relevant objectives having regard to the amenity of the dwelling and the site context.	

2.3.4 Town Planning Application – No. 220 Chapel Road, Keysborough South (Planning Application No. PLN17/0370 and Development Plan Amendment PLNSM18/0001) (Cont.)

Objectives	To contain noise sources in developments that may affect existing dwellings.	✓ Objectives met
	To protect residents from external and internal noise sources.	The proposal achieves the objectives by meeting the standards.

Clause 58.05-1 Accessibility objective

Standard D17	At least 50 per cent of dwellings should have: • A clear opening width of at least 850mm at the entrance to the dwelling and main bedroom. • A clear path with a minimum width of 1.2 metres that connects the dwelling entrance to the main bedroom, an adaptable bathroom and the living area. • A main bedroom with access to an adaptable bathroom.	✖ Standard not met

2.3.4 Town Planning Application – No. 220 Chapel Road, Keysborough South (Planning Application No. PLN17/0370 and Development Plan Amendment PLNSM18/0001) (Cont.)

	At least 50 per cent of dwellings should have: • At least one adaptable bathroom that meets all of the requirements of either Design A or Design B specified in Table D4. **Table D4 Bathroom design** **Design option A** / **Design option B** Door opening: A clear 850mm wide door opening. / A clear 820mm wide door opening located opposite the shower. Door design: Either: ▪ A slide door, or ▪ A door that opens outwards, or ▪ A door that opens inwards that is clear of the circulation area and has readily removable hinges. / Either: ▪ A slide door, or ▪ A door that opens outwards, or ▪ A door that opens inwards and has readily removable hinges. Circulation area: A clear circulation area that is: ▪ A minimum area of 1.2 metres by 1.2 metres. ▪ Located in front of the shower and the toilet. ▪ Clear of the toilet, basin and the door swing. The circulation area for the toilet and shower can overlap. / A clear circulation area that is: ▪ A minimum width of 1 metre. ▪ The full length of the bathroom and a minimum length of 2.7 metres. ▪ Clear of the toilet and basin. The circulation area can include a shower area. Path to circulation area: A clear path with a minimum width of 900mm from the door opening to the circulation area. / Not applicable. Shower: A hobless (step-free) shower. / A hobless (step-free) shower that has a removable shower screen and is located on the furthest wall from the door opening. Toilet: A toilet located in the corner of the room. / A toilet located closest to the door opening and clear of the circulation area.	✖ **Standard not met** **No documentation submitted to identify at least 50% compliance.** x **Objectives not met**
Objective	To ensure the design of dwellings meets the needs of people with limited mobility.	

2.3.4 Town Planning Application – No. 220 Chapel Road, Keysborough South (Planning Application No. PLN17/0370 and Development Plan Amendment PLNSM18/0001) (Cont.)

Clause 58.05-2 Building entry and circulation objectives

Standard D18	Entries to dwellings and buildings should: • Be visible and easily identifiable. • Provide shelter, a sense of personal address and a transitional space around the entry.	✓ **Standard met**
	The layout and design of buildings should: • Clearly distinguish entrances to residential and non-residential areas. • Provide windows to building entrances and lift areas. • Provide visible, safe and attractive stairs from the entry level to encourage use by residents. • Provide common areas and corridors that: - Include at least one source of natural light and natural ventilation. - Avoid obstruction from building services. - Maintain clear sight lines.	✓ **Standard met**
Decision Guidelines	The design response.	
	The useability and amenity of internal communal areas based on daylight access and the natural ventilation it will receive.	
Objectives	To provide each dwelling and building with its own sense of identity.	✓ **Objectives met**
	To ensure the internal layout of buildings provide for the safe, functional and efficient movement of residents.	The proposal achieves the objectives by meeting the standards.
	To ensure internal communal areas provide adequate access to daylight and natural ventilation.	

2.3.4 Town Planning Application – No. 220 Chapel Road, Keysborough South (Planning Application No. PLN17/0370 and Development Plan Amendment PLNSM18/0001) (Cont.)

Clause 58.05-3 Private open space objective

Standard D19	A dwelling should have private open space consisting of: • An area of 25 square metres, with a minimum dimension of 3 metres at natural ground floor level and convenient access from a living room, or • An area of 15 square metres, with a minimum dimension of 3 metres at a podium or other similar base and convenient access from a living room, or • A balcony with an area and dimensions specified in Table D5 and convenient access from a living room, or • A roof-top area of 10 square metres with a minimum dimension of 2 metres and convenient access from a living room. **Table D5 Balcony size** **Dwelling type** / **Minimum area** / **Minimum dimension** Studio or 1 bedroom dwelling / 8 square metres / 1.8 metres 2 bedroom dwelling / 8 square metres / 2 metres 3 or more bedroom dwelling / 12 square metres / 2.4 metres	✖ **Standard not met** TG01-16 apartments (3 bedrooms) • Minimum of 18.5sqm of POS at podium level (exceeds requirement) • Access from living area (meets requirement) • Minimum dimension is approx. 2m, which is less than 3 metres (does not meet requirement) TG17-30 apartments (3 bedrooms): • Minimum of 18-19sqm of POS at podium level (exceeds requirement) • Access from dining area (meets requirement) • Minimum dimension is approx. 2m, which is less than 3 metres (does not meet requirement) TU 13-26 apartments (4 bedrooms): • Minimum 30.5sqm balcony (exceeds requirements) • Access from hallway from living area (meets requirement) • Minimum dimension exceeds 2.4m (exceeds requirement) TU01-12 apartments (4 bedrooms): • Minimum 20.5sqm balcony (exceeds requirements) • Access from living area (meets requirement) • Minimum dimension exceeds 2.4m (exceeds requirements) A (type A) apartments (2 bedrooms): • Minimum 11.5sqm balcony or minimum 19sqm POS at podium level (exceeds requirements) • Access from living area (meets requirements) • Minimum balcony dimensions of 2m (meets requirement) • Minimum podium POS dimension of approx. 2m (does not meet requirement) A (type B) apartments (3 bedrooms): • Minimum 27sqm balcony (exceeds requirement) • Access from living area (meets requirement) • Minimum balcony dimension of 2.55m (exceeds requirement)

2.3.4 Town Planning Application – No. 220 Chapel Road, Keysborough South (Planning Application No. PLN17/0370 and Development Plan Amendment PLNSM18/0001) (Cont.)

	If a cooling or heating unit is located on a balcony, the balcony should provide an additional area of 1.5 square metres.	✓ **Standard met**
Decision Guidelines	The design response.	
	The useability and functionality of the private open space, including its size and accessibility.	
	The amenity of the private open space based on the orientation of the lot, the wind conditions and the sunlight it will receive.	
	The availability of and access to public or communal open space.	
Objective	To provide adequate private open space for the reasonable recreation and service needs of residents.	✓ **Objectives met** While the standard relating to size and dimensions of private open space is not met in all cases, especially in relation to minimum dimensions, the areas of POS generally always exceeds the minimum requirement and the development also provides substantial areas of communal open space. As such, it is considered the development provides flexibility in terms of the types of POS available while still providing for adequate space for the reasonable recreation and service needs of residents.

Clause 58.05-4 Storage objective

Standard D20	Each dwelling should have convenient access to useable and secure storage space.	✓ **Standard met**
	The total minimum storage space (including kitchen, bathroom and bedroom storage) should meet the requirements specified in Table D6. **Table D6 Storage** **Dwelling type** / **Total minimum storage volume** / **Minimum storage volume within the dwelling** Studio / 8 cubic metres / 5 cubic metres 1 bedroom dwelling / 10 cubic metres / 6 cubic metres 2 bedroom dwelling / 14 cubic metres / 9 cubic metres 3 or more bedroom dwelling / 18 cubic metres / 12 cubic metres	✓ **Standard met**
Decision Guidelines	The design response.	
	The useability, functionality and location of storage facilities provided for the dwelling.	
Objective	To provide adequate storage facilities for each dwelling.	✓ **Objective met** The proposal achieves the objective by meeting the standards.

2.3.4 Town Planning Application – No. 220 Chapel Road, Keysborough South (Planning Application No. PLN17/0370 and Development Plan Amendment PLNSM18/0001) (Cont.)

Clause 58.06-1 Common property objectives

Standard D21	Developments should clearly delineate public, communal and private areas.	✓ **Standard met**
	Common property, where provided, should be functional and capable of efficient management.	✓ **Standard met**
Objectives	To ensure that communal open space, car parking, access areas and site facilities are practical, attractive and easily maintained.	✓ **Objectives met** Subject to conditions, the proposal achieves the objective by meeting the standards.
	To avoid future management difficulties in areas of common ownership.	

Clause 58.06-2 Site services objectives

Standard D22	The design and layout of dwellings should provide sufficient space (including easements where required) and facilities for services to be installed and maintained efficiently and economically.	✓ **Standard met**
	Mailboxes and other site facilities should be adequate in size, durable, waterproof and blend in with the development.	✓ **Standard met, subject to conditions**
	Mailboxes should be provided and located for convenient access as required by Australia Post.	✓ **Standard met, subject to conditions**
Decision Guidelines	The design response.	
Objectives	To ensure that site services can be installed and easily maintained.	✓ **Objectives met** Subject to conditions, the proposal achieves the objective by meeting the standards.
	To ensure that site facilities are accessible, adequate and attractive.	

2.3.4 Town Planning Application – No. 220 Chapel Road, Keysborough South (Planning Application No. PLN17/0370 and Development Plan Amendment PLNSM18/0001) (Cont.)

Clause 58.06-3 Waste and recycling objectives

Standard D23	Developments should include dedicated areas for: • Waste and recycling enclosures which are: - Adequate in size, durable, waterproof and blend in with the development. - Adequately ventilated. - Located and designed for convenient access by residents and made easily accessible to people with limited mobility. • Adequate facilities for bin washing. These areas should be adequately ventilated. • Collection, separation and storage of waste and recyclables, including where appropriate opportunities for on-site management of food waste through composting or other waste recovery as appropriate. • Collection, storage and reuse of garden waste, including opportunities for on-site treatment, where appropriate, or off-site removal for reprocessing. • Adequate circulation to allow waste and recycling collection vehicles to enter and leave the site without reversing. • Adequate internal storage space within each dwelling to enable the separation of waste, recyclables and food waste where appropriate.	✓ **Standard met** Applicant has submitted a waste management plan outlining the steps that will be taken to comply with the Standard. Private Collection required. A condition of any permit issued would require an amended waste management plan
	Waste and recycling management facilities should be designed and managed in accordance with a Waste Management Plan approved by the responsible authority and: • Be designed to meet the best practice waste and recycling management guidelines for residential development adopted by Sustainability Victoria. • Protect public health and amenity of residents and adjoining premises from the impacts of odour, noise and hazards associated with waste collection vehicle movements.	✓ **Standard met** Waste Management Plan submitted, referred and approved by Councils Waste Department Subject to conditions.
Decision Guidelines	The design response.	
	Any relevant waste and recycling objective, policy or statement set out in this scheme.	
Objectives	To ensure dwellings are designed to encourage waste recycling.	✓ **Objectives met** The proposal achieves the objectives by meeting the standards.
	To ensure that waste and recycling facilities are accessible, adequate and attractive.	
	To ensure that waste and recycling facilities are designed and managed to minimise impacts on residential amenity, health and the public realm.	

2.3.4 Town Planning Application – No. 220 Chapel Road, Keysborough South (Planning Application No. PLN17/0370 and Development Plan Amendment PLNSM18/0001) (Cont.)

Clause 58.07-1 Functional layout objective

Standard D24	Bedrooms should: • Meet the minimum internal room dimensions specified in Table D7. • Provide an area in addition to the minimum internal room dimensions to accommodate a wardrobe. **Table D7 Bedroom dimensions** **Bedroom type** / **Minimum width** / **Minimum depth** Main bedroom / 3 metres / 3.4 metres All other bedrooms / 3 metres / 3 metres Living areas (excluding dining and kitchen areas) should meet the minimum internal room dimensions specified in Table D8. **Table D8 Living area dimensions** **Dwelling type** / **Minimum width** / **Minimum area** Studio and 1 bedroom dwelling / 3.3 metres / 10 sqm 2 or more bedroom dwelling / 3.6 metres / 12 sqm	✓ **Standard met** All apartments either meet or exceed the dimensions. ✓ **Standard met** All apartments either meet or exceed the dimensions.
Decision Guidelines	The design response. The useability, functionality and amenity of habitable rooms.	
Objective	To ensure dwellings provide functional areas that meet the needs of residents.	✓ **Objectives met** The proposal achieves the objective by meeting the standards.

Clause 58.07-2 Room depth objective

Standard D25	Single aspect habitable rooms should not exceed a room depth of 2.5 times the ceiling height.	✓ **Standard met**
	The depth of a single aspect, open plan, habitable room may be increased to 9 metres if all the following requirements are met: • The room combines the living area, dining area and kitchen. • The kitchen is located furthest from the window. • The ceiling height is at least 2.7 metres measured from finished floor level to finished ceiling level. This excludes where services are provided above the kitchen.	✓ **Standard met**
	The room depth should be measured from the external surface of the habitable room window to the rear wall of the room.	✓ **Standard met**
Decision	The design response.	

2.3.4 Town Planning Application – No. 220 Chapel Road, Keysborough South (Planning Application No. PLN17/0370 and Development Plan Amendment PLNSM18/0001) (Cont.)

Guidelines	The extent to which the habitable room is provided with reasonable daylight access through the number, size, location, and orientation of windows. The useability, functionality and amenity of the dwelling based on layout, siting, size and orientation of habitable rooms. Any overhang above habitable room windows that limits daylight access.	
Objective	To allow adequate daylight into single aspect habitable rooms.	✓ **Objectives met** The proposal achieves the objective by meeting the standards.

Clause 58.07-3 Windows objective

Standard D26	Habitable rooms should have a window in an external wall of the building.	✓ **Standard met**
	A window may provide daylight to a bedroom from a smaller secondary area within the bedroom where the window is clear to the sky. The secondary area should be: • A minimum width of 1.2 metres. • A maximum depth of 1.5 times the width, measured from the external surface of the window.	✓ **Standard met**
Decision Guidelines	The design response. The extent to which the habitable room is provided with reasonable daylight access through the number, size, location and orientation of windows. The useability and amenity of the dwelling based on the layout, size, siting, size and orientation of habitable rooms.	
Objective	To allow adequate daylight into new habitable room windows.	✓ **Objectives met** The proposal achieves the objective by meeting the standards.

Clause 58.07-4 Natural ventilation objectives

Standard D27	The design and layout of dwellings should maximise openable windows, doors or other ventilation devices in external walls of the building, where appropriate.	✓ **Standard met**
	At least 40 per cent of dwellings should provide effective cross ventilation that has: • A maximum breeze path through the dwelling of 18 metres. • A minimum breeze path through the dwelling of 5 metres. • Ventilation openings with approximately the same area. The breeze path is measured between the ventilation openings on different orientations of the dwelling.	✗ **Standard not met** Less than 40 per cent of the apartments provide for cross-ventilation.

2.3.4 Town Planning Application – No. 220 Chapel Road, Keysborough South (Planning Application No. PLN17/0370 and Development Plan Amendment PLNSM18/0001) (Cont.)

Decision Guidelines	The design response.	
	The size, orientation, slope and wind exposure of the site.	
	The extent to which the orientation of the building and the layout of dwellings maximises opportunities for cross ventilation.	
	Whether an alternative design meets the relevant objectives having regard to the amenity of the dwelling and the site context.	
Objectives	To encourage natural ventilation of dwellings.	✓ **Objectives met**
	To allow occupants to effectively manage natural ventilation of dwellings.	While one of the standards has not been met, the development is considered to achieve the objectives as it maximises openable windows and provides adequate natural ventilation

2.3.4 Town Planning Application – No. 220 Chapel Road, Keysborough South (Planning Application No. PLN17/0370 and Development Plan Amendment PLNSM18/0001) (Cont.)

STATUTORY PLANNING APPLICATIONS

TOWN PLANNING APPLICATION - No. 220 CHAPEL ROAD, KEYSBOROUGH (PLANNING APPLICATION No. PLN17/0370 AND DEVELOPMENT PLAN AMENDMENT PLNSM18/0001)

ATTACHMENT 4

CLAUSE 52 ASSESSMENT

PAGES 6 (including cover)

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

2.3.4 Town Planning Application – No. 220 Chapel Road, Keysborough South (Planning Application No. PLN17/0370 and Development Plan Amendment PLNSM18/0001) (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/NA
Design standard 1 - Accessways	Accessways must: • 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.	✓ **Standard met**
	• 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.	✓ **Standard met**
	• Provide a passing area at the entrance at least 5 metres wide and 7 metres long if the accessway serves ten or more car parking spaces and is either more than 50 metres long or connects to a road in Road Zone.	✓ **Standard met**
	• Have a corner splay or area at least 50 percent clear of visual obstructions extending at least 2 metres along the frontage road from the edge of an exit lane and 2.5 metres along the exit lane from the frontage, to provide a clear view of pedestrians on the footpath of the frontage road. The area clear of visual obstructions may include an adjacent entry or exit lane where more than one lane is provided, or adjacent landscaped areas, provided the landscaping in those areas is less than 900mm in height.	✓ **Standard met**
	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.	✓ **Standard met**
	If entry to the car space is from a road, the width of the accessway may include the road.	✓ **Standard met** ✗ **Standard not met**

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

2.3.4 Town Planning Application – No. 220 Chapel Road, Keysborough South (Planning Application No. PLN17/0370 and Development Plan Amendment PLNSM18/0001) (Cont.)

Design standard 2 – Car parking spaces	Car parking spaces and accessways must have the minimum dimensions as outlined in Table 2. **Table 2: Minimum dimensions of car parking spaces and accessways** **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 *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).*	✓ **Standard met**

2.3.4 Town Planning Application – No. 220 Chapel Road, Keysborough South (Planning Application No. PLN17/0370 and Development Plan Amendment PLNSM18/0001) (Cont.)

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: • A column, tree or tree guard, which may project into a space if it is within the area marked 'tree or column permitted' on Diagram 1. • A structure, which may project into the space if it is at least 2.1 metres above the space. **Diagram 1 Clearance to car parking spaces** 	✓ **Standard met**
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.	✓ **Standard met**
Where parking spaces are provided in tandem (one space behind the other) an additional 500mm in length must be provided between each space.	✓ **Standard met**
Where two or more car parking spaces are provided for a dwelling, at least one space must be under cover.	✓ **Standard met**
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.	✓ **Standard met**

2.3.4 Town Planning Application – No. 220 Chapel Road, Keysborough South (Planning Application No. PLN17/0370 and Development Plan Amendment PLNSM18/0001) (Cont.)

<table>
<tr><td rowspan="7">Design standard 3: Gradients</td><td>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.</td><td>✓ Standard met</td></tr>
<tr><td>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.
Table 3: Ramp gradients
<table><tr><th>Type of car park</th><th>Length of ramp</th><th>Maximum grade</th></tr><tr><td rowspan="2">Public car parks</td><td>20 metres or less</td><td>1:5 (20%)</td></tr><tr><td>longer than 20 metres</td><td>1:6 (16.7%)</td></tr><tr><td rowspan="2">Private or residential car parks</td><td>20 metres or less</td><td>1:4 (25%)</td></tr><tr><td>longer than 20 metres</td><td>1:5 (20%)</td></tr></table></td><td>✓ Standard met</td></tr>
<tr><td>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.</td><td>✓ Standard met</td></tr>
<tr><td>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.</td><td>✓ Standard met</td></tr>
<tr><td rowspan="3">Design standard 4: Mechanical parking</td><td>Mechanical parking may be used to meet the car parking requirement provided:
• At least 25 per cent of the mechanical car parking spaces can accommodate a vehicle clearance height of at least 1.8 metres.</td><td>✓ Standard met</td></tr>
<tr><td>• Car parking spaces the require the operation of the system are not allowed to visitors unless used in a valet parking situation.</td><td>✓ Standard met</td></tr>
<tr><td>• The design and operation is to the satisfaction of the responsible authority.</td><td>✓ Standard met</td></tr>
<tr><td rowspan="2">Design standard 5: Urban design</td><td>Ground level car parking, garage doors and accessways must not visually dominate public space.</td><td>✓ Standard met</td></tr>
<tr><td>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.</td><td>✓ Standard met</td></tr>
</table>

2.3.4 Town Planning Application – No. 220 Chapel Road, Keysborough South (Planning Application No. PLN17/0370 and Development Plan Amendment PLNSM18/0001) (Cont.)

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

2.3.4 Town Planning Application – No. 220 Chapel Road, Keysborough South (Planning Application No. PLN17/0370 and Development Plan Amendment PLNSM18/0001) (Cont.)

STATUTORY PLANNING APPLICATIONS

TOWN PLANNING APPLICATION - No. 220 CHAPEL ROAD, KEYSBOROUGH (PLANNING APPLICATION No. PLN17/0370 AND DEVELOPMENT PLAN AMENDMENT PLNSM18/0001)

ATTACHMENT 5

SUBMISSION LOCATION MAP

PAGES 2 (including cover)

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

2.3.4 Town Planning Application – No. 220 Chapel Road, Keysborough South (Planning Application No. PLN17/0370 and Development Plan Amendment PLNSM18/0001) (Cont.)



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

3 QUESTION TIME - PUBLIC

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

QUESTIONS FROM THE GALLERY

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

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

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

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

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

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

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

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

3 QUESTION TIME - PUBLIC (Cont.)

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

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

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

h) A Councillor or member of Council staff nominated to answer a question may:
i) seek clarification of the question from the person who submitted it;
ii) seek the assistance of another person in answering the question; and
iii) defer answering the question, so that the answer may be researched and a written response be provided within ten
(10) working days following the Meeting (the question thereby being taken on notice).

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

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

4 OFFICERS' REPORTS - PART TWO

4.1 CONTRACTS

4.1.1 Contract No. 1920-09 Dandenong Market - Back of House Upgrade (Stage 2.2)

File Id:	Qa404632
Responsible Officer:	Director Business, Engineering and Major Projects

Report Summary

This report details the Public Tender process undertaken by Council to select a suitably qualified and experienced contractor for the back of house cool room upgrade at the Dandenong Market (Stage 2.2).

Recommendation Summary

This report recommends that Council:

1. awards Contract No. 1920-09 for the Dandenong Market Back of House Upgrade (Stage 2.2) to Circon Constructions Pty Ltd for a fix lump sum price of One Million, Four Hundred & Thirty One Thousand, Nine Hundred and Eighty Dollars ($1,431,980.00) including GST of $130,179.99 and including provisional a sum.

Pricing has been submitted as three separable portions.

Separable Portion A including 10% Contingency (Including GST)	$153,762.78
Separable Portion B including 10% Contingency (Including GST)	$772,381.22
Separable Portion C including 10% Contingency (Including GST)	$499,455.99 + $6380 for decamp and later set up

 # NOTE - For efficiency it is intended to award the contract for all 3 stages, however only separable portion A and B will proceed at this point in time due to the budget that is currently available. Separable portions C will be undertaken at a later stage subject to further funding becoming available. Funding for the next stage has been requested in the 2020/21 CIP program.

2. reserves the right to award separable portion C of Contract No. 1920-09 to Circon Constructions Pty Ltd subject to satisfactory completion of portion A and B and further funding becoming available.

4.1.1 Contract No. 1920-09 Dandenong Market - Back of House Upgrade (Stage 2.2) (Cont.)

3. may elect at its discretion to award the tender in its entirety, as separable portions or in a combination thereof.

This is a Lump Sum contract and not subject to rise and fall.

Introduction

Project scoping to redevelop the Dandenong Market back of house area to provide additional storage for fruit and vegetable traders began in 2016/17.

Stage 1 works were undertaken in 2017 with a cost of approximately $1,200,000.00. Works included the construction of one new cool room and significant concreting works to address various safety issues that had been raised by the Market Management Team. The additional concreting works provided improved pedestrian and forklift movement enabling safe operation in and around the back of house area.

Stage 2 scoping works began in 2017 with an 8-month design and consultation process with council officers, the Market Management Team and CO-OP Studio (Architects). The scope of the original project changed significantly during the consultation process. Due to the budget constraints, further discussions were held with the Market Management Team in November 2018 with the view to re-scoping the Stage 2 works in order to fall within the available budget. The Market Management Team advised that the current priority is to increase cool room capacity.

The project scope for stage 2.1, included the construction of a new cool room and refurbishment of an existing cool room. This work was completed November 2019.

Stage 2.2 is broken into 3 separable portions and involves the demolition of existing coolrooms and the construction of 5 new coolrooms at the Dandenong Market.

Separable portion A includes concreting works to the loading bay area and the construction of a new offal coolroom.

Separable portion B includes construction of a large fruit and vegetable coolroom.

Separable portion C includes the construction of 2 general coolrooms and an egg coolroom.

Works for each separable portion will also include supporting infrastructure with the construction of a new service platform for condenser units, new roller shutter doors to provide after-hours security and an upgrade of electrical, hydraulic and fire services in the back of house area.

The Dandenong Market back of house area must remain operational during the construction period. The construction of the coolrooms will be done in stages so that the available cool room area is maximised and disruptions to the market traders will be minimised. Major works will be done on non-market days.

Tender Process

The tender was advertised in The Age Newspaper on Saturday 5 October 2019 and closed on Wednesday 30 October 2019.

At the close of the tender advertising period, submissions were received from two (2) contractors, being:

1. Circon Construction Pty Ltd
2. Ducon Maintenance Pty Ltd trading as Ducon Building Solutions

Tender Evaluation

The Tender Evaluation Panel was made up of the City of Greater Dandenong Coordinator for Building Projects, Project Manager, the Contracts & Administration Officer, and Dandenong Market General Manager and Safety and Compliance Manager. The Director and Senior Architect from CO-OP Studio also attended as technical support.

The tenders were evaluated using Council's Weighted Attributed Value Section Method. The evaluation criteria and allocated weightings for evaluation area as follows:

	Evaluation Criteria	Weightings
1	Tender Sum / Rate	20%
2	Relevant Experience	30%
3	Capability	30%
4	Quantity of the proposed team and Management Structure	10%
5	Social Procurement	5%
6	Local Industry	5%
7	OHS	Pass/Fail
8	Environmental	Pass/Fail

The Evaluation Criteria 7 & 8 is given a Pass or Fail. The evaluation criteria 1-6 are given a point score between 0 to 5 as detailed in the following table:

Score	Description
5	Excellent
4	Very Good
3	Good, Better than average
2	Acceptable
1	Marginally Acceptance
0	Not Acceptance

4.1.1 Contract No. 1920-09 Dandenong Market - Back of House Upgrade (Stage 2.2) (Cont.)

Each criterion is ranked on appoint score of between 0 (fail) 5 (excellent). These rankings are then multiplied by the weighting to give a weighted attribute ranking for each criterion and totalled to give an overall evaluation score for all criteria.

Following evaluation of the tender, the comparative point score based on the above criteria is as follows:

Tenderer	Price Points	Non-Price Points	Total Score	OHS	Enviro
Circon Construction Pty Ltd	0.58	2.65	3.23	Pass	Pass
Ducon Maintenance Pty Ltd trading as Ducon Building Solutions	0.42	2.40	2.82	Pass	Pass

Circon Constructions is construction company based in the South East suburbs of Melbourne specialising in a variety of projects from minor works to large scale projects.

Circon Constructions draws on extensive technical expertise and depth of experience to service commercial, industrial, retail, medical, local government and markets across greater Melbourne and regional Victoria.

Note 1: The higher the price score – lower the tendered price.

Note 2: The higher the non-price score – represents better capability and capacity to undertake the service.

Victorian Charter of Human Rights and Responsibilities

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

Financial Implications

Council has approved an overall project budget for $1.2 million for the Dandenong Market Back of House Upgrade (Stage 2.2) as part of 2019/20 City Improvement Program.

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

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

Social Procurement

Circon Construction Pty Ltd is an equal opportunity employer. They annually support multiple sporting clubs and school groups with donations of building materials and services. They support the Starlight Foundation and the Royal Children's Hospital.

Local Industry

Circon Construction Pty Ltd will spend 30% on labour, 45% on materials and 15% on supervision. They have a sister company Mobius Materials Recovery that are based in Dandenong. Mobius sort and recycle all the waste from their construction sites and divert around 85% of their building waste from landfill.

Consultation

Extensive consultation has been undertaken with the Market Management Team, CO-OP Studio (Architect) and council officers throughout the project scoping to ensure the completed works meet the need of the market and the back of house area remains functional during the construction phases.

Regular meetings have been held with the Market Management Team to seek advice on how the back of house area operates and the best way to undertake the works. This led to the development of the separable portions which requires works to be undertaken in one area at a time in order to maximise the remaining cool room space at all times allowing the market operations to continue.

Conclusion

At the conclusion of the tender evaluation process, the evaluation panel agreed that the tender submission from **Circon Construction Pty Ltd** represented the best value outcome for Council and should be accepted due to:

1. Their conforming tender submission and understanding of the project brief;
2. Their level of experience, staff resources and the range of available equipment; and

Their demonstrated methodology to implement the project, their submitted program and work plan to the satisfaction of the Project Manager.

Recommendation

That Council:

1. awards Contract No. 1920-09 for the Dandenong Market Back of House Upgrade (Stage 2.2) to Circon Constructions Pty Ltd for separable portion A, B and C (subject to satisfactory completion of portion A and B and further funding becoming available) for the lump sum One Million, Four Hundred & Thirty One Thousand, Nine Hundred and Eighty Dollars ($1,431,980.00) including GST of $130,179.99 and including provisional sum and;

2. signs and seals the contract documents when prepared.

4.2 FINANCE AND BUDGET

4.2.1 Mid Year Budget Review Report 2019-20

File Id:

Responsible Officer: Director Corporate Services

Attachments: A – Income Statement
B – Mid-Year Budget Adjustments
C – Mid-Year Budget Review Notes

Report Summary

The 2019-20 Mid-Year Budget Review process provides Council with the opportunity to review its operations since the adoption of the 2019-20 Budget and subsequently the Amended Budget (incorporating carry overs from 2018-19). It allows Council to make the necessary adjustments to reflect the latest forecast financial position. Where surplus funds are forecast to be available, the Mid-Year Budget Review provides Council with an opportunity to reallocate funding and ensure that available financial resources achieve the maximum benefit to the community.

This report recommends to Council the adoption of the 2019-20 Mid-Year Budget including all referrals listed in **Attachment B**.

Recommendation Summary

This report recommends that Council adopt the 2019-20 Mid-Year Budget which includes:

1. The proposed amendments to capital and operating budgets that have occurred since the adoption of the Annual Budget and subsequently the Amended Budget (incorporating carry overs from the previous financial year), (**Attachment B**).

4.2.1 Mid Year Budget Review Report 2019-20 (Cont.)

Background

The financial management of City of Greater Dandenong is a complex task with Council managing operational inflows and outflows of over $196.03 million, with the addition of a capital works program of $91.26 million in 2019-20 (including carry overs), across hundreds of different services that are provided to the community.

The purpose of this Mid-Year Budget Review is to assess financial trends that have occurred during the first five months of the 2019-20 financial year and to determine a forecast outcome for 30 June 2020. The Mid-Year Budget Review further allows Council to take account of the final outcomes arising from the previous financial year given that the Original Budget is developed in May, some two months prior to the end of the financial year and many of Council's services and capital projects span across the financial years.

Council undertook a half yearly review of the 2019-20 Annual Budget, to identify areas where the forecast result to 30 June 2020 may need amendment due to changed circumstances. All proposed variations to the Amended Budget for both capital and operating are fully described in **Attachment B**.

Following the completion of this review, Council has allocated the accumulated surplus as follows:

Component	Ref	$'000
Cash surplus available		**$995**
Less		
Capital variations (net of reserves)	*Attachment B*	($658)
Operating variations (net of reserves)	*Attachment B*	($337)
Residual surplus available		**$0**

4.2.1 Mid Year Budget Review Report 2019-20 (Cont.)

Council has considered the allocation of the net capital variations ($658,000) and net favourable operational variations ($337,000) and these are listed in **Attachment B**.

To assist Council in considering the proposed revisions, three Attachments are contained in this report, viz.

- **Attachment A** – **Income Statement** comparing the Amended 2019-20 Budget (Annual Budget plus carry overs from the previous year) against the proposed Mid-Year Budget.
- **Attachment B** - is the full listing of adjustments (both capital and operating) that have been referred for Council consideration and have been proposed to be included in the Mid-Year Budget.
- **Attachment C** - contains more detailed notes in respect of each proposed change in Attachment B.

4.2.1 Mid Year Budget Review Report 2019-20 (Cont.)

Key Outcomes of the 2019-20 Mid-Year Budget Review

The table below details the movements in operating, capital and other non-operating cash items resulting from the review.

Management Accounting summary

Description	Original Budget 2019-20 $'00	Amended Budget 2019-20 $'000	Mid Year Budget 2019-20 $'000	Mid Year vs Amended Variance Fav/(unfav) $'000
Income Statement				
Income	224,726	219,198	222,228	3,030
Expenditure	187,806	191,932	195,512	(3,580)
Surplus (deficit) - operations	**36,920**	**27,266**	**26,716**	**(550)**
Management accounting reconciliation				
Add back non-cash items:				
Depreciation	29,816	29,816	30,816	(1,000)
Contributions non monetary assets	(15,000)	(15,000)	(15,000)	-
Written down value of assets sold/scrapped	300	300	300	-
Sub total	**15,116**	**15,116**	**16,116**	**(1,000)**
Less non operating cash items				
Capital expenditure	69,289	91,258	93,823	2,565
Transfers to (from) reserves	(15,749)	(20,896)	(22,154)	(1,258)
Loan proceeds	(10,000)	(10,000)	(10,000)	-
Loan repayments	8,496	8,496	8,634	138
Sub total	**52,036**	**68,858**	**70,303**	**1,445**
Cash surplus (deficit) for year	-	**(26,476)**	**(27,471)**	**(995)**
Accumulated surplus bought forward	-	27,471	27,471	-
Forecast position surplus	-	**995**	-	**(995)**

Notes to the Management Accounting summary

Original Budget – Annual Budget adopted by Council 11 June 2019.

Amended Budget – Incorporating operating and capital carry overs from 2018-19.

4.2.1 Mid Year Budget Review Report 2019-20 (Cont.)

1. Income and Expenditure (Income Statement result)

The Income Statement is Council's formal accounting result in accordance with Accounting Standards and as such contains several non-cash items (depreciation, written down value of

assets sold and gifted assets from developers) and excludes cash items such as capital

expenditure and loan repayments.

Description	Original Budget 2019-20 $'00	Amended Budget 2019-20 $'000	Mid Year Budget 2019-20 $'000	Mid Year vs Amended Variance Fav/(unfav) $'000
Income Statement				
Income	224,726	219,198	222,228	3,030
Expenditure	187,806	191,932	195,512	(3,580)
Surplus - ongoing operations	**36,920**	**27,266**	**26,716**	**(550)**

The forecast operating surplus for the year as projected following the Mid-Year Budget review is $26.72 million, a decrease from the Amended Budget (Attachment A).

The significant items of revenue and expenses that contribute to this variation are as follows.

Income (by exception):

Total income reports an increase of $3.03 million due to the following favourable variances:

- **Operational project funding ($1.98 million)** – Funding received or to be received in 2019-20 in relation to a number of operational projects (Community Services and Greater Dandenong Business). The funding will be matched by corresponding project expenditure.
- **Capital project funding ($821,000)** – Funding to be received in 2019-20 in relation to four capital projects – Ross Reserve Pavilion, Frank Holohan (Police Paddocks) Reserve Grandstand, Thomas Carroll Pavilion and the Federal Black Spot Program. The funding will be matched by corresponding project expenditure.
- **Development Contributions Plan (DCP) funding ($804,000)** – DCP funding to be recognised in 2019-20 in relation to three capital projects – the required DCP land purchases at 845 Taylors Road, Dandenong and 875 Taylors Road, Dandenong and the Keysborough South Industrial Buffer DCP project. The funding will be matched by corresponding property acquisition costs or DCP project expenditure.

Partly offset by unfavourable variances in:

- **Planning Application – reduction in fee income ($300,000)** – Due to a slow-down in development activity, the number of planning applications submitted has reduced, resulting in a reduction in income.

- **Home and Community Care (HACC) income reduction based on estimated target achievement to date ($300,000) -** The target achievement to September 2019 is lower than estimated in the Budget, particularly in the areas of Home Maintenance and Planned Activity Group. There is limited opportunity to offset this with expenditure savings. This income reduction expectation has been funded from the General Reserve (Aged Care).

Expenditure (by exception)

Operating expenditure has increased by $3.58 million. The major variations include the following unfavourable variances:

- **Operational project expenditure ($1.98 million)** – Corresponding project expenditure relating to various operational projects – the grant funding of which has been received or is to be received in 2019-20.
- **Depreciation ($1.00 million)** – Increased estimate of 2019-20 depreciation expense based on the final fixed asset balances at 30 June 2019 which incorporated asset revaluations. This is a non-cash item.
- **Building demolition and site reinstatement at three Council properties ($320,000)** – Demolition of existing buildings and site reinstatement at three recently purchased properties: 275 Lonsdale Street, Dandenong, 89 Douglas Street, Noble Park and 77 Herbert Street, Dandenong. All three items are funded from reserves.
- **HACC unbudgeted expenditure ($294,000)** – Relates to temporary agency staff and professional services for staffing issues, both relating to Home Maintenance, an additional driver position for the new Community Transport bus and the replacement of Home Care worker iPads (the first two items are funded by a transfer from the General Reserve (Aged Care)).
- **Insurance premium increase ($123,167) -** Higher than budgeted insurance premiums mainly due to higher premiums for 'Industrial special risks', 'Cyber crime', 'Directors and Officers' and the brokerage fee.

Partly offset by favourable variances in:

- **Interest expense savings ($356,000)** – Mainly due to the new borrowings secured in June 2019 which were achieved at a lower interest rate than anticipated, resulting in interest savings.
- **Workcover premium saving ($276,000) –** Lower than anticipated workcover premium.

2. Capital expenditure

The capital expenditure program is forecast to increase by $2.57 million (as detailed in **Attachment B**) from the Amended Budget of $91.26 million. The movement is due to:

- **Springvale Community Precinct – various items x 9 ($1.63 million)** – Includes Springvale Road Traffic Signals, Generator for Disaster Recovery Room, Public Art, Security Upgrade, Playground fencing, Library Café – appliances and fit out, Supper Room – storage extension, Indigenous Public Art Work and Electric charging station. Most of this new capital expenditure is funded by a transfer from the Major Projects Reserve ($1.58 million).
- **Open space acquisitions x 2 ($1.51 million)** – Purchase of 89 Douglas Street, Noble Park and 77 Herbert Street, Dandenong to increase provision of open space in the municipality. These property purchases have been funded from the Open Space Acquisitions Reserve.
- **Capital project expenditure – grant funded ($821,000)** – Capital expenditure relating to four projects – Federal Black Spot Program, Frank Holohan (Police Paddocks) Grandstand, Thomas Carroll Pavilion and Ross Reserve Pavilion. The expenditure will be matched by funding.
- **DCP land purchases x 2 ($596,000)** – The required purchase of two DCP land sites which will be funded from DCP contribution income (845 and 875 Taylors Road, Dandenong South).
- **Reserve funded capital expenditure for three projects ($360,000)** – Required capital works at Walker Street Multi-deck Car Park (roof deck security fence), Ross Reserve Plaza / Oval / Path works and 275 Lonsdale Street, Dandenong – pedestrian lane design. All three projects will be funded from reserves.
- **Purchase of a new Community Transport bus ($210,000)** – Purchase of a new 25 seat Community Transport bus to address the need for low cost/free buses to assist with low income/vulnerable older people having access to social activities/outings.

Partly offset by the following favourable variances:

- **Keysborough South Community Hub land acquisition budget no longer required in 2019-20 ($3 million)** – Due to Council's decision to construct the Keysborough South Community Hub on an existing Council owned site, this capital budget is no longer required and the associated reserve transfer is also deferred and quarantined in the Major Projects Reserve for expenditure relating to the Keysborough South Community Hub building construction.

4.2.1 Mid Year Budget Review Report 2019-20 (Cont.)

Variation in movement of transfers to (from) reserves – ($1.26 million)

The following table highlights the expected variations to the movements in reserve funds arising from the Mid-Year Budget Review.

Reserve	Original Budget 2019-20 $'000s	Amended Budget 2019-20 $'000s	Mid Year Budget 2019-20 $'000s	MYB vs Amended Variance $'000s
Transfer to reserves				
Major projects reserve	800	800	800	-
Local Government Funding Vehicle (LGFV) sinking fund	-	-	-	-
Open space - planning, development and improvements	2,000	2,000	2,000	-
Open space - acquisitions	-	-	-	-
Development Contribution Plan - Council funded	1,000	1,000	1,000	-
DCP Keysborough South Community Infrastructure Levies	-	-	-	-
Keysborough maintenance levy	1,500	1,500	1,500	-
Self insurance reserve	-	-	-	-
Spring Valley landfill rehabilitation reserve	-	-	-	-
Springvale Activity Precinct parking and development	-	-	-	-
Dandenong Activity Precinct parking and development	1,000	1,000	1,000	-
Native vegetation reserves	-	-	-	-
Total transfer to reserves	**6,300**	**6,300**	**6,300**	**-**
Transfer from reserves				
Major projects reserve	12,191	16,218	14,798	(1,420)
Local Government Funding Vehicle (LGFV) sinking fund	4,900	4,900	4,900	-
Open space - planning, development and improvements	680	1,478	1,478	-
Open space - acquisitions	-	-	1,713	1,713
Development Contribution Plan - Council funded	208	452	402	(50)
DCP Keysborough South Community Infrastructure Levies	-	-	-	-
Keysborough maintenance levy	1,483	1,483	1,483	-
Self insurance reserve	91	91	91	-
Spring Valley landfill rehabilitation reserve	596	673	673	-
Springvale Activity Precinct parking and development	-	-	-	-
Dandenong Activity Precinct parking and development	800	800	1,160	360
General reserve - Aged Care	-	-	535	535
Grants in Advance reserve	1,100	1,100	1,220	120
Native vegetation reserves	-	-	-	-
Total transfer from reserves	**22,049**	**27,196**	**28,454**	**1,258**
Net movement in reserves	**(15,749)**	**(20,896)**	**(22,154)**	**(1,258)**

4.2.1 Mid Year Budget Review Report 2019-20 (Cont.)

Transfers to reserves (no movement)

There has been no movement in transfers to reserves from the Amended Budget to the Mid Year Budget.

Transfers from reserves (increase of $1.26 million)

The increase in transfers from reserves primarily relates to:

- Reserve transfers of $1.71 million from the Open Space – Acquisitions Reserve to fund the purchase, building demolition and site reinstatement at two new open space sites (89 Douglas Street, Noble Park and 77 Herbert Street, Dandenong).
- Transfers from the Major Projects Reserve totalling $1.58 million to fund eight items requested in relation to the Springvale Community Precinct project.
- Transfers from the General Reserve (Aged Care) of $535,000 to fund a reduction in HACC income and higher professional services and temporary staff expenditure relating to the Home Maintenance program.
- Transfers from the Dandenong Activity Centre Parking and Development Reserve of $210,000 to fund the building demolition, site reinstatement and design of a new pedestrian laneway at 275 Lonsdale Street, Dandenong.

Offset by:

- A reduction in the transfer from Major Projects Reserve of $3.00 million relating to the Keysborough South Community Hub land acquisition budget no longer required in 2019-20. To be quarantined in the Major Projects Reserve to fund future spending on this project.

Financial Implications

The 2019-20 Mid-Year Budget review will ensure that Council has accommodated all known variations to the Budget that have occurred during the first six months of the financial year and results in only a minor movement in the budgetary targets established in the 2019-20 Annual Budget.

Consultation

The 2019-20 Mid-Year Budget Review has been prepared on the basis of budget reviews conducted by all Council staff with budgetary responsibilities and following discussion and consideration by Council.

As changes to the Original Budget are not material, Council is not required to formally advertise the Mid-Year Budget.

Recommendation

This report recommends that Council adopts the 2019-20 Mid-Year Budget which includes the proposed amendments to capital and operating budgets that have occurred since the adoption of the Annual Budget and subsequently the Amended Budget (incorporating carry overs from the previous financial year), (Attachment B).

FINANCE AND BUDGET

2019-20 MID YEAR BUDGET REVIEW

ATTACHMENT 1

INCOME STATEMENT/ADJUSTMENTS/NOTES

PAGES 23 (including cover)

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

4.2.1 Mid Year Budget Review Report 2019-20 (Cont.)

Attachment A

Income Statement

	Original Budget 2019-20 $'000	Amended Budget 2019-20 $'000	Mid Year Budget 2019-20 $'000	Mid Year vs Amended Variance Fav/(unfav) $'000
Income				
Rates and charges	145,942	145,942	145,942	-
Statutory fees and fines	9,333	9,333	9,163	(170)
User fees	8,435	8,435	8,546	111
Grants - operating	29,453	23,215	24,598	1,383
Grants - capital	2,794	3,023	3,843	820
Contributions - monetary	2,829	3,310	4,113	803
Contributions - non-monetary	15,000	15,000	15,000	-
Net gain on disposal property, infrastructure, plant and equipment	317	317	317	-
Other income	10,623	10,623	10,706	83
Total income	**224,726**	**219,198**	**222,228**	**3,030**
Expenses				
Employee costs	80,417	82,821	83,346	(525)
Materials and services	67,851	69,414	71,755	(2,341)
Bad and doubtful debts	1,299	1,299	1,299	-
Depreciation	29,816	29,816	30,816	(1,000)
Borrowing costs	3,414	3,414	3,058	356
Other expenses	5,009	5,168	5,238	(70)
Total expenses	**187,806**	**191,932**	**195,512**	**(3,580)**
Surplus for the year	**36,920**	**27,266**	**26,716**	**(550)**
Other comprehensive income				
Items that will not be reclassified to surplus or deficit:				
Other	-	-	-	-
Total comprehensive result	**36,920**	**27,266**	**26,716**	**(550)**

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4.2.1 Mid Year Budget Review Report 2019-20 (Cont.)

Attachment B

City of Greater Dandenong

2019-20 MID YEAR BUDGET ADJUSTMENTS

DESCRIPTION	NOTE	TERM	INCOME / RESERVE $	EXPENSE $	NET TOTAL $
ADJUSTMENTS - CAPITAL (CASH)					
Capital projects/purchases required to be completed in 2019-20					
Springvale Community Precinct - Springvale Road Traffic Signals *(reserve funded - Major Projects Reserve)*	1	1 year	750,000	750,000	0
Springvale Community Precinct - Generator for Disaster Recovery Room (IT Room) *(reserve funded - Major Projects Reserve)*	2	1 year	100,000	100,000	0
Springvale Community Precinct - Public Art *(reserve funded - Major Projects Reserve)*	3	1 year	50,000	50,000	0
Springvale Community Precinct - Security Upgrade *(reserve funded - Major Projects Reserve)*	4	1 year	115,000	115,000	0
Springvale Community Precinct - Playground fencing *(reserve funded - Major Projects Reserve)*	5	1 year	210,000	210,000	0
Springvale Community Precinct - Library Café - Appliances and fit out *(reserve funded - Major Projects Reserve)*	6	1 year	35,000	35,000	0
Springvale Community Precinct - Supper Room - Storage extension *(reserve funded - Major Projects Reserve)*	7	1 year	220,000	220,000	0
Springvale Community Precinct - Indigenous Public Art Work *(reserve funded - Major Projects Reserve)*	8	1 year	100,000	100,000	0
Springvale Community Precinct - Electric charging station	9	1 year	0	45,000	(45,000)
275 Lonsdale Street, Dandenong - Pedestrian lane (design) *(reserve funded - Dandenong Activity Centre Parking and Development Reserve)*	10	1 year	90,000	90,000	0
Walker Street Multi-Deck Car Park - Roof deck security fence *(reserve funded - Dandenong Activity Centre Parking and Development Reserve)*	11	1 year	150,000	150,000	0
Ross Reserve Plaza / Oval / Path - grant funded works *(reserve funded - Grants in Advance Reserve)*	12	1 year	120,000	120,000	0
Provision of fleet vehicles for new staff positions	13	1 year	0	40,000	(40,000)
George Andrews Reserve - Grandstand / Sports Box	14	1 year	0	65,000	(65,000)
Drum Theatre - Lighting Desk	15	1 year	0	75,000	(75,000)
Shepley Oval Multi-Purpose Indoor Training Complex (MPITC) - Detailed Design Development and Documentation	16	1 year	0	127,000	(127,000)
Clarendon Reserve Keysborough - Dog Off-Leash Trial	17	1 year	0	11,000	(11,000)
Fotheringham Reserve - Single Interpretive Sign (Indigenous)	18	1 year	0	3,500	(3,500)
Community Transport Bus (25 seats) purchase	19	1 year	0	210,000	(210,000)
Police Paddocks Grandstand - additional budget required	20	1 year	0	100,000	(100,000)
Regulatory Services - Officer Safety Radio Network Upgrade	21	1 year	0	73,500	(73,500)
Dandenong Civic Centre Tenancy Improvements (Tenancy 8 - Harmony Square Entrance Protection/Shelter design)	22	1 year	0	30,000	(30,000)
Tirhatuan Park Dog Off Leash Area - Install Additional Fence	23	1 year	0	30,000	(30,000)
Drum Theatre - Ticketing System	24	1 year	0	107,161	(107,161)
			1,940,000	**2,857,161**	**(917,161)**
Open space and DCP property acquisitions					
Purchase of 89 Douglas Street, Noble Park *(reserve funded - Open Space Acquisitions Reserve)*	25	1 year	646,925	646,925	0
Purchase of 77 Herbert Street, Dandenong *(reserve funded - Open Space Acquisitions Reserve)*	26	1 year	865,694	865,694	0
DCP land purchase - 845 Taylors Road, Dandenong South (DCP item LRO6b)	27	1 year	194,670	194,670	0
DCP land purchase - 875 Taylors Road, Dandenong South (DCP item LRO6b)	28	1 year	400,867	400,867	0
			2,108,157	**2,108,157**	**0**

4.2.1 Mid Year Budget Review Report 2019-20 (Cont.)

Attachment B

City of Greater Dandenong

2019-20 MID YEAR BUDGET ADJUSTMENTS

DESCRIPTION	NOTE	TERM	INCOME / RESERVE $	EXPENSE $	NET TOTAL $
ADJUSTMENTS - CAPITAL (CASH)					
Transfers between capital and operating (nil impact)					
Library reversible shelving - Springvale Community Precinct - transfer from operating budget	29	1 year	0	10,570	(10,570)
Rowley Allan Reserve - Master Plan development - transfer from capital to operating	30	1 year	0	(70,000)	70,000
			0	**(59,430)**	**59,430**
New or additional funding (nil impact)					
Federal Black Spot Program - Windsor Avenue and St Johns Avenue, Springvale	31	1 year	145,600	145,600	0
Frank Holohan (Police Paddocks) - grant funded works	32	1 year	200,000	200,000	0
Thomas Carroll pavilion - grant funded works	33	1 year	175,000	175,000	0
Ross Reserve Pavilion - new grant funding	34	1 year	300,000	300,000	0
Keysborough South Industrial Buffer - DCP works funded from DCP contribution income	35	1 year	208,000	208,000	0
			1,028,600	**1,028,600**	**0**
Budgets no longer required in 2019-20					
Homeleigh Road - Reduction in project expenditure due to lower contribution income *(removal of reserve funding - DCP Reserve)*	36	1 year	(50,000)	(50,000)	0
Keysborough South Community Hub land acquisition - capital expenditure budget no longer required *(removal of reserve funding - Major Projects Reserve)*	37	1 year	(3,000,000)	(3,000,000)	0
Drainage program - savings based on expenditure spent early in 2018-19	38	1 year	0	(200,000)	200,000
			(3,050,000)	**(3,250,000)**	**200,000**
TOTAL ADJUSTMENTS - CAPITAL (CASH)			**2,026,757**	**2,684,488**	**(657,731)**
ADJUSTMENTS - OPERATING (CASH)					
NON DIRECTORATE					
Financial Assistance Grant allocation - reduction in funding	39	1 year	(83,317)	0	(83,317)
Workcover premium saving	40	1 year	0	(276,000)	276,000
New borrowings 2018-19 - higher principal repayments	41	1 year	0	138,406	(138,406)
New borrowings 2018-19 - interest expense savings	41	1 year	0	(332,215)	332,215
New borrowings 2019-20 - estimated interest expense savings	42	1 year	0	(23,641)	23,641
Interest return on investments - favourable adjustment	43	1 year	214,573	0	214,573
Victorian Electoral Commission (VEC) Electoral Representation Review	44	1 year	0	48,000	(48,000)
Sub-total Non Directorate			**131,256**	**(445,450)**	**576,706**
CEO					
CEO					
South East Melbourne - contribution	45	2 years	0	40,000	(40,000)
Sub-total Greater Dandenong Business			**0**	**40,000**	**(40,000)**
CORPORATE SERVICES DIRECTORATE					
People and Procurement Services					
Organisational Development Consultant position - ongoing increase in EFT (0.63 to 0.92) from 1 January 2020	46	Ongoing	0	18,136	(18,136)
LEAP Social subscription	47	Ongoing	0	15,000	(15,000)
Insurance premium - increase	48	Ongoing	0	123,167	(123,167)
Integrated Source to Contract Solutions System (Vendor Panel)	49	Ongoing	0	27,000	(27,000)
			0	**183,303**	**(183,303)**
Governance					
Dandenong Market Return - reduction	50	1 year	(72,000)	0	(72,000)
			(72,000)	**0**	**(72,000)**
Sub-total Corporate Services			**(72,000)**	**183,303**	**(255,303)**

4.2.1 Mid Year Budget Review Report 2019-20 (Cont.)

Attachment B

City of Greater Dandenong

2019-20 MID YEAR BUDGET ADJUSTMENTS

DESCRIPTION	NOTE	TERM	INCOME / RESERVE $	EXPENSE $	NET TOTAL $
ADJUSTMENTS - OPERATING (CASH) (continued)					
BUSINESS, ENGINEERING AND MAJOR PROJECTS DIRECTORATE					
Engineering Services Executive					
Salary savings - Director Engineering Services and Executive Support Officer	51	Ongoing	0	(291,193)	291,193
			0	**(291,193)**	**291,193**
Infrastructure Services and Planning					
Roads and Drains - unbudgeted recovery income relating to prior year costs	52	1 year	18,660	0	18,660
Motor vehicle contribution to Victorian Police	53	1 year	0	45,000	(45,000)
Fringe Benefits Tax (FBT) on motor vehicles - savings	54	Ongoing	0	(130,000)	130,000
			18,660	**(85,000)**	**103,660**
City Projects and Asset Improvement					
275 Lonsdale Street, Dandenong - Demolish existing fire damaged building *(reserve funded - Dandenong Activity Centre Parking and Development Reserve)*	55	1 year	120,000	120,000	0
Building demolition and site reinstatement - 89 Douglas Street, Noble Park *(reserve funded - Open Space Acquisitions Reserve)*	56	1 year	80,000	80,000	0
Building demolition and site reinstatement - 77 Herbert Street, Dandenong *(reserve funded - Open Space Acquisitions Reserve)*	57	1 year	120,000	120,000	0
CIP Major Projects - unbudgeted salaries adjustment	58	1 year	0	18,000	(18,000)
			320,000	**338,000**	**(18,000)**
Activity Centres Revitalisation					
Coordinator Community Revitalisation position and remuneration adjustment under new structure	59	Ongoing	0	92,946	(92,946)
Community Revitalisation project - additional grant funding	60	Ongoing	230,000	230,000	0
			230,000	**322,946**	**(92,946)**
Sub-total Business, Engineering and Major Projects			**568,660**	**284,753**	**283,907**
CITY PLANNING, DESIGN AND AMENITY DIRECTORATE					
Planning and Design					
Community consultation and/or concept design at 6-8 Fifth Avenue, Dandenong	61	1 year	0	37,000	(37,000)
Community consultation and/or concept design at 90 Gove Street, Springvale	62	1 year	0	37,000	(37,000)
Rowley Allan Reserve - Master Plan development - transfer from capital to operating	30	1 year	0	70,000	(70,000)
Planning Application fee income - reduction	63	2 years	(300,000)	0	(300,000)
			(300,000)	**144,000**	**(444,000)**
Building and Compliance Services					
Building Services - Swimming Pool and Spa Legislation change (new income and additional position)	64	Ongoing	139,900	47,601	92,299
			139,900	**47,601**	**92,299**
Regulatory Services					
School Crossing program - additional grant funding	65	1 year	31,491	0	31,491
Parking Management - increase in parking fines recovery income	66	1 year	100,000	0	100,000
Parking Management - increase in parking fines filing fee expenditure	67	1 year	0	145,000	(145,000)
Anti Graffiti Animation grant funding	68	1 year	15,870	15,870	0
			147,361	**160,870**	**(13,509)**
Sub-total City Planning, Design and Amenity			**(12,739)**	**352,471**	**(365,210)**

4.2.1 Mid Year Budget Review Report 2019-20 (Cont.)

Attachment B

City of Greater Dandenong

2019-20 MID YEAR BUDGET ADJUSTMENTS

DESCRIPTION	NOTE	TERM	INCOME / RESERVE $	EXPENSE $	NET TOTAL $
ADJUSTMENTS - OPERATING (CASH) (continued)					
COMMUNITY SERVICES DIRECTORATE					
Community Care					
Home and Community Care (HACC) Home Maintenance - Professional services for staffing issues *(reserve funded - General Reserve Aged Care)*	69	1 year	60,000	60,000	0
HACC - Home Maintenance temporary agency staff *(reserve funded - General Reserve Aged Care)*	70	1 year	175,000	175,000	0
HACC - Income reduction based on estimated target achievement to date *(reserve funded - General Reserve Aged Care, see below)*	71	1 year	(300,000)	0	(300,000)
Transfer from General Reserve Aged Care to offset reduction in estimated income based on target achievement to date	71	1 year	300,000	0	300,000
Additional Bus Drivers (new Community Transport Bus) - pro rata allocation in 2019-20	19	Ongoing	0	18,500	(18,500)
Replacement of Home Care Worker iPads	72	1 year	0	40,000	(40,000)
			235,000	**293,500**	**(58,500)**
Community Wellbeing					
Drug Strategy - new grant funding	73	1 year	130,871	130,871	0
Market Street Occasional Care Centre (Operational) - funding and associated expenditure	73	1 year	175,000	175,000	0
New Directions - Mothers and Babies - extension of grant funding and matching expenditure	73	1 year	329,638	329,638	0
Child First - additional grant funding and associated expenditure	73	1 year	29,574	29,574	0
Right@Home - new grant funding	73	1 year	104,945	104,945	0
Enhanced Maternal and Child Health (MCH) - additional grant funding and associated expenditure	73	1 year	101,753	101,753	0
MCH Universal - additional grant funding and associated expenditure	73	1 year	16,088	16,088	0
Family Day Care - additional income and matching expenditure	73	1 year	600,000	600,000	0
Safe Transport Children in Cars - new grant funding	73	1 year	10,000	10,000	0
Refugee Immunisation project - additional grant funding and associated expenditure	73	1 year	11,000	11,000	0
Playgroups Initiative - reduction in funding (one off)	74	1 year	(172,479)	(172,479)	0
Review of Immunisation Services	75	1 year	0	26,730	(26,730)
			1,336,390	**1,363,120**	**(26,730)**
Community Development, Sport and Recreation					
Alliance for Gambling Reform contribution	76	3 years	0	25,000	(25,000)
Strengthening Community Assets and Networks Approach (SCANA) Officer - 0.3 EFT, 18 months, band 6A	77	1.5 years	0	14,856	(14,856)
Sports Planning - unbudgeted parental leave payments	78	1 year	0	33,504	(33,504)
Leisure Facilities Review	79	1 year	0	80,000	(80,000)
Reallocation of Community Partnership Funding Program unallocated funds (net impact - nil)	80	1 year	0	0	0
Community Sponsorship savings related to Lions Club - Summer Festival contribution item	81	1 year	0	(31,000)	31,000
Dandenong City Soccer Club Event - Contribution	82	1 year	0	5,000	(5,000)
Feasibility Study for the Greater Dandenong Reconciliation Action Plan (Action 8.5)	83	1 year	0	30,000	(30,000)
Friends of Refugees - contribution	84	1 year	0	62,000	(62,000)
			0	**219,360**	**(219,360)**

4.2.1 Mid Year Budget Review Report 2019-20 (Cont.)

Attachment B

City of Greater Dandenong

2019-20 MID YEAR BUDGET ADJUSTMENTS

DESCRIPTION	NOTE	TERM	INCOME / RESERVE $	EXPENSE $	NET TOTAL $
ADJUSTMENTS - OPERATING (CASH) (continued)					
COMMUNITY SERVICES DIRECTORATE (continued)					
Community Arts, Cultural and Library					
Springvale Community Precinct - Programming	85	1 year	0	15,000	(15,000)
Springvale Community Precinct - Marketing and Promotions	86	1 year	0	8,000	(8,000)
Library reversible shelving - Springvale Community Precinct - transfer to capital project budget	29	1 year	0	(10,570)	10,570
Public Library program - additional grant funding	73	1 year	37,488	37,488	0
Libraries After Dark - new grant funding	73	2 years	32,000	32,000	0
Libraries - Let's Read - additional grant funding	73	1 year	170,450	170,450	0
Events and Programs - Trademark	87	1 year	0	15,100	(15,100)
Lions Club - Summer Festival	81	1 year	0	20,000	(20,000)
City of Greater Dandenong 25th Anniversary Publication - additional funds required	88	1 year	0	10,000	(10,000)
Greater Dandenong Gallery of Art - Adaptive re-use plan for PEP building	89	1 year	0	50,000	(50,000)
Drum Theatre - Budget review and adjustments	90	Ongoing	(144,759)	(19,510)	(125,249)
			95,179	**327,958**	**(232,779)**
Sub-total Community Services			**1,666,569**	**2,203,938**	**(537,369)**
TOTAL ADJUSTMENTS - OPERATING (CASH)			**2,281,746**	**2,619,015**	**(337,269)**
GRAND TOTAL OF ALL ADJUSTMENTS			**4,308,503**	**5,303,503**	**(995,000)**

INCOME DECREASE (-) / INCREASE (+)
EXPENDITURE DECREASE (-) / INCREASE (+)

Summary			
Residual surplus available at 30 June 2019			**$995,000**
Capital - net outcome	$1,624,138	$2,684,488	($1,060,350)
(Increase)/decrease in transfers to reserves - capital	$0	$0	$0
Increase/(decrease) in transfers from reserves - capital	$402,619	$0	$402,619
Subtotal - Capital variations (net of reserve transfers)	**$2,026,757**	**$2,684,488**	**($657,731)**
Operating - net outcome	$1,426,746	$2,836,465	($1,409,719)
(Increase)/decrease in transfers to reserves - operating	$0	$0	$0
Increase/(decrease) in transfers from reserves - operating	$855,000	$0	$855,000
Subtotal - Operating variations (net of reserve transfers)	**$2,281,746**	**$2,836,465**	**($554,719)**
Loan principal repayments - increase	$0	$138,406	($138,406)
Interest on borrowings - savings	$0	($355,856)	$355,856
Subtotal - Loans and borrowings	**$0**	**($217,450)**	**$217,450**
SURPLUS AVAILABLE FOR ADDITIONAL ALLOCATIONS			**($0)**

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4.2.1 Mid Year Budget Review Report 2019-20 (Cont.)

Attachment C

City of Greater Dandenong

2019-20 MID YEAR BUDGET REVIEW - NOTES

These notes explain the additional income and expenditure line items identified after the approval of the 2019-20 Original and Amended Budget.

NOTES TO ATTACHMENT A

Adjustments – Capital (cash)

Capital projects/purchases requiring completion prior to 30 June 2020

1. ***Springvale Community Precinct – Springvale Road Traffic Signals ($750,000 expenditure – reserve funded)*** – These traffic signals are a requirement from VicRoads and need to be completed prior to the opening of the new Springvale Community Precinct. The traffic signals relate to the intersection of Hillcrest Grove, Heather Grove and Springvale Road in Springvale. These costs are to be funded from the Major Projects Reserve.
2. ***Springvale Community Precinct - Generator for Disaster Recovery Room (IT Room) ($100,000 expenditure – reserve funded)*** - The Springvale Community Precinct site will host the disaster recovery room (IT data centre) which manages all Council equipment and backup. It is well supported to ensure in case of failure, air conditioning and equipment can continue to work. If the air conditioning in the room goes out, it is likely that all equipment will overheat and be damaged which is a costly exercise. The disaster recovery room is currently in construction and expected to be complete in November. These costs are to be funded from the Major Projects Reserve.
3. ***Springvale Community Precinct – Public Art ($50,000 expenditure – reserve funded)*** - An artist was commissioned to produce pieces of art for the new Springvale Library - of the four proposed, Springvale Community Precinct Major Projects Advisory Board (SMPAG) Councillors elected to proceed with three. This exceeds the originally allocated project budget, and due to latent condition pressures, the contingency has been fully absorbed. These costs are to be funded from the Major Projects Reserve.
4. ***Springvale Community Precinct – Security Upgrade ($115,000 expenditure – reserve funded)*** - The Springvale City Hall and new Springvale Library has been specified to a better security product, Integriti, which will now be used as the standard security product across all Council projects. The Integriti product allows remote monitoring and access through the cloud. This has also included a tight review of all security requirements and created additions in access. This funding is requested now as it is better value for Council to complete as the build progresses rather than retrofit. These costs are to be funded from the Major Projects Reserve.
5. ***Springvale Community Precinct – Playground fencing ($210,000 expenditure – reserve funded)*** - The Springvale Community Precinct current design contains chain mesh fencing along the playground North and South areas. This fencing is due to Occupational Health and Safety (OHS) requirements. There is also a Northern landscaped area which was completed as part of stage one. It is intended that this area is advertised and utilised for events, which for licensing purposes require fencing and a gate. A custom fence design has been proposed to suit the aesthetic of the project. There is no budget to fund these works. These costs are to be funded from the Major Projects Reserve.

Attachment C

City of Greater Dandenong

2019-20 MID YEAR BUDGET REVIEW - NOTES

Capital projects/purchases requiring completion prior to 30 June 2020 (continued)

6. ***Springvale Community Precinct - Library Café – Appliances and fit out ($35,000 expenditure – reserve funded)*** - The provision for café fit out in the Springvale Community Precinct project did not allow for a complex café with a variety of appliances. This funding request is for the supply and installation of fridges, freezer, dishwasher and a display drinks fridge. The café is being constructed from November to January and fit out of the appliances at this time allows for cost savings. In addition, the café is required for the opening of the Springvale Community Precinct in the first half of 2020. These costs are to be funded from the Major Projects Reserve.
7. ***Springvale Community Precinct - Supper Room – Storage extension ($220,000 expenditure – reserve funded)*** - The Springvale site has seen a shortage of storage space for City Hall and Supper Room equipment. With the new Springvale Community Precinct being developed as well, more furniture and outdoor equipment is expected for storage - hence the need for space. This Supper Room storage extension has been designed and reviewed by the Springvale Project Control group, it will be built adjacent to the Supper Room allowing for both rooms to be set up independently of one another, and alleviating OHS issues with transporting equipment outside in wet weather. The build will also include a small courtyard between the Supper Room and storage room for aesthetic purposes. With the new building underway and storage under pressure, the design has been committed and the works tendered out. These costs are to be funded from the Major Projects Reserve.
8. ***Springvale Community Precinct – Indigenous Public Art Work ($100,000 expenditure - reserve funded)*** - The new Springvale Community Precinct project does not currently have funding for a fourth piece of art work to represent the Indigenous community. The Springvale Community Precinct Major Projects Advisory Board (SMPAG) Councillors agreed at a recent meeting that a Mid-Year Budget request should be raised to fund this item. The process will be taken through the Public Art Committee, and will be enough to create a detailed brief, go out to artists for response, and construction of the public art piece. This item will be funded by a transfer from the Major Projects Reserve.
9. ***Springvale Community Precinct – Electric charging station ($45,000)*** – Funding request and estimate received from Councillor Kirwan so that the Springvale Community Precinct can open with electric charging facilities. Works yet to be scoped. To be aligned with project completion by the end of 2019-20 however further scoping and costing is required to be investigated. Please note that if approved this would also require $1,000 operating budget per annum ongoing.

4.2.1 Mid Year Budget Review Report 2019-20 (Cont.)

Attachment C

City of Greater Dandenong

2019-20 MID YEAR BUDGET REVIEW - NOTES

Capital projects/purchases requiring completion prior to 30 June 2020 (continued)

10. ***275 Lonsdale Street, Dandenong - Pedestrian lane (design) ($90,000 expenditure – reserve funded)*** - In April 2019 Council was the successful purchaser of a property at 275 Lonsdale Street, Dandenong. The fire damaged retail space was acquired to create a new high quality pedestrian focused laneway connection from Thomas Street to Lonsdale Street. The lane will improve connectivity and access to centrally located parking and retail offers as well as improve linkages between key attractors such as the Drum Theatre and Afghan Bazaar. Design and detailed design of the lane is ready to commence. Funds are required to engage a consultant to develop two concept designs and one detailed design for a new pedestrian priority laneway in central Dandenong. A design team capable of providing stakeholder engagement and design services for the laneway development is required. The laneway aims to deliver a new east-west connection between Lonsdale Street and Thomas Street with a number of benefits - improved access to central parking options (Thomas Street car park / Lonsdale Street), improved linkages that support a night time economy (better entertainment links for Drum and Afghan Precinct, City Edge, Spectra), additional pedestrian priority connections that reduce walking times between key destinations (connecting office workers to retail/food), 24 hour connections that support visitor experiences (laneways and arcades close after 6pm), maintain fine grain, human scaled street environments that are comfortable and safe for pedestrians, sensory experiences that explore and celebrate local histories and place narratives, integration with the network of arcades and lanes in the retail core and opportunity for future retail interfaces to adjoining properties. These costs are to be funded from the Dandenong Activity Centre Parking and Development Reserve.
11. ***Walker Street Multi-Deck Car Park – Roof deck security fence ($150,000 expenditure – reserve funded)*** - In 2018-19, the installation of a 1.8 metre high support frame and mesh enclosure to roof deck was completed. This additional funding is to enclose the rest of the parking structure (all other levels) which delivers an increased level of safety for the public and lowers the risk of persons wanting to use the car park to take their own lives. This project will be funded by a transfer from the Dandenong Activity Centre Parking and Development Reserve.
12. ***Ross Reserve Plaza / Oval / Path – grant funded works ($120,000 expenditure – reserve funded)*** – This item relates to grant income received in 2018-19 for works to be performed in 2019-20. At the time of setting the Original Budget, it was not known how much funding would remain in the Grants in Advance Reserve at 30 June 2019.
13. ***Provision of fleet vehicles for new staff positions ($40,000)*** - Purchase of three Ford XL Ranger Dual Cabs with canopy for the following new positions approved by EMT: Parks Services - Open Space Contracts Officer, Waste Services - Property Liaison Officer and Regulatory Services - Community Compliance Ranger. All three positions have been approved post adoption of the 2019-20 capital budget and will require a vehicle to undertake their duties prior to the next budget cycle. Funding of $40,000 is recommended in the Mid Year Budget with any remaining funds required to be funded from the existing fleet purchases capital renewal budget.
14. ***George Andrews Reserve – Grandstand / Sports Box ($65,000)*** – Scope of project has changed due to unforeseen requirements/building regulations during bid process. Contract with builder has been approved, signed and is progressing well. Completion expected by the end of December.

Attachment C

City of Greater Dandenong

2019-20 MID YEAR BUDGET REVIEW - NOTES

Capital projects/purchases requiring completion prior to 30 June 2020 (continued)

15. ***Drum Theatre – Lighting Desk ($75,000)*** - The current lighting control desk has failed rendering the Drum Theatre without a lighting desk and unable to service our hirers.
16. ***Shepley Oval Multi-Purpose Indoor Training Complex (MPITC)*** – ***Detailed Design Development and Documentation ($127,000) –*** Concept and sketch phase have been completed, and currently into 'Design Development' phase. Scope changes and clarifications have led to substantial architect and consultant fee increases over and above the original contract amount. Anticipated construction cost increased from $6.3 million in June 2017 to $15.2 million in July 2019. The scope has been scaled back to a maximum spend of $12.0 million. Works scoped but to be tendered. Change in scope commitments have been committed to proceed and the design team have progressed. Design drawings and documentation is progressing and anticipated to be completed by the end of March 2020.
17. ***Clarendon Reserve Keysborough - Dog Off-Leash Trial ($11,000)*** – Funding request from Councillor Kirwan for a dog off-leash trial at Clarendon Reserve to allow for a permanent new dog off-leash park (2020-21 Councillor CIP bid). Works are yet to be scoped and are subject to the Dog Off-leash Strategy. Officer recommendation – unless the site nominated is included in the recently reviewed Dog Off-Leash Strategy, then the project should not proceed in 2019-20.
18. ***Fotheringham Reserve - Single Interpretive Sign (Indigenous) ($3,500)*** – Funding request from Councillor Kirwan, further to the funded 2015-16 bid (510-15/16) for Fotheringham Reserve - improvements to nature reserve. Funding sought for one interpretive indigenous sign and to enable consulting with the indigenous community. Officer comment - supported and estimate reviewed.
19. ***Community Transport Bus (25 seats) purchase ($210,000) and Additional Bus Drivers ($18,500 pro rata 5 months, ongoing)*** – Funding request from Councillor Sampey to purchase a 25 seat bus for Community Transport (including modifications). The bus and driver would be provided to each seniors club/group one day per year for a club outing, to support community participation and reduce social isolation of older residents. Clubs have identified the cost of commercial bus hire rates to be a barrier to providing transport for club outings. The Positive Ageing Strategy identifies the need for community transport options to reduce the social isolation of residents. Two Probus clubs have written to the Mayor in recent months requesting Council consideration to assist in some way in providing transport for club outings. Council is presently undertaking a Review into the Community Transport needs of the City of Greater Dandenong community. There will be several recommendations coming to Council for their consideration for the 2020-21 budget. However, the need for low cost/free buses to assist with low income/vulnerable older people having access to social activities/outings has already been identified and it is seen that to provide this new service now would be a show of good faith on Council's behalf.

    Related operating item - to cover additional bus drivers to drive proposed new 25 seater bus for seniors clubs and groups. Based on commencement in March 2020, for a Band 3 drivers on total 30 hours per week (0.8 EFT). Ongoing funding request – approximately $56,000 annually.
20. ***Police Paddocks Grandstand*** – ***additional budget required ($100,000)*** – Funding request from Councillor Long in relation to additional budget required to complete the Frank Holohan (Police Paddocks) Grandstand.

Attachment C

City of Greater Dandenong

2019-20 MID YEAR BUDGET REVIEW - NOTES

Capital projects/purchases requiring completion prior to 30 June 2020 (continued)

21. ***Regulatory Services - Officer Safety Radio Network Upgrade ($73,500) –*** In 2016-17, Council installed a radio communications network for Regulatory Services staff to replace all 2G network personal duress alarms. Duress alarms could be activated when Officers found themselves in a dangerous situation, providing GPS location tracking. The radio network infrastructure was installed on the Dandenong Civic Centre building roof. It was soon identified that the coverage of radios was limited due to the undulating nature of topography across the municipality and the need for radio frequency to have a 'line of sight' which is difficult given the height of the Dandenong Civic Centre. The largest 'dead stop' areas identified were the key locations of Springvale, Springvale South and large parts of Keysborough. The outcomes included little to no radio signal or GPS locations should an officer initiate their duress alarm or attempt to communicate with another Officer in the field. The proposal to resolve this safety issue is to install technical infrastructure at the Balmoral car park, Springvale. The proposal includes all hardware and licenses required and includes an additional base station for the Building and Compliance Services team. Officers have concerns for their own safety now that a full understanding of the system limitations has been realised and it is considered an Occupational Health and Safety (OHS) issue. Consequently, some Regulatory Services teams service delivery practices have been amended in certain localities to ensure that staff feel safer when patrolling in an area with limited or no radio coverage. At times, this reduces productivity within certain teams. The roll-out of the radio upgrade will extend the radio system coverage across these localities, ensuring the Officers are provided with an appropriate level of safety whilst in the field and an accurate GPS location should they find themselves in a dangerous situation.

22. ***Dandenong Civic Centre Tenancy Improvements – Tenancy 8 Harmony Square Entrance Protection/Shelter design ($30,000)*** – Council has received increasing requests from Juice Engine to erect a structure on the corner of Walker and Lonsdale Streets that immediately abuts that tenancy to provide shelter from the sun, wind, rain and traffic noise. The corner is very exposed and the wind in particular has been a consistent challenge for both Juice Engine and The Public's Corner. Lonsdale and Walker Streets act like wind tunnels even on mild days. Officers wish to engage Rush Wright (the Civic Centre landscape architect) to provide some concept solutions that are aesthetically in line with the building, do not interfere with the operation of the civic flagpoles, work with the general and future landscape of Lonsdale Street as an alfresco eating space, increase the likelihood of patrons using the area and therefore increase business for our tenants and just generally improve the usability of the whole corner site all year round. On any given day in winter time, it is pretty much a barren no-go zone. Summer time changes that but, if it is windy, it quickly becomes unbearable. This cost provides for draft sketch options for discussion, worked up final draft scheme to take to stakeholders and 3D modelling and renders of the final design to take to Council (along with a report). A CIP budget bid has been requested for construction works to take place in 2020-21.

23. ***Tirhatuan Park Dog Off Leash Area – Install Additional Fence ($30,000) -*** Funding required to segregate the dog off leash area at Tirhatuan Park by installing an additional enclosed fence to create a smaller area available for small dogs. This new smaller fenced area is an expansion of the existing dog off leash area. It will be located and connected to the north-west side of the existing fenced area. Concept design and construction of a new fenced area for smaller dogs including educational signage, park furniture and community consultation.

Attachment C

City of Greater Dandenong
2019-20 MID YEAR BUDGET REVIEW - NOTES

Capital projects/purchases requiring completion prior to 30 June 2020 (continued)

24. ***Drum Theatre – Ticketing System ($107,161)*** – In the 2019-20 Original Budget $30,000 was approved for the ticketing system. On completion of the tender process it was identified that the original budget estimate was significantly lower than anticipated by $107,161. Council is working on this tender with Casey Council, who are keen to proceed as soon as possible. Both councils require a new ticketing system due to the providers of the previous system that Council (and many other local government authorities) have been using pulling out of the Australian market. Additional funds are requested due to the higher than expected project costs.

Open space and DCP property acquisitions

25. ***Purchase of 89 Douglas Street, Noble Park ($646,925 expenditure – reserve funded)*** – Council approved this property purchase for the purposes of increasing open space in the municipality. To be funded from the Open Space – Acquisitions Reserve.
26. ***Purchase of 77 Herbert Street, Dandenong ($865,694 expenditure – reserve funded)*** – Council approved this property purchase for the purposes of increasing open space in the municipality. To be funded from the Open Space – Acquisitions Reserve.
27. ***DCP land purchase – 845 Taylors Road, Dandenong South ($194,670 income and expenditure)*** – This is a required DCP land purchase which will be funded by DCP contribution income.
28. ***DCP land purchase – 875 Taylors Road, Dandenong South ($400,867 income and expenditure)*** – This is a required DCP land purchase which will be funded by DCP contribution income.

Transfers between capital and operating (nil impact)

29. ***Library reversible shelving – Springvale Community Precinct – transfer from operating to capital ($10,570 transfer to capital) –*** A transfer to the capital budget is required to fund extra scope in relation to reversible shelving in the library. This purchase is capital in nature. Overall, nil impact.
30. ***Rowley Allan Reserve - Master Plan development - transfer from operating to capital ($70,000 transfer from capital) –*** A transfer from the capital budget is required to fund the Master Plan development at Rowley Allan Reserve before the most appropriate capital works can be identified and progressed, as this work is not capital in nature. Overall, nil impact.

New or additional funding (nil impact)

31. ***Federal Black Spot Program – Windsor Avenue and St Johns Avenue, Springvale ($145,600 income and expenditure) –*** Funding awarded by the Federal Government in relation to the National Black Spot program to improve pedestrian safety at the roundabout at Windsor Avenue and St Johns Avenue, Springvale. Additional funding matched by project expenditure.

4.2.1 Mid Year Budget Review Report 2019-20 (Cont.)

Attachment C

City of Greater Dandenong

2019-20 MID YEAR BUDGET REVIEW - NOTES

New or additional funding (nil impact) (continued)

32. ***Frank Holohan (Police Paddocks) – grant funded works ($200,000 income and expenditure)*** - State Government grant funding for the Frank Holohan Soccer Complex Grandstand which will involve construction of a new spectator grandstand and compliant access ramp and footpath at the Frank Holohan Soccer Complex. Funding matched by project expenditure.
33. ***Thomas Carroll Pavilion – grant funded works ($175,000 income and expenditure)*** - State Government grant funding for the Thomas Carroll Pavilion Redevelopment as part of the Victorian Government's Female Friendly Facilities Fund. Funding matched by project expenditure.
34. ***Ross Reserve Pavilion – new grant funding ($300,000 income and expenditure)*** – The first year of $750,000 State Government grant funding for the Ross Reserve Pavilion. Funding matched by project expenditure.
35. ***Keysborough South Industrial Buffer – DCP works funded from DCP contribution income ($208,000 income and expenditure)*** – Additional DCP works required during 2019-20 which will be funded from DCP contribution income.

Budgets no longer required in 2019-20

36. ***Homeleigh Road – Reduction in project expenditure due to lower contribution income ($50,000 expenditure reduction and reserve transfer reduced) –*** This contribution is no longer expected to be received, therefore, the capital expenditure budget for this DCP capital project is required to be reduced, along with the reserve transfer.
37. ***Keysborough South Community Hub land acquisition ($3 million expenditure budget and reserve transfer removed)*** – Council has decided to construct the Keysborough South Community Hub on a land site already owned by Council instead of acquiring new land. Therefore, the capital expenditure budget in relation to land acquisition and the associated transfer from Major Projects Reserve are no longer required in 2019-20. The funds will remain quarantined in the Major Projects Reserve until it is required to fund design and/or construction of the Keysborough South Community Hub building in future years.
38. ***Drainage program – savings based on expenditure spent early in 2018-19 ($200,000)*** – In 2018-19, drainage works relating to the 2019-20 drainage program were carried out early, thus, the funding is no longer required in 2019-20.

Attachment C

City of Greater Dandenong
2019-20 MID YEAR BUDGET REVIEW - NOTES

Adjustments – operating (cash)

Non Directorate

39. ***Financial Assistance Grant allocation – reduction in funding ($83,317)*** – Decrease in the final Financial Assistance Grant funding allocation to be received via the Victoria Grants Commission for 2019-20, mainly due to an overpayment of the grant funding allocation for 2018-19.
40. ***Workcover premium saving ($276,000)*** – Lower than anticipated workcover premium for 2019-20.
41. ***New borrowings 2018-19 – higher principal repayments ($138,406) and interest savings ($332,215)*** – The new borrowings secured in June 2019 were achieved at a lower interest rate than anticipated, resulting in interest savings of $332,215. The lower interest results in higher principal repayments than anticipated.
42. ***New borrowings 2019-20 – estimated interest expense savings ($23,641)*** – Due to the lower interest rate achieved on the new borrowings in 2018-19, the estimated interest expense on the new borrowings in 2019-20 has been reduced due to a lower assumed interest rate.
43. ***Interest return on investments – favourable adjustment ($200,000) –*** Based on current year and prior year trends the interest return is expected to be favourable against the current budget.
44. ***Victorian Electoral Commission (VEC) Electoral Representation Review ($48,000)*** – Cost of the VEC undertaking Greater Dandenong City Council electoral representation review required under the Local Government Act 1989.

CEO

45. ***South East Melbourne – contribution ($40,000)*** – Funding request for two years to contribute to work being done by South East Melbourne which is of strategic benefit to the municipality. Contribution to increase to $100,000 in 2020-21 (year two).

Corporate Services Directorate

46. ***Organisational Development Consultant position - ongoing increase in EFT (0.63 to 0.92) from 1 January 2020 ($18,136)*** – Funding request to increase the hours of the Organisational Development Consultant position from 0.63 to 0.92 EFT from 1 January 2020 due to human resource matters. Request in 2019-20 of $18,136 relates to 6 months.
47. ***LEAP Social subscription ($15,000)*** – To enable reporting on local, social and database access on local trading.
48. ***Insurance premium – increase ($123,167) –*** Higher than budgeted insurance premiums mainly due to higher premiums for 'Industrial special risks', 'Cyber crime', 'Directors and Officers' and the brokerage fee.

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City of Greater Dandenong
2019-20 MID YEAR BUDGET REVIEW - NOTES

Corporate Services Directorate (continued)

49. ***Integrated Source to Contract Solutions System (Vendor Panel) ($27,000)*** **–** New license for software that enhances procurement practices. Part of ongoing partnership with Municipal Association of Victoria (MAV). The system allows access to its pre-qualified supplier lists and panels to manage supplier compliance, simplify governance and probity in relation to the tendering and quotation process. It is an e-tendering portal, Contract Management register and encourages local suppliers during the tendering and quotation process. The system was implemented in June 2019. Funding request is for the ongoing annual software license fee.
50. ***Dandenong Market Return – reduction ($72,000)*** **–** The amount of return expected from the Dandenong Market was reduced after the 2019-20 Budget was adopted.

Business, Engineering and Major Projects Directorate

51. ***Salary savings – Director Engineering Services and Executive Support Officer ($291,193)*** – Salary savings expected because of a vacant position and a change in the Director structure which means the Director Engineering Services position budget will no longer be required. This is a pro-rata adjustment in 2019-20.
52. ***Roads and Drains – unbudgeted recovery income relating to prior year costs ($18,660)*** – This unbudgeted one-off recovery income is a permanent variance and relates to expenditure incurred in the prior year.
53. ***Motor vehicle contribution to Victorian Police ($45,000)*** – Funding request to purchase a motor vehicle to be contributed to the Victorian Police.
54. ***Fringe Benefits Tax (FBT) on motor vehicles – savings ($130,000)*** – Based on the final 2018-19 FBT return, the FBT on motor vehicles and e-TAG costs reduced, which is expected to be ongoing.
55. ***275 Lonsdale Street, Dandenong – Demolish existing fire damaged building ($120,000 expenditure – reserve funded)*** - In April 2019 Council was the successful purchaser of a property at 275 Lonsdale Street, Dandenong. The fire damaged retail space was acquired to create a new high quality pedestrian focused laneway connection from Thomas Street to Lonsdale Street. The lane will improve connectivity and access to centrally located parking and retail offers as well as improve linkages between key attractors such as the Drum Theatre and Afghan Bazaar. Demolition of the existing fire damaged structure is required to enable design and detailed design of the lane to progress. Demolition quote includes propping installation, asbestos removal, permits (footpath closure, asset protection, demolition), traffic management, temporary fencing and ground levelling to form smooth slope. This project will be funded by a transfer from the Dandenong Activity Centre Parking and Development Reserve.
56. ***Building demolition and site reinstatement – 89 Douglas Street, Noble Park ($80,000 expenditure – reserve funded)*** **–** Funding required for building demolition and site reinstatement at 89 Douglas Street, Noble Park (property purchased in 2019-20 for additional open space provision). These works will be funded by a transfer from the Open Space - Acquisitions Reserve.

Attachment C

City of Greater Dandenong
2019-20 MID YEAR BUDGET REVIEW - NOTES

Business, Engineering and Major Projects Directorate (continued)

57. ***Building demolition and site reinstatement – 77 Herbert Street, Dandenong ($120,000 expenditure – reserve funded)*** – Funding required for building demolition and site reinstatement at 77 Herbert Street, Dandenong (property purchased in 2019-20 for additional open space provision). These works will be funded by a transfer from the Open Space - Acquisitions Reserve.
58. ***CIP Major Projects – unbudgeted salaries adjustment ($18,000)*** - The salary overrun to 30 September 2019 of $18,000 is one-off and is due to a coordination issue with staff returning from parental leave. The City Projects and Asset Improvement department is currently coordinating three parents returning to work after parental leave. This can be quite difficult to budget accurately for due to unknowns such as when the parent wishes to return and in what capacity. Recent returnees have expressed desires to return part time triggering a need to retain staff with expertise to make up the extra days. This overlap with backfill / transition staff has led to a one off overrun of $18,000 which is unable to be offset from any other departmental savings.
59. ***Coordinator Community Revitalisation position and remuneration adjustment under new structure ($92,946)*** – Given the savings recognised in item 41 from the Director Engineering Services, a new Band 8 position (1 EFT) is proposed ongoing titled Coordinator Community Revitalisation and a remuneration adjustment to an existing position. Overall, these two items contribute a net saving of approximately $198,000.
60. ***Community Revitalisation project – additional grant funding ($230,000)*** – Additional grant funding to be received in 2019-20 with offsetting expenditure. Confirmation received after development of the 2019-20 Adopted Budget.

City Planning, Design and Amenity Directorate

61. ***Community consultation and/or concept design at 6-8 Fifth Avenue, Dandenong ($37,000)*** – Funding approved at Council meeting on 11 June 2019 for community consultation and/or concept design for the development of open space at 6-8 Fifth Avenue, Dandenong.
62. ***Community consultation and/or concept design at 90 Gove Street, Springvale ($37,000)*** – Funding approved at Council meeting on 11 June 2019 for community consultation and/or concept design for the development of open space at 90 Gove Street, Springvale.
63. ***Planning Application fee income – reduction ($300,000)*** – Due to a slowdown in the development activity, the number of planning applications submitted has reduced, resulting in a reduction in income in the prior and current financial year.
64. ***Building Services - Swimming Pool and Spa Legislation change (new income and additional position) ($139,900 income partly offset by $47,601 pro-rata expenditure)*** – New income associated with changes in legislation for swimming pool and spa registrations to commence 1 December 2019, which requires all swimming pools and spas to be registered across Victoria before April 2020. Income is partly offset by a new Building Services Administration position to cover the additional workload associated with the changes in legislation (1 EFT, ongoing, Band 5).

Attachment C

City of Greater Dandenong
2019-20 MID YEAR BUDGET REVIEW - NOTES

City Planning, Design and Amenity Directorate (continued)

65. ***School Crossing program – additional grant funding ($31,491)*** **–** Higher than anticipated grant funding received in the current year for the School Crossing program.
66. ***Parking Management – increase in parking fines recovery income ($100,000)*** **–** Higher than anticipated parking fines recovery income based on the current year trend.
67. ***Parking Management – increase in parking fines filing fee expenditure ($145,000)*** **–** Higher than anticipated parking fines filing fee expenditure because of increased statutory filing fee charges.
68. ***Anti-Graffiti Animation grant funding ($15,870)*** – State Government grant funding awarded as part of the Graffiti Prevention Grants Program which will be offset by associated project expenditure.

Community Services

69. ***Home and Community Care (HACC) Home Maintenance - Professional services for staffing issues ($60,000 expenditure – reserve funded)*** – Funding request for professional services for resolving Home Maintenance staffing issues. Immediate requirement to enable continuation of service to clients to meet targets as set by the funding agreements with the Commonwealth Government and State Government. To be funded from the General Reserve (Aged Care).
70. ***HACC – Home Maintenance temporary agency staff ($175,000 expenditure – reserve funded)*** **–** Due to some industrial relations issues there has been significant unplanned and unbudgeted staff absences. As these staff are in direct service provision it has been necessary to engage contractors to ensure Council meets the State and Commonwealth funding requirements for this service together with continuing to respond to client needs which includes keeping frail and vulnerable clients safe in their own homes. To be funded from the General Reserve (Aged Care).
71. ***HACC – Income reduction based on estimated target achievement to date ($300,000 reduction in income – reserve funded)*** – The target achievement to September 2019 is lower than estimated in the Budget, particularly in the areas of Home Maintenance and Planned Activity Group. There is limited opportunity to offset this with expenditure savings. This income reduction expectation has been funded from the General Reserve (Aged Care).
72. ***Replacement of Home Care Worker iPads ($40,000)*** **-** Replacement of mini iPads used by Care Workers and Home Maintenance staff due to non-compatibility with Apple software updates. The existing devices are unable to be used due to security vulnerability without the Apple software updates. A total of 106 mini iPads (Series 5) are being replaced.

Attachment C

City of Greater Dandenong
2019-20 MID YEAR BUDGET REVIEW - NOTES

Community Services (continued)

73. ***Additional or new grant funding in 2019-20 with offsetting expenditure (nil cash effect). Confirmation received after development of the 2019-20 Adopted Budget for the following programs:***

    - Family Day Care ($600,000)
    - New Directions – Mothers and Babies ($329,638)
    - Market Street Occasional Care Centre (Operational) ($175,000)
    - Libraries – Let's Read ($170,450)
    - Drug Strategy ($130,871)
    - Right@Home ($104,945)
    - Enhanced Maternal and Child Health (MCH) ($101,753)
    - Libraries – Public Library program ($37,488)
    - Libraries After Dark ($32,000)
    - Child First ($29,574)
    - MCH Universal ($16,088)
    - Refugee Immunisation ($11,000)
    - Safe Transport Children in Cars ($10,000)

74. ***Playgroups Initiative – reduction in funding ($172,479) –*** One off funding reduction advised by Department of Health and Human Services for 2019-20 for the Supported Playgroups program based on the results of the 2017-18 program acquittal. This income reduction is matched by an associated reduction in expenditure.

75. ***Review of Immunisation Services ($26,730) –*** One off funding required to engage a consultant to review the draft Immunisation Strategic Plan, developed in July 2019, to guide future provision of immunisation services throughout the municipality. This review will build on work already undertaken, providing further analysis in relation to testing the conclusion in the draft strategic review and compliance with 2018 audit recommendations.

76. ***Alliance for Gambling Reform contribution ($25,000) –*** In May 2019, Council endorsed three annual contributions to the Alliance for Gambling Reform. The remaining two years will be factored in to 2020-21 and 2021-22 in the Long Term Financial Strategy (LTFS).

77. ***Strengthening Community Assets and Networks Approach (SCANA) Officer position – 0.3 EFT, 18 months, band 6A ($14,856) –*** In October 2018, Council endorsed a Strengthening Community Assets and Networks Approach (SCANA) for the Community Funding team which will connect community not-for-profits with individuals and companies interested in philanthropic financial or in-kind support. Community funding team members are currently in a transition year for the funding programs as they move to new models and do not have the capacity to implement the endorsed approach. The request is for funds equivalent to 0.3 EFT to support the employment of a Band 6A officer (18 month contract from 1 January 2020 to 30 June 2021) to implement and embed SCANA within programs. Program collateral needs to be developed which includes a database of all potential stakeholders, an effective communication strategy and a series of processes for creating purposeful linkages. A key outcome for the officer's role will be successful road-testing of the approach with a representative stakeholder group. A plug and play model is envisaged allowing the approach to be integrated with existing and anticipated work flows. Council has endorsed the new approach and a further delay would create inefficiencies if the SCANA is not integrated during the transition year. Initiating and implementing SCANA is particularly important for the Material Aid Support Strategy and providing alternatives to the two year collective impact project scheduled to finish 30 June 2020.

Attachment C

City of Greater Dandenong
2019-20 MID YEAR BUDGET REVIEW - NOTES

Community Services (continued)

78. ***Sports Planning – unbudgeted parental leave payments ($33,504) –*** Funding required for parental leave payments. This situation was not known at the time of adopting the 2019-20 Budget.

79. ***Leisure Facilities Review ($80,000) –*** The YMCA currently manages and operates Dandenong Oasis, Noble Park Aquatic Centre (NPAC) and Springers Leisure Centre on behalf of Council. Council also owns several other indoor leisure facilities including the Dandenong Stadium and the Dandenong Netball facility. These facilities are currently leased to the tenant sporting organisations. All five facilities and services are highly valued and important contributors to the Dandenong community's quality of life. Council has identified the need to review the current management model for the centres and provide strategic direction on future management so that these facilities can continue to serve the community in a cost effective and efficient manner. The key tasks of this review and analysis are to:
    - Assess utility and maintenance cost options
    - Undertake a detailed audit of the physical assets at the aquatic and leisure centres
    - Develop three operating financial models (including timelines) for each of the five major facilities comparing projected performance in four management scenarios
    - Determine any start-up and ongoing cost implications and timeframes to establish a Company Limited by Guarantee model for Council for the five major leisure facilities.
    - Benchmark the Dandenong Basketball Association and Dandenong Stadium performance against similar facilities.

80. ***Reallocation of Community Partnership Funding Program unallocated funds (net impact for Council is nil) –*** At the Council meeting on 11 June 2019, Council approved to reallocate $342,149 from the Community Partnership Funding Program to:

    - A one-year extension of the Material Aid Collective Impact Grant Program which includes extension of a 12 month contract for the Material Aid Facilitation Officer position ($212,149).
    - A strategic grant to address homelessness and anti-social behaviour (with more than matching funds sought from state government) ($80,000).
    - Additional allocation to the Community Response Grants budget ($30,000).
    - Venue Hire Fund endorsed as part of the Community Partnership Funding review on 25 March 2019 ($20,000). This item is accounted for as a reduction in the Community Partnership Funding Program expense budget in Community Services and a venue hire income budget reduction in Corporate Services in the Civic Facilities area.

81. ***Lions Club – Summer Festival ($20,000 expense and $31,000 savings)*** – $20,000 funding for Lions Club in lieu of the Club not running their Summer Festival this year. This has resulted in a savings in the Community Sponsorship program of $31,000. Net impact $11,000 savings.

82. ***Dandenong City Soccer Club Event - Contribution ($5,000) –*** The Dandenong City Soccer Club held a large event at significant cost. Councillor Memeti and Councillor Long request funding in the Mid-Year Budget to contribute to the Club's costs for this event.

Attachment C

City of Greater Dandenong
2019-20 MID YEAR BUDGET REVIEW - NOTES

Community Services (continued)

83. ***Feasibility Study for the Greater Dandenong Reconciliation Action Plan (RAP) (Action 8.5) ($30,000)*** – Funding request from Councillor Kirwan in relation to the RAP for the following scope to be achieved: "Investigate the feasibility and opportunity for meeting and cultural spaces as a place for community learning, exploring heritage and culture, and for community harmony." Officer comment – feasibility study is expected to be completed by June 2020. Estimate of cost has been provided by Councillor Kirwan ($50,000), however early discussions indicate that this may be facilitated with $30,000 this financial year. What this activity will entail is hiring a consultant to conduct a series of consultations with the RAP Working Group members, Council departments, Aboriginal Land councils, related State Government stakeholders, Aboriginal and Torres Strait Islander community, on an appropriate site that promotes aboriginal culture and heritage.
84. ***Friends of Refugees – contribution ($62,000) –*** Contribution approved at Council meeting on 11 June 2019 to support the urgent needs of refugees.
85. ***Springvale Community Precinct - Programming ($15,000)*** – Pro-rata programming budget required for four months once the Springvale Community Precinct is open. Full year budget for future years provided in the last Long Term Financial Strategy.
86. ***Springvale Community Precinct – Marketing and Promotions ($8,000)*** – Pro-rata marketing and promotions budget required for four months once the Springvale Community Precinct is open. Full year budget for future years provided in the last Long Term Financial Strategy.
87. ***Events and Programs – Trademark ($15,100)*** – Funding request to trademark the following events and programs - Snow Fest, Little Day Out, Cinema in the Square, The Big Picnic, Cultural Threads, Short Cuts Film Festival, Home Exhibition and DandyCon. Council recently received a cease and desist letter from the copyright owner of Sunset Cinema. The letter was received after promotional material was printed for the 2019 festival. This cost Council $2,000 extra in design, printing and rebranding to the new event name, Cinema in the Square and also affected the event's and Council's reputation. Springvale Snow Fest has been identified as being at risk of developing the same issue. Since Springvale Snow Fest first launched in 2013, an event named SnowFest Gippsland has emerged, delivered by the Warragul Business Group. As an earlier adopter of the event name Council may consider it has a "moral right" to the event name yet could still lose legal use of the event.
88. ***City of Greater Dandenong 25th Anniversary Publication - additional funds required ($10,000)*** – Funding requested by Councillor Kirwan as adjustments were made to the City of Greater Dandenong's 25th Anniversary publication as the project needs to be completed this year.
89. ***Greater Dandenong Gallery of Art - Adaptive re-use plan for PEP building ($50,000)*** – Budget required for Adaptive re-use plan for PEP building (Greater Dandenong Gallery of Art). The plan is to be completed in the 2019-20 financial year.
90. ***Drum Theatre – Budget Review and Adjustments (net impact – loss of $125,249)*** – A budget review has been performed by the Community Arts, Culture and Libraries department based on past trends and current circumstances requiring several budget adjustments, particularly to reflect lower income trends, partly offset by some expenditure savings.

4.3 POLICY AND STRATEGY

4.3.1 Single Use Plastics Policy

File Id:	
Responsible Officer:	Director City Planning Design & Amenity
Attachments:	Plastic Use Policy

Report Summary

This report proposes to establish and adopt a Plastic Use Policy, which will guide Council in its commitment to reducing and eliminating the use and consumption of single use and soft plastics.

The Policy will apply across Council's corporate operations and service delivery, as well as at festivals, events and applicable activities on any land or building owned and managed by Council.

This report outlines the details of the proposed Policy for Council's consideration.

Recommendation Summary

This report recommends that Council adopts the Plastic Use Policy.

4.3.1 Single Use Plastics Policy (Cont.)

Background

The City of Greater Dandenong is committed to reducing the impact of plastic pollution on the environment, through demonstrating leadership in eliminating the use of single-use and other soft plastics across its corporate operations and service delivery.

Impacts of Plastics on the Environment

Each year thousands of tonnes of plastic enters our marine environment. Our oceans are strewn with plastic debris, ranging from small particles of plastic bags and micro-beads, through to bottles, toothbrushes, utensils and straws. According to National Geographic three (3) separate scientific research papers have estimated that ocean surface waters alone could contain over 5 trillion plastic pieces, weighing over 250,000 tonnes.

The average Australian uses almost 250 plastic bags per year. This equates to 5 billion plastic bags per year. The 2014-15 Keep Australia Beautiful National Litter Index ranked plastic rubbish (including plastic bags, bottles and balloons) in the top three most littered items across Australia.

In 2013 the CSIRO estimated that there are over 85 million plastic pieces along Australia's coastline. Clean-Up Australia estimated that plastics make up 60 per cent of all marine debris and are responsible for killing over 100,000 marine mammals globally each year.

Council Resolution – 11 December 2017

A Council Report was tabled at the Ordinary Council meeting on 11 December 2017 in response to Notice of Motion No. 25 – Greater Dandenong Council taking a role in reducing soft plastic pollution. At this meeting, Council passed a resolution that would see Greater Dandenong Council take up a role in reducing soft plastic pollution.

The Council Report at that meeting recommended that Council:

1. Commits to develop a policy and guidelines in the 2018/19 financial year:

- that supports the elimination of the use of single-use plastic bags and other soft plastics across Council's corporate operations;
- that requires organisations or individuals conducting an event or activity on any land or building owned or managed by Council to prevent:
    - the distribution or use of single-use plastic bags;
    - the distribution or use of plastic straws;
    - the distribution or use of balloons; and
    - all unnecessary soft plastic packaging, where possible.

2. Develop an implementation plan, as part of the development of a policy and guidelines, to support the elimination of single-use plastic bags and other soft plastics by Council, as well as organisations and individuals conducting an event or activity on land or in buildings owned by Council;

4.3.1 Single Use Plastics Policy (Cont.)

3. Support the State Government in its implementation of a state-wide ban on the use of single-use plastic bags and other soft plastics;

4. Provide a submission to the State Government as part of the community consultation on how it should implement a ban on single-use plastic bags and other soft plastics; and

5. Engage with the Dandenong Market and its traders to prepare and support them when the state-wide ban on the use of single-use plastic bags and other soft plastics comes into effect.

State Government Ban – Lightweight Plastic Shopping Bags

Taking effect as of 1 November 2019 the State Government introduced a ban on lightweight plastic shopping bags, via an Amendment Bill to the Environment Protection Act 1970. The ban will apply to all suppliers of bags, and retailers including but not limited to:

- supermarkets
- green grocers
- bakeries
- pharmacies
- clothing stores
- restaurants
- cafes
- markets
- takeaway food outlets

To minimise confusion and impact, the ban will apply to lightweight plastic shopping bags made of all types of plastic which have a thickness below 35 microns (including degradable, biodegradable and compostable bags).

EPA Victoria is managing compliance monitoring of the plastic bag ban. It should be noted that the maximum penalty for not complying with the ban is $6,000 for individuals and $30,000 for a body corporate.

Progress against Council's Resolution on reducing soft plastic pollution

Council officers have commenced addressing the recommendations in the Council Resolution, including the following measures:

1. Draft Plastic Use Policy has been developed with a focus on reducing and eliminating the use and consumption of single use and soft plastics, where possible, across its corporate operations and service delivery, as well as at festivals, events and applicable activities on any land or building owned and managed by Council.

2. Key steps for implementation have been outlined in the Draft Plastics Policy. Further, a draft implementation plan and guidelines have been developed and will be finalised once Council adopts the Policy.

3. Council officers engaged with organisations such as the National Retail Association (NRA), Tangaroa Blue, Sustainability Victoria and the Department of Environment, Land, Water & Planning (DELWP) to further investigate the impact of single use plastic bags and other soft plastics. As a result, it is recommended that the Policy is broadened and aims to reduce the use of all single use plastics, where possible.

4. Council has contributed to the MAV's Environment Committee submission to the State Government on the ban of single use plastic bags. The ban will come into effect from 1 November 2019 and will apply to all lightweight single use plastic carry bags under 35 microns in thickness.

5. Council has, in partnership with DELWP and the NRA, engaged with local retailers, as well as both traders and customers at the Dandenong Market, including direct engagement through the Sustainability Festival, to raise awareness on the State Government's single use plastic bag ban.

Note: At the Sustainability Festival on Sunday the 7 April 2019 at the Dandenong Market, close to 2,000 reusable bags were distributed to traders and customers. As an outcome of this interest at the Sustainability Festival, the not-for-profit organisation Boomerang Bags will establish a local group in Greater Dandenong to support the alternatives to single use plastic carry bags.

Proposal

This report outlines the vision, objectives and policy details that will be used to guide and implement the draft Plastic Use Policy. Refer to attachment 1: Plastic Use Policy for further details on the policy.

The Policy's primary objective is to minimise plastic pollution on the environment by eliminating single use plastics across its operations and service delivery. Further, the policy advocates to the broader community the need to eliminate single use plastics. This is through a combination of engagement, education and application of the policy at all council owned and operated venues which are utilised by the community.

Policy Vision

To eliminate the use of single use plastics across Council's corporate operations and at any festival, event or other activity held on any land or building owned or managed by Council to reduce the environmental impact of single use plastics within Greater Dandenong.

Policy Objectives

The objectives of this policy are:

- To reduce, eliminate and transition away from single-use plastic bags and other single use plastics and single use soft plastics across Council's corporate operations.

- To reduce the environmental impact of single-use plastic pollution on the land, in waterways and the marine environment and particularly its detrimental impact on marine animals, birds, the food chain and human health.

4.3.1 Single Use Plastics Policy (Cont.)

- To prevent the distribution or use by organisations or individuals conducting an event or activity on any land or building owned or managed by Council to use single-use plastic bags, plastic straws, balloons and all unnecessary soft plastic packaging, where possible.

- To support the Victorian State Government's ban on lightweight plastic shopping bags and its Plastic Reduction Plan, which seeks to reduce pollution and the amount of plastic waste sent to landfill, encourage better recycling outcomes, as well as encourage and facilitate alternatives to single-use plastic products.

- To engage with and support the Dandenong Market and its traders, and other corporate operators on Council owned land in transitioning away from the use of single-use plastic bags and other single-use or soft plastics, such as plastic cutlery and packaging, and encourage alternatives like re-usable bags and compostable packaging.

- To engage and educate community groups, sports clubs and the broader community become single-use plastic free through an implementation plan that includes developing a Greater Dandenong plastic free program, mentoring and initiatives that support businesses and the community to reduce single use plastics.

Policy Details

To eliminate the use of single-use plastic and other soft plastics across Council's corporate operations, as part of its delivery of services, at events run by Council and events or activities held on sites owned or managed by Council, as well as in buildings owned or managed by Council, the following items must not be distributed, sold, provided or used:

- Single-use plastic bags;
- Plastic straws (See Exemption in Section 5 of the Policy);
- Balloons;
- Single-use plastic cups, plates, bowls, cutlery and take away food containers;
- Water bottled in plastic. Free access to drinking water must be provided.

  (See Exemption in Section 5 of the Policy);

- All unnecessary soft plastic packaging is to be avoided, where possible;
- Event materials are to be reused where possible (including event signage and promotional banners and flags);
- Event organisers are to play a key role in educating and guiding their event staff and audience on single-use plastic free practices. This includes providing information via guidance documents for event organisers and stallholders and promoting reusable alternatives.

Sporting clubs, aquatic and leisure centres and community centres managed by contractors are permitted to provide, sell or distribute drinks in single-use plastic bottles until stakeholder engagement regarding integration of the Policy within relevant ground allocations, hire agreements, leases, licences and contracts has been re-evaluated or renewed. However, they must provide visible access to

drinking water (e.g. water bubblers and/or water jugs and reusable cups) and supply/sell reusable options (e.g. refillable drink bottles, reusable cups etc); and display promotional materials on reusable options.

Council officers will support organisations or individuals who need to comply with this policy including feedback outlining non-compliance when it occurs. However, if there is poor adherence to this policy, officers will recommend that these events not be approved and/or funded by Council in the future.

Implementation

The policy will commence once approved by Council. The policy allows for a 6-month transition period, to enable Council departments to apply the requirements of the policy to Council operations and events.

An initial twelve (12) month transition period from the approval date of this policy specifically applies to sporting clubs, and leisure contracted facilities, community groups and centres to allow for the transition to the policy requirements. During this transition period Council officers will work with these clubs and facilities to assist in planning.

The implementation of the policy will be supported through a single use plastic implementation plan. Through a combination of awareness and engagement activities across applicable Council departments, whose operations use or supply single use plastics, the implementation plan ensures departments can effectively respond to the policy.

Community Plan 'Imagine 2030' and Council Plan 2017-2021 – Strategic Objectives, Strategies and Plans

After consultation with the Greater Dandenong community on what kind of future they wanted to see for themselves and the City in 2030, the result was the Greater Dandenong Community Plan 'Imagine 2030'. This report is consistent with the following community visions:

Community Plan 'Imagine 2030'

People

- *Pride* – Best place best people
- *Outdoor Activity and Sports* – Recreation for everyone

Place

- *Sense of Place* – One city many neighbourhoods
- *Appearance of Places* – Places and buildings

Opportunity

- *Education, Learning and Information* – Knowledge
- *Jobs and Business Opportunities* – Prosperous and affordable
- *Tourism and visitors* – Diverse and interesting experiences

- *Leadership by the Council* – The leading Council

Council Plan 2017-2021

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

People

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

Place

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

Opportunity

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

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

- Sustainability Strategy
- Waste and Litter Strategy

Related Council Policies, Plans and Strategies

- *Imagine 2030 Community Plan*
- *Council Plan 2017-21*
- *Community Wellbeing Plan 2017-21*
- *Sustainability Strategy 2016-30*
- *Procurement Policy 2015*
- *Waste and Litter Strategy 2015*
- *Leasing and Licensing of Commercial Property*
- *Leasing and Licensing of Community Facilities*

Victorian Charter of Human Rights and Responsibilities

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

4.3.1 Single Use Plastics Policy (Cont.)

Financial Implications

The policy will require updates to Council's procurement processes and procedures to ensure single use plastic products and packaging are avoided. It is anticipated that the overall financial implications will be minimal as some single use plastic products will no longer be purchased.

Eliminating or reducing single use plastic at Council run events may result in minor additional expense to event stallholders who will be required to provide alternative products in lieu of single use plastic materials. However, this may be offset by potential savings in managing waste and litter on events sites and as well as in the community.

Consultation

The development of this policy has involved extensive consultation with a range of internal and external stakeholders.

Internal consultation has been conducted with all departments affected by the policy to determine where Council is currently using single-use soft plastics as part of its operations. Each Directorate is supportive in minimising and eliminating the use of soft plastics and single-use plastic bags. This includes the implementation of alternative procedures and products to fulfil the intent of the policy.

Council has consulted with a range of external organisations on the development of this policy. Council has, in partnership with DELWP and the NRA, engaged with local retailers, as well as both traders and customers at the Dandenong Market, including direct engagement through the Sustainability Festival, to raise awareness on the State Government's single use plastic bag ban.

Council also continues to work with the Dandenong Market management board to gain an appreciation on the work being conducted to minimise the impacts of soft plastics and single use plastic bags, as well as an understanding on the potential impacts of traders of the State Government's single use plastic bag ban which is now in place.

Conclusion

The Plastic Use Policy will guide Council in its commitment to reducing and eliminating the use and consumption of single use and soft plastics across its corporate operations and service delivery, as well as at festivals, events and applicable activities on any land or building owned and managed by Council. In addition, the policy will support and educate the broader community in understanding the impacts of plastic waste which, as a result will encourage the community to reduce their consumption of single use plastics.

The policy will be implemented though a staged process supported by a range of measures including engagement and education programs to allow for the successful transition and application of the policy across Council operations, Council events, community events and activities.

Reporting on the implementation of the policy through Council's Annual Sustainability Report will ensure a whole of Council approach to the delivery of the policy.

Recommendation

This report recommends that Council adopts the Plastic Use Policy.

POLICY & STRATEGY

SINGLE USE PLASTICS POLICY

ATTACHMENT 1

PLASTIC USE POLICY

PAGES 16 (including cover)

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

Greater Dandenong Policy

Plastic Use Policy

Policy Endorsement:	Endorsement required by Council		
Policy Superseded by this Policy	Not Applicable		
Directorate:	City, Planning, Design & Amenity		
Responsible Officer:	TBD		
Policy Type:	Discretionary		
File Number:	XXXX	Version No:	01
1st Adopted by Council	Minute No.	Last Adopted by Council:	Minute No.
Review Period:	Every 2 Years	Next Review:	TBD

1. Purpose

This Policy will guide Council in its commitment to reducing and eliminating the use and consumption of single use and soft plastics across its corporate operations and service delivery, as well as at festivals, events and applicable activities on any land or building owned and managed by Council.

2. Background

The City of Greater Dandenong is committed to reducing the impact of plastic pollution on the environment, through demonstrating leadership in eliminating the use of single-use and other soft plastics across its corporate operations and service delivery. This commitment also applies to organisations or individuals conducting an event or activity on any land or in buildings owned or managed by Council, with specific soft and single use plastics being prevented from use within events or applicable activities as an initial step towards reducing plastic use across the municipality.

Alongside supporting the Victorian Government's implementation of a state-wide ban on lightweight plastic shopping bags from November 2019, Council is committed to advocating and engaging with the Dandenong Market and its traders and the community in responding to the state-wide ban. Council will also continue to promote the reduction and elimination of single-use plastic bags and other soft and single use plastics use by the community.

Greater Dandenong Policy

High-level key priorities and objectives supporting the Plastics Policy outlined in the Council Plan 2017-21 include:

- A vibrant, connected and safe community;
- A healthy, liveable and sustainable city;
- A city planned for the future; And
- An open and effective Council;

The Sustainability Strategy 2016-30 sets out the City of Greater Dandenong's vision for a sustainable future and provides the strategic framework to implement it.

Vision: *By 2030 the City of Greater Dandenong is one of the most sustainable cities in Australia* – City of Greater Dandenong's Sustainability Strategy 2016-30.

The Sustainability Strategy's Waste & Resources Theme includes a commitment to reducing the impact of waste, especially with regards to single-use plastics.

3. Context

Single-use plastics, or disposable plastics, are typically used only once, before they are thrown away or recycled. These items include plastic bags, plastic straws, coffee stirrers, soda and water bottles, plastic cups, balloons and unnecessary soft plastic packaging such as that used for food. Reducing the use of single-use plastics by Council and the community is an objective that is aligned with the City of Greater Dandenong's expectations and environmental values, as well as the community consultation outcomes on Council's Sustainability Strategy 2016-2030.

According to research completed by the State Government's Department of Environment, Land Water and Planning (DELWP), Australians on average use around 65 kilograms of plastic per person per year, a third of which is single-use plastics. Globally, single-use plastic accounts for nearly 50% of marine pollution (United Nations Environment Program 2018), with bags, straws, balloons and bottles being some of the most harmful pollutants threatening marine wildlife (CSIRO 2016).

Each year, more than 1 million seabirds and 100,000 marine animals die from ingesting plastic. Balloons can end up hundreds of kilometers from where they were released, causing great harm to the environment and wildlife, especially when digested, due to them resembling a source of food such as a jellyfish. Globally, plastic straws have been identified as the 8th most found ocean trash in cleanups by quantity (2019).

Further, a 2016 CSIRO study identified balloons, along with plastic bags and bottles, as among the top three most harmful pollutants on marine animals and birds. Within Victoria, plastic is the main source of litter in open spaces, including beaches, highways

Greater Dandenong Policy

and parks, with 96% of beach litter coming from our suburban streets through the storm water system (EPA 2016).

Single-use plastics have many environmental impacts across their lifecycle, from the resources required to manufacture and transport the product, to the end of life disposal impacts. Aside from the large level of litter and waste that plastic generates, plastic does not bio-degrade, rather it breaks down into smaller pieces to become micro-plastic. Micro-plastic is also increasingly being ingested by wildlife and is subsequently found in the food chain and the food ingested by people, which is a growing human health concern.

As a result, governments throughout Australia and across the world have recognised the impacts that single-use plastics have on our environment and are acting. For example, the Victorian Government's Environment Protection Amendment Bill 2019 will see the banning of lightweight plastic shopping bags by all retailers come into effect from November 2019. The ban will apply to all lightweight plastic shopping bags which have a thickness below 36 microns, including degradable, biodegradable and compostable bags.

4. Scope

This policy applies to Council operations (including staff, contractors or other representatives) as well as those planning, organising, running, and/or approving festivals, events and applicable activities on any land or building owned and managed by Council.

The policy covers single-use and soft plastic items used in purchasing, packaging, sales, distribution, transportation or clean-up practices associated with Council's corporate operations and at festivals, events and applicable activities on any land or building owned and managed by Council and in Council facilities and services.

The policy includes, but is not limited to all civic, commercial or community festivals, events, meetings, community forums, information sessions, workshops, training events, programs, organised / formal sport or recreation events and other applicable activities on any land or building owned and managed by Council.

5. Exemptions

Events and activities occurring on Council land, but not managed by Council staff, and not needing an event permit, hire agreement, lease or tenancy agreement are not included in the mandatory scope of this policy. However, they shall be encouraged and supported by Council to voluntarily comply.

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Events booked prior to the date of this policy being adopted by Council will not be required to comply but shall be encouraged and supported to comply on a voluntary basis.

The policy exempts single-use and soft plastic items necessary to meet health and safety requirements, or where there is no other practical alternative product or distribution method available.

All exemptions require written approval. An application for an exemption must be made in writing to Greater Dandenong Council's internal Sustainability Advisory Group (SAG). This application for an exemption will be reviewed by the SAG at one of its quarterly meetings. Between SAG meetings a temporary exemption may be granted by the Chairperson of the SAG, but a formal exemption may only be granted at a SAG meeting.

For many people with disability, plastic straws are an essential accessibility tool that allows for drinks to be consumed safely and easily. Straws will be made available on request to persons with physical or medical requirements. No proof of disability is required.

The Dandenong Market and commercial operators on Council owned land are exempt from this policy. However, they shall be encouraged and supported by Council to voluntarily comply.

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6. Human Rights and Responsibilities Charter – Compatibility Statement

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

7. References

7.1. Legislation

- the *Planning and Environment Act 1987* provides the framework for planning the use, development and protection of land in the interest of the community both now and in the long-term.
- the *Environment Protection Act 1970* provides a legal framework to protect the environment in the State of Victoria. It applies to noise emissions and the air, water and land in Victoria, the territorial sea along the Victorian coast and to the discharge of waste to the Murray River from any premises in Victoria.

7.2. Councils

- Darebin City Council Single-Use Plastic Free Events Policy, version 1.0 February 2018
- Moreland City Council Plastic Wise Policy, April 2019
- Wyndham City Council Single Use Plastic Policy, 5 March 2019
- Indigo Shire Council Plastic Wise Policy, version 1b 31 July 2018
- Yarra City Council Proudly Plastic Free Program 2019
- Bayside City Council website: Reducing Plastic Waste

7.3. Other

- Department of Environment, Land, Water and Planning (DELWP), Reducing the impacts of plastics on the Victorian environment, 2017
- CSIRO, Sources, distribution and fate of marine debris, 2016
- UN Environment Program, Single-Use Plastics A roadmap for Sustainability, 2018
- Environment Protection Authority (EPA), Yarra and Bay Program: Litter, 2016

8. Definitions

Bioplastic – A term that can describe either bio-based or biodegradable plastic, including plastic items that are made with or without the use of petrochemical compounds.

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Bio-based plastic: Plastic made from natural bio-polymers – i.e. organic and renewable materials such as rice, starch, sugar cane, wheat or corn.
Biodegradable plastic: Plastic that has the potential to break down into its natural components over a period of time. These products can be made from natural and/or fossil fuel-based materials.

Event – Any planned activity that occurs in a certain place, during a certain time, which involves a gathering of people and has some level of impact on the immediate surroundings.

For the purpose of this policy it includes all civic, commercial and community events such as markets, festivals, ceremonies, exhibitions, expos, meetings, functions, workshops, information sessions, conferences, parties, competitive sporting events, and other organised sporting and recreational events.

Council Event – Any event organised by Council Officers.

Community Event – Any event organised by a community member or a community group (such as a school or not-for-profit organisation).

Commercial Event - Any event organised by a business (such as an event company) conducted for profit.

Council sites – Land, road, or any other location owned or managed by Council.

Council buildings – Buildings or venues owned or managed by Council.

Plastic – Polyethylene, polystyrene and polypropylene made from petrochemical compounds, including degradable and biodegradable products made from these compounds.

Plastic bottles – A bottle constructed from plastic that is use to carry drinking water or any other beverage designed or intended to be discarded after consumption.

Single-use plastic bag – A type of bag or pouch made from thin, flexible, plastic film that is used for containing or transporting goods, designed to be used only once or for a short period of time before being discarded.

For the purpose of this policy, this definition includes both thin (35 microns) and heavier weight disposable or limited use plastic bags.
Lightweight plastic shopping bags have a thickness below 36 microns, and include degradable, biodegradable and compostable bags.

Single-use plastics – Any disposable plastic or polystyrene item that is designed to be used only once or a short period of time before it is discarded. These plastics include,

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but are not limited to plastic bags, cups, bowls, plates, cutlery, straws, bottled water, sachets (e.g. sauces), containers, packaging and other similar items.

For the purpose of this policy, it also applies to balloons, single-use disposable cups and lids used for hot or cold drinks, e.g. takeaway coffee cups, plastic glitter, glow sticks and confetti, and single-use or disposable plastic promotional items and giveaways.

Soft plastics – Soft or flexible plastics are any plastics that can be easily scrunched into a ball or broken when crushed by hand and include, among others, single-use plastic bags, corn starch / cellulose plastic multi-use shopping bags, straws, some types of food packaging and balloons.

Sport or recreational activity – Any regular or organised sporting or recreational activity occurring at Council owned or managed sites, including those run by community sporting clubs.

Waste hierarchy – The waste hierarchy ranks waste management options in order of their general environmental desirability. Rankings are: Avoid (most preferred); Reduce; Reuse; Recycle and Dispose (least preferred).

9. Council Policy

9.1. Policy Vision

To eliminate the use of single use plastics across Council's corporate operations and at any festival, event or other activity held on any land or building owned or managed by Council to reduce the environmental impact of single use plastics within Greater Dandenong.

9.2. Policy Objectives

The objectives of this policy are:

- To reduce, eliminate and transition away from single-use plastic bags and other soft plastics across Council's corporate operations
- To reduce the environmental impact of single-use plastic pollution on the land, in waterways and the marine environment and particularly its detrimental impact on marine animals, birds, the food chain and human health.
- To prevent the distribution or use by organisations or individuals conducting an event or activity on any land or building owned or managed by Council to use single-use plastic bags, plastic straws, balloons and all unnecessary soft plastic packaging, where possible.

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- To support the Victorian State Government's ban on lightweight plastic shopping bags and its Plastic Reduction Plan, which seeks to reduce pollution and the amount of plastic waste sent to landfill, encourage better recycling outcomes, as well as encourage and facilitate alternatives to single-use plastic products.

- To engage with and support the Dandenong Market and its traders, and other corporate operators on Council owned land in transitioning away from the use of single-use plastic bags and other single-use or soft plastics, such as plastic cutlery and packaging, and encourage alternatives like re-usable bags and compostable packaging.

- To engage and educate community groups, sports clubs and the broader community become single-use plastic free through an implementation plan that includes developing a Greater Dandenong plastic free program, mentoring and initiatives that support businesses and the community to reduce single use plastics.

9.3. Policy Details

To eliminate the use of single-use plastic and other soft plastics across Council's corporate operations, as part of its delivery of services, at events run by Council and events or activities held on sites owned or managed by Council, as well as in buildings owned or managed by Council, the following items must not be distributed, sold, provided or used:

- Single-use plastic bags;
- Plastic straws (See Exemption in Section 5);
- Balloons;
- Single-use plastic cups, plates, bowls, cutlery and take away food containers;
- Water bottled in plastic. Free access to drinking water must be provided. (See Exemption in Section 5);
- All unnecessary soft plastic packaging is to be avoided, where possible
- Event materials are to be reused where possible (including event signage and promotional banners and flags);
- Event organisers are to play a key role in educating and guiding their event staff and audience on single-use plastic free practices. This includes providing information via guidance documents for event organisers and stallholders and promoting reusable alternatives.

Sporting clubs, aquatic and leisure centres and community centres managed by contractors are permitted to provide, sell or distribute drinks in single-use plastic bottles until stakeholder engagement regarding integration of the Policy within relevant ground allocations, hire agreements, leases, licences and contracts has been re-evaluated or renewed. However, they must provide visible access to drinking water (e.g. water

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bubblers and/or water jugs and reusable cups) and supply/sell reusable options (e.g. refillable drink bottles, reusable cups etc); and display promotional materials on reusable options.

Council officers will support organisations or individuals who need to comply with this policy including feedback outlining non-compliance when it occurs. However, if there is poor adherence to this policy, officers will recommend that these events not be approved and/or funded by Council in the future.

Note: The policy will be updated as required to align with future State Government legislative changes and any changes to definitions regarding single-use plastic.

9.4. Policy Commencement and Transition Period

This policy will commence once approved by Council.

This policy allows for a 6-month transition period, to enable Council Departments to apply the requirements of this policy to Council operations and events as outlined in the scope. This transition period allows for each department to respond to the waste hierarchy approach and allow time to engage and procure alternative options to single use products.

An initial twelve (12) month transition period from the approval date of this policy specifically applies to sporting clubs, and leisure contracted facilities, community groups and centres to allow for the transition to the Policy requirements. During this transition period Council officers will work with these clubs and facilities to assist in planning. This transition period policy condition will be monitored and reviewed at the first policy review.

9.5. Implementation

The implementation of the Policy will be supported through a single use plastic implementation plan that incorporates a range of key measures which include:

- Support areas of Council that generate significant plastic waste to develop alternative practices and behaviour.
- Develop a whole of Council awareness and education program on Council's commitment to eliminate single-use and other soft plastic materials.
- Work closely with People & Procurement to encourage suppliers to provide alternatives to current plastic options.

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- Work closely with Community Arts, Culture & Libraries to develop a clear set of event permit requirements and guidelines that will help deliver and promote plastic free Council or community events.
- Work closely with Community Development, Sport & Recreation and its partners (such as the YMCA) to incorporate the elimination and reduction of single-use and soft plastics, into the new contracts and agreements for the leisure centres in Keysborough, Noble Park and Dandenong.
- Work closely with Community Development, Sport & Recreation, and associated sports clubs and community groups located in Greater Dandenong, to eliminate and reduce the use of single-use and soft plastics, through education and incorporating this initiative into the terms and conditions of the licence agreements and grant funding agreements.
- Work closely with the Dandenong Market Board to support it and its traders implement its own approach to eliminating and reducing the impacts of single-use and soft plastics, as well as complying with the State Government's ban on lightweight plastic bags.
- Work closely with Communications & Customer Service to eliminate and reduce single-use plastics and soft plastics used for services, such as catering and community engagement.

9.6. Waste Hierarchy Approach

Greater Dandenong supports the internationally recognised Waste Hierarchy. The waste hierarchy is an order of preference and states that waste should be managed in accordance with the hierarchy, with avoidance being the most preferred option and disposal being the least.

The EPA's waste hierarchy approach will be used as a key reference tool to guide the implementation of the Policy and supporting the transition towards reducing and eliminating single-use plastic.

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9.6.1. Level 1 – Avoid

The following plastic products present a substantial risk to and have a significant impact on the environment. The use of these plastic products can be easily avoided or replaced with a preferred alternative therefore they must not be used, purchased, sold or distributed (excluding where exemptions apply. See Section 5: Exemptions):

- Single-use plastic bags;
- Plastic straws;
- Balloons;
- Single-use plastic plates, bowls, cups, cutlery, takeaway food containers and sachets;
- Single-use / disposable items and plastic packaging used for promotional items, and merchandise; and
- Plastic bottled water;

9.6.2. Level 2 – Reduce

The following plastic products remain a risk to and have an impact on the environment. Their use can be avoided or replaced with an alternative, therefore, where possible, they should not be used, purchased, sold or distributed:

- Single-use disposable cups and lids used for hot or cold drinks (e.g. takeaway coffee cups);
- Single serve drinks (in addition to water) that are packaged in plastic bottles (e.g. soft drink, energy drinks, fruit juice);
- All avoidable plastic packaging including cling wrap, wrappers, plastic bags or similar; and
- Single-use or limited use plastic items used in event infrastructure and promotions, including cable ties, course markings, decorations and giveaways.

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9.6.3. Level 3 – Reuse

Where the use of a plastic item cannot be eliminated, or its use reduced, products should be reused as much as possible.

9.6.4. Level 4 – Recycle

Where the use of a plastic item cannot be eliminated, its use cannot be reduced, or it cannot be reused, products must be recycled according to Council's Waste & Litter Strategy objectives. However, recycling is still considered a form of waste disposal. Avoiding, reducing and re-using are a preferred method to minimise waste.

9.7. Education

The benefits of eliminating and reducing single-use plastics should be communicated to the community through an ongoing education and awareness program, which is an action in the implementation plan. This should be run in conjunction with Council's Waste Education Team and in line with the key objectives outlined in Council's Waste and Litter Strategy.

9.8. Roles and Responsibilities

The roles and responsibilities should refer to the Implementation Framework Plan.

Party / Business Unit	Roles and Responsibilities	Timelines
Councillors	Leadership group of elected community representatives. Policy custodian and stewards for the endorsed Policy and its implementation.	Ongoing
CEO and Executive Management Team (EMT)	Leadership group comprising of the CEO and Directors All Directors are Policy custodians. Ensures Council meets the endorsed objectives and standards within the Policy. Promote and support implementation across the organization and the broader community.	Ongoing

Greater Dandenong Policy

	Director Corporate Services and Director Community Services	
Sustainability Advisory Group	Committee within Council that is responsible for the implementation of the Sustainability Strategy and the Annual Sustainability Report. Oversee the delivery of the policy and how it is reported on through the Annual Sustainability Report. Responsible for formally signing off on applications for exemptions to the policy.	Ongoing Quarterly Meetings
Sustainability Planning	Provides advice, guidance and support across Council's operations and business units to ensure that they comply with the Policy. Support implementation through the provision of the Implementation Plan and programs.	2019/20 Ongoing
Waste Services	Responsible for reducing the amount of waste sent to landfill and minimising the impact of plastic pollution.	Ongoing
Litter Action Task Force (Internal)	Committee within Council responsible for the implementation of the Waste & Litter Strategy. Support implementation through the provision of the Implementation Plan and programs.	Ongoing
People & Procurement Services	Support implementation and provide guidance documents for Council's procurement and tender processes.	Ongoing 2019/20
Civic Facilities	Responsible for the hire and booking conditions of all council owned buildings available for hire.	2019/20 Ongoing

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	Responsible for the ordering, supply and provision of items used in all civic buildings such as food, beverage and materials.	6-month transition period followed by progressive implementation in line with procurement and contracts
Festival & Events	Support implementation for festivals and events.	Ongoing 6-month transition period followed by progressive implementation.
Sport and Recreation	Responsible for the development and implementation of agreements between management agencies, sporting clubs and council. Ensures all leisure centre contracts and agreements and community lease/ license agreements are in line with Council objectives and compliment broader community outcomes.	2019/20 Progressive implementation in line with lease and contract agreements
Community Development	Responsible for the coordination of Council's community funding program. Provides funding, including the implementation of conditions with Council's community grants program.	2019/20 Progressive implementation in line with update/renewal of grant conditions and contracts etc
Commercial Property	Develops and negotiates leases for use of Council's properties. Ensure all new and renewed leases are negotiated and prepared, and comply with commercial standards, legislation and Council policies.	2019/2020 Progressive implementation in line with update/renewal of permits, leases, licences and

Greater Dandenong Policy

		contracts.
All other Council units		Ongoing

10. Evaluation, Monitoring & Reporting

10.1. Evaluation

A formal evaluation and review of the Policy will be conducted two years after it has been formally adopted by Council and will help inform updates to the Waste and Litter Strategy.

10.2. Monitoring and Reporting

The implementation of the policy will be monitored and reported on by Council, to ensure compliance with the endorsed objectives and standards. This information will be reported on in Council's Annual Sustainability Report.

All Business Units to provide information to be reported on in regard to Council's performance against the Policy objectives and targets in the Annual Sustainability Report.

11. Related Documents

10.1 Plans, Strategies and Policies

- *Imagine 2030 Community Plan*
- *Council Plan 2017-21*
- *Community Wellbeing Plan 2017-21*
- *Sustainability Strategy 2016-30*
- *Procurement Policy 2015*
- *Waste and Litter Strategy 2015*
- *Leasing and Licensing of Commercial Property*
- *Leasing and Licensing of Community Facilities*

10.2 Programs

- *Festival and Events Program*

4.3.2 Greater Dandenong Green Wedge Management Plan Five Year Review

File Id:	
Responsible Officer:	Director City Planning Design & Amenity
Attachments:	Review of the Green Wedge Management Plan objectives and actions

Report Summary

The Greater Dandenong Green Wedge Management Plan (GWMP) (revised January 2017) was adopted by Council on 8 December 2014 as the key strategic document guiding Council's portion of the South-East Green Wedge.

The GWMP has 18 objectives across five themes, with a total of 94 actions listed.

As part of the monitoring of the implementation of the plan, a report is to be presented to Council every five years which reviews the appropriateness of the objectives and actions contained in the plan.

Overall, the GWMP is progressing well with several changes proposed to the action plan, primarily concerning project timing.

Recommendation Summary

This report recommends that Council receive this report for noting and proceed with the recommended changes to the Action Plan as listed in this report and detailed in Attachment 1.

Background

The Greater Dandenong Green Wedge Management Plan (GWMP) is the critical strategic document to guide land use, the environment, transport and access, and built form and heritage considerations within the Greater Dandenong section of the south-east Green Wedge.

It sets out the Council, community and stakeholder vision for the Green Wedge and details a series of objectives and actions to be achieved over the life of the plan. The GWMP was adopted by Council at its 8 December 2014 Ordinary Meeting of Council.

The GWMP has 18 objectives across five themes, with a total of 94 actions listed.

The accompanying *Green Wedge Management Plan Action Plan 2015-2035 (Revised January 2017)* sets out the framework for achieving these objectives and implementing the actions.

The Action Plan has been designed to ensure ongoing monitoring and review of the plan which includes:

- An annual progress update on the implementation of the Greater Dandenong Green Wedge Management Plan, which will be made public on Council's website and at Customer Service locations as appropriate;
- A desktop review of the appropriateness of the objectives and actions of this Action Plan be presented as a formal report to Council every five years (this report); and
- A full review of the Greater Dandenong Green Wedge Management Plan in 2034.

This report addresses the second dot point above. Detail relating to each individual objective and action is found at Attachment 1 to this report.

Proposal

This is the first five-year review report of the GWMP's objectives and actions.

The appropriateness of the objectives and actions across the five themes has been reviewed and their progress tracked. An examination of whether any priorities have shifted in this time has also been conducted.

4.3.2 Greater Dandenong Green Wedge Management Plan Five Year Review (Cont.)

Objectives

The following criteria was devised to determine the 'appropriateness' (relevance) of an objective:

Objective	Criteria
Still relevant	Implementation remains important to the ongoing progression of the GWMP.
Not relevant	Implementation of the focus of the objective has shifted since 2014 and is no longer important to the ongoing progression of the GWMP. This could be due to change of State Government policy, Council policy or other external factors.

All 18 of the objectives are considered to still be of relevance to the GWMP.

The themes 'Land Use', 'Transport & Access' and 'Built Form & Heritage' have been the most successful. These themes have the most objectives with completed actions, actions that have commenced, or actions that have found more appropriate homes in other strategies.

The complex and more long-term themes of 'Water' and 'Natural Environment' have had some successes but several objectives (such as A4 (*Enhance the role of the Greater Dandenong Green Wedge as a water management asset*), B2 (*Enhance ecological values and improve connectivity*) and B3 (*Increase community awareness through education and involvement in ecological improvements*) have several actions that have not commenced or have proven cost prohibitive at this time.

It will be beneficial to review these objectives again in five years to see if costs have come down /incentives have increased and if other funding for improvements have become available.

The priority objective for Theme C: Land Use (*C1: Provide greater certainty to Green Wedge owners regarding the preferred land uses*) has had all its actions satisfied. For this reason, this review recommends that Objective C5: Facilitate better land management become the focus, or priority, objective for this theme for the next five years.

Actions

The GWMP has staged timelines for implementation. These consider the complexity and nature of each action, some of which require further investigation or collaboration with other parties before they can be implemented.

The timing of the GWMP actions are:

Immediate actions – to commence within 18 months (before 2017);

Short-term actions – to commence within 18 months to five years (before 2021);

Medium-term actions – to commence within five to 10 years (before 2026)

Ongoing actions

The following criteria was devised to determine the 'appropriateness' (progression and relevance) of an action:

Level	Criteria
Still relevant & action complete	Implementation important to ongoing progression of the GWMP.
Still relevant & action commenced	Implementation important to ongoing progression of the GWMP.
Still relevant but no progress to date	Action is now sitting in a more appropriate alternate Council strategy.
	Change of wording/timing required.

Of the 94 actions:

- 32 have been completed
- 4 have been completed and remain ongoing
- 48 have commenced
- 10 have had no action to date

Timing	No. of actions	Completed	Completed & Ongoing	Commenced	No Action
Immediate	29	21	0	7	1
Short	27	6	1	16	4
Medium	8	0	0	7	1
Ongoing	30	5	3	18	4
Total	**94**	**32**	**4**	**48**	**10**
% of total by status	100%	35%	4%	51%	10%

All but 10 per cent of actions have commenced in some way, which for a twenty-year plan is pleasing. Please refer to Attachment 1 to this report for further detail of progress to date.

4.3.2 Greater Dandenong Green Wedge Management Plan Five Year Review (Cont.)

Recommended Action Plan changes

The following changes to the Action Plan are proposed:

a. Action A4.1 from an 'Immediate' to 'Ongoing' action

This action relates to investigating options for alternative water management and supply in the Green Wedge - which currently is cost prohibitive.

b. Action B1.8 from a 'Short' to 'Ongoing' action.

This action relates to undertaking ongoing advocacy to protect important flora and fauna.

c. Action B2.1 from an 'Immediate' to 'Ongoing' action.

This action looks at identifying opportunities to create/enhance habitat links across the green wedge. This is an ongoing advocacy action and can also be examined as relevant planning permit applications arise.

d. Action B2.2 from a 'Short' to 'Ongoing' action.

This has not been actioned to date and looks at assessing and implementing methods to create/enhance identified habitat links in the green wedge such as land acquisition and leasing. Part of this will be captured in the revised *Open Space Strategy*.

e. Action B2.4 from a 'Medium' to 'Ongoing' action.

This action relates to facilitating the design, creation and management of retarding basins and wetlands. This action is considered ongoing as it will be addressed as and when relevant planning permit applications/public works arise.

f. Action B2.6 from a 'Short' to 'Ongoing' action and link to Action B2.9.

This action concerns use of native vegetation offsets of which there are limitations to achievement under current State Government criteria.

g. Action B2.9 from a 'Short' to 'Ongoing' action and link to Action 2.6.

This action relates to carbon sinks and the development of the *Climate Change Strategy* can examine this.

h. Action B2.11 from an 'Immediate' to 'Ongoing' action.

This action concerns looking in to methods for funding ecological improvements in the green wedge. While these investigations remain ongoing, there is no funding available at this stage.

i. Action B2.12 from a 'Short' to 'Ongoing' action.

4.3.2 Greater Dandenong Green Wedge Management Plan Five Year Review (Cont.)

Action B2.12 seeks Council working with indigenous nurseries to establish and source plants. This is an ongoing action on Council owned land.

j. Objective C5 to be the priority objective for this theme.

The priority objective for Theme C: Land Use (*C1: Provide greater certainty to Green Wedge owners regarding the preferred land uses*) has had all its actions satisfied. Objective C5: Facilitate better land management should now become the focus, or priority objective, for the next five years.

k. Action D1.1 to read *Improve connections to key destinations such as the National Water Sports Centre, Jim Harkin Reserve (Gaelic Park), Keysborough Golf Course and Eastern Sward Golf Course*.

Instead of preparing a 'Whole of route' way finding strategy, Council Officers will instead consider this as part of the Greater Dandenong Green Wedge Trails (Walking, Cycling, Equestrian) Network Planning and the Greater Dandenong Green Wedge Road Network Planning projects.

l. Action D1.8 from 'publish' maps to 'promote', the project lead to be the Sport and Recreation Team and for the maps to be distributed 'via Council website'.

Hard copy maps are constantly outdated as sporting clubs change or infrastructure facilities (such as cycling paths) come online. Real time maps, which can be easily updated, will be available on Council's website in future with Community Services the relevant department to maintain this information.

Refer to Attachment 1 to this report for detailed comments regarding each action.

Community Plan 'Imagine 2030' and Council Plan 2017-2021 – Strategic Objectives, Strategies and Plans

After consultation with the Greater Dandenong community on what kind of future they wanted to see for themselves and the City in 2030, the result was the Greater Dandenong Community Plan 'Imagine 2030'. This report is consistent with the following community visions:

Community Plan 'Imagine 2030'

People

- *Pride* – Best place best people

Place

- *Appearance of Places* – Places and buildings
- *Travel and Transport* – Easy to get around

Opportunity

- *Tourism and visitors* – Diverse and interesting experiences
- *Leadershipby the Council* – The leading Council

Council Plan 2017-2021

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

Place

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

Opportunity

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

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

- Greater Dandenong Green Wedge Management Plan (revised 2017)
- Green Wedge Management Plan Action Plan 2015-2035 (Revised January 2017)
- Greater Dandenong Sustainable Stormwater Strategy, 2017-37
- Greening Our City Urban Tree Strategy 2018-2028
- Greater Dandenong Open Space Strategy, 2009 (being reviewed)
- Regional Food Strategy, 2015-2018
- Activate Sport and Active Recreation Strategy, 2014-2019
- Greater Dandenong Reconciliation Action Plan 2017-2019

Related Council Policies

- Community Engagement Policy, April 2018

Victorian Charter of Human Rights and Responsibilities

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

Financial Implications

There are no financial implications associated with this report.

Consultation

The GWMP was the subject of extensive community consultation when it was developed throughout 2013-2015. The subsequent Planning Scheme Amendment C143 was also the subject of extensive consultation at the time of its exhibition in 2016.

Progress updates on the implementation of the GWMP (in the form of a newsletter) were sent to all owners and occupiers in the green wedge in February 2016, September 2017 and September 2018. Further correspondence from Council will go out to residents and owners in early 2020 to give a further update. All this information is still available on Council's website.

Internal consultation occurred in 2019 with all relevant Council departments regarding this review. An update was provided by these departments regarding progress of their nominated action/s. All recommended changes to the Action Plan were discussed and agreed upon.

Conclusion

A five-year review of the appropriateness of the GWMP's objectives and actions has now been conducted.

Five years on from its adoption by Council on 8 December 2014, the GWMP is progressing well, with work commencing, or being completed, across all five themes.

All objectives and actions are still considered relevant, with all but 10 per cent of actions commencing in some way.

Over the next five years, the implementation focus will adjust from applying planning controls and policy, to education and advocacy to continue to progress these important aspects of the GWMP.

Council will continue to provide a yearly progress update, which to date has taken the form of a newsletter, to the community, with the next formal report to Council on the GWMP to occur in 2024.

Recommendation

That Council:

1. **receives the Green Wedge Management Plan Five Year Review report and its accompanying Attachment 1 for noting;**

2. **endorses the changes to the *Green Wedge Management Plan Action Plan 2015-2035 (Revised January 2017)* as follows:**

   Change:

   a) **action A4.1 from an 'Immediate' to 'Ongoing' action;**

   b) **action B1.8 from a 'Short' to 'Ongoing' action;**

   c) **action B2.1 from an 'Immediate' to 'Ongoing' action;**

   d) **action B2.2 from a 'Short' to 'Ongoing' action;**

   e) **action B2.2 from a 'Short' to 'Ongoing' action;**

   f) **action B2.6 from a 'Short' to 'Ongoing' action and link to Action B2.9;**

   g) **action B2.9 from a 'Short' to 'Ongoing' action and link to Action 2.6;**

   h) **action B2.11 from an 'Immediate' to 'Ongoing' action;**

   i) **action B2.12 from a 'Short' to 'Ongoing' action;**

   j) **objective C5 to be the priority objective for this theme;**

   k) **action D1.1 to read *Improve connections to key destinations such as the National Water Sports Centre, Jim Harkin Reserve (Gaelic Park), Keysborough Golf Course and Eastern Sward Golf Course*; and**

   l) **action D1.8 from 'publish' maps to 'promote', the project lead to be Community Services and for the maps to be distributed 'via Council website'.**

POLICY & STRATEGY

GREATER DANDENONG GREEN WEDGE MANAGEMENT PLAN FIVE YAR REVIEW

ATTACHMENT 1

REVIEW OF THE GREEN WEDGE MANAGEMENT PLAN OBJECTIVES AND ACTIONS

PAGES 61 (including cover)

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

Greater Dandenong Green Wedge Management Plan Five Year Review (revised 2015)

Executive Summary

The Greater Dandenong Green Wedge Management Plan (GWMP) is the critical strategic document to guide land use, the environment, transport and access, and built form and heritage considerations within the Greater Dandenong section of the south-east Green Wedge.

The GWMP sets out the Council, community and stakeholder vision for the Green Wedge and details a series of objectives and actions to be achieved over the life of the plan (the next 20 years).

The accompanying *Green Wedge Management Plan Action Plan 2015-2035 (Revised January 2017)* sets out the framework for achieving these objectives and implementing the actions.

The GWMP has 18 objectives across five themes, with a total of 94 actions listed.

The Action Plan has been designed to ensure ongoing monitoring and review of the plan which includes:

- A desktop review of the appropriateness of the objectives and actions of this Action Plan be presented as a formal report to Council every five years.

As Council adopted the GWMP on 8 December 2014, it has now been in place for five years.

The appropriateness of the objectives and actions have been reviewed and their progress tracked. An examination of whether any priorities have shifted in this time has also been conducted.

All objectives are considered relevant and of the of the 94 actions:

- 32 have been completed
- 4 have been completed and remain ongoing
- 48 have commenced
- 10 have had no action to date

Overall, the GWMP is progressing well and only minor changes to timeframes are required.

4.3.2 Greater Dandenong Green Wedge Management Plan Five Year Review (Cont.)

1 Background

The Greater Dandenong Green Wedge Management Plan (GWMP) was adopted by Council on 8 December 2014 and sets out the Council, community and stakeholder vision for the Green Wedge.

The Plan is summarised in Figure 1 and Map 1 below. The GWMP consists of a 20-year vision for the future of the Greater Dandenong Green Wedge.

Below this overall vision are the five themes of the Management Plan. These themes are:

- Water (Theme A);
- Natural Environment (Theme B);
- Land Use (Theme C);
- Transport & Access (Theme D); and
- Built Form & Heritage (Theme E).

Underneath each of these themes sit the objectives and actions of the Management Plan which seek to achieve the vision and implement the GWMP. Each of the five themes has a nominated 'priority objective' for achievement over the next five years.

The *Green Wedge Management Plan Action Plan 2015-2035 (Revised Jan 2017)* was developed to implement these objectives and actions. It details the Council role, timeframe for action, the responsible Council directorate, and how its achievement can be measured.

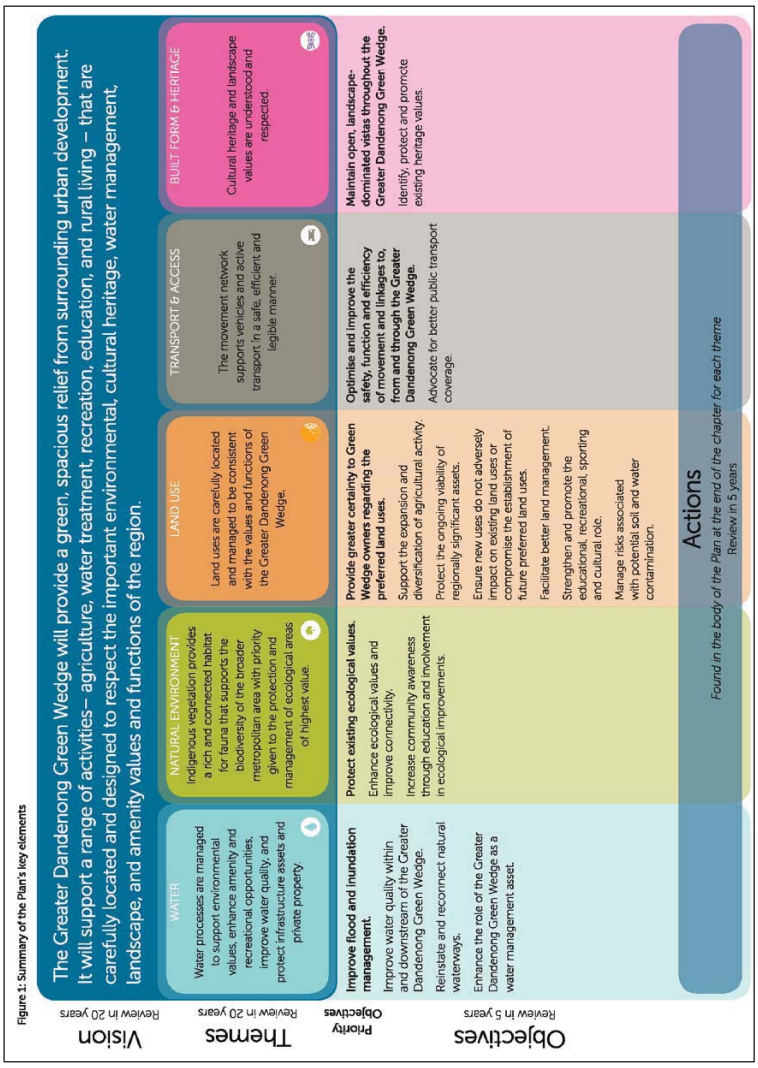
Ongoing monitoring and review of the implementation of the Action Plan involves:

- An annual progress update which is made available to the public on Council's website and at Customer Service locations as appropriate.
- A desktop review of the appropriateness of the objectives and actions of the Action Plan to be presented as a formal report to Council every five years.
- A full review of the Greater Dandenong Green Wedge Management Plan in 2034.

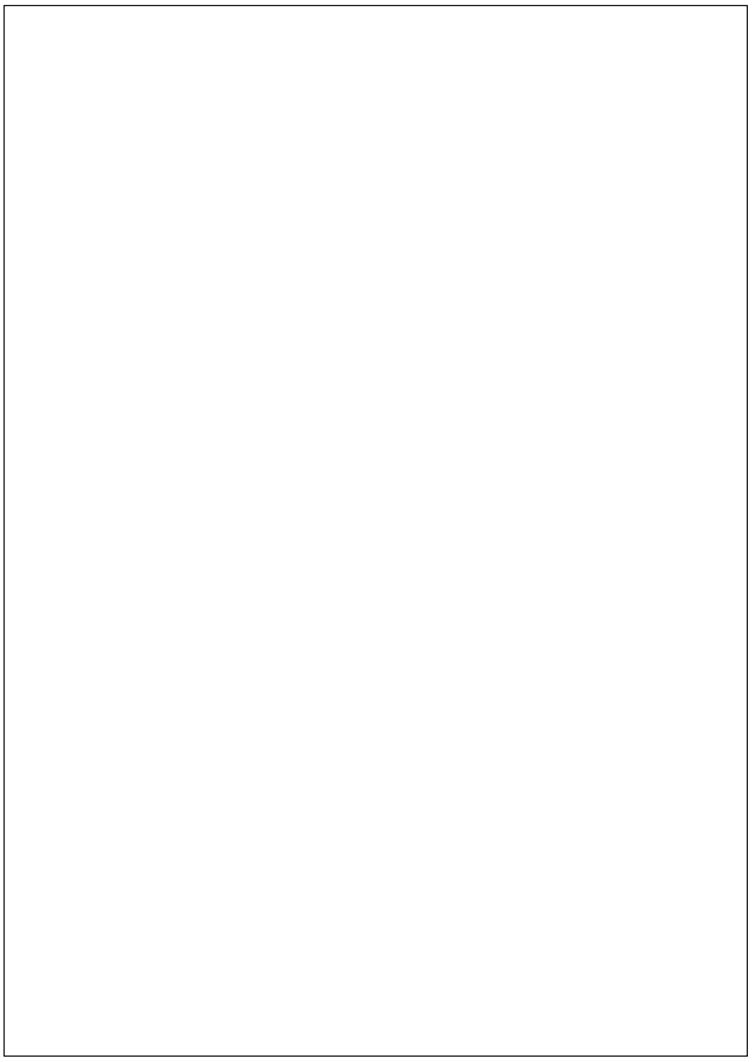
The GWMP objectives and actions are now due to be reviewed for their appropriateness (second dot point), which is the subject of this report.

4.3.2 Greater Dandenong Green Wedge Management Plan Five Year Review (Cont.)

Figure 1: Summary of the GWMP key elements



4.3.2 Greater Dandenong Green Wedge Management Plan Five Year Review (Cont.)



Map 1: Spatial elements of the GWMP

4.3.2 Greater Dandenong Green Wedge Management Plan Five Year Review (Cont.)

2 Desktop review of the Green Wedge Management Plan

A desktop review of the appropriateness of the objectives and actions of the Action Plan has been conducted, in line with the monitoring requirements of the GWMP.

Each of the 18 objectives and 94 actions have been reviewed for their appropriateness, their progress to completion, and any recommended changes to wording/timing provided.

2.1 Context

As part of the implementation of the GWMP, a monitoring and review program was developed.

This involves:

Action	Progress comment
An annual progress update on the implementation of the Greater Dandenong Green Wedge Management Plan, which will be made public on Council's website and at Customer Service locations as appropriate.	Progress update February 2016 Progress update September 2017 Progress update September 2018 This project December 2019
A desktop review of the appropriateness of the objectives and actions of this Action Plan will be presented as a formal report to Council every five years.	**This project December 2019**
A full review of the Greater Dandenong Green Wedge Management Plan in 2034.	To commence in 2034

2.2 Timing of actions

It is important to note that the GWMP has staged timelines for implementation. These consider the complexity and nature of each action, some of which require further investigation or collaboration with other parties before they can be implemented.

The timing of the GWMP actions are:

Immediate actions – to commence within 18 months (before 2017);
Short-term actions – to commence within 18 months – 5 years (before 2021);
Medium-term actions – to commence within 5 – 10 years (before 2026);
Long-term actions – to commence within 10 – 20 years (before 2036); and
Ongoing actions

Please note there are no long-term actions listed in the GWMP.

4.3.2 Greater Dandenong Green Wedge Management Plan Five Year Review (Cont.)

2.3 Summary of achievements to date

Immediate actions

Immediate Actions were to commence before 2017. Of the 29 Immediate Actions, 21 have been completed, with all but one having commenced. This Action has still been investigated but at this point in time is cost prohibitive to achieve (Action A4.1).

Short-term actions

Of the 27 short-term actions (which are to commence before 2021) seven have been completed and a further 16 commenced. Four are yet to commence.

Medium-term actions

The medium-term actions are scheduled to commence within 5 – 10 years of the Plan (i.e. over the next five years). Seven have already commenced, with only one having no action to date.

Ongoing

Eight 'ongoing' actions have been completed with 18 having commenced. There are four that are yet to be actioned.

Overall, of the 94 actions:

- 35per cent have been completed
- 4per cent have been completed and are ongoing
- 51per cent have commenced
- 10per cent have had no action to date

3 Appropriateness of the objectives

A desktop assessment of the 'appropriateness' (relevance) of the objectives has been conducted and is based on Table 1 below.

Table 1: Relevance of objective

Objective	Criteria
Still relevant	Implementation remains important to the ongoing progression of the GWMP.
Not relevant	Implementation of the focus of the objective has shifted since 2014 and is no longer important to the ongoing progression of the GWMP. This could be due to change of State Government policy, Council policy or other external factors.

Each of the five themes was given a 'priority objective' for achievement in the first five years of the GWMP.

Table 2 below lists each theme, its vision and objectives (with the priority objective highlighted).

An observation regarding that objectives' appropriateness and a progress comment is given for each in line with the above criteria.

4.3.2 Greater Dandenong Green Wedge Management Plan Five Year Review (Cont.)

Table 2: GWMP Objectives and progress to date

Theme	Vision	Objective	Appropriateness	Action Progress	Comment
Water	Water processes are managed to support environmental values, enhance amenity and recreational opportunities, improve water quality, and protect infrastructure assets and private property.	**A1 Improve flood and inundation management**	Relevant	3 complete 5 commenced	Remains the priority objective for this theme and is progressing well. Council's knowledge of flooding in the green wedge has increased greatly since 2014 and several major flood mitigation measures have been implemented.
		A2 Improve water quality within and downstream of the Greater Dandenong Green Wedge	Relevant	2 complete 3 commenced	Improvements in water quality are occurring, albeit slowly. Several actions regarding water quality monitoring and advocacy actions for Melbourne Water remain ongoing.
		A3 Reinstate and reconnect natural waterways	Relevant	3 commenced	Some progress is being made with Council having discussions regarding the naturalisation of creeks across the municipality. Melbourne Water recently completed significant waterway improvement works along Mordialloc Creek to improve the environmental values of the waterway.
		A4 Enhance the role of the Greater Dandenong Green Wedge as a water management asset	Relevant	2 complete 1 commenced 1 no action	This objective has moderately progressed. Discussions have been undertaken regarding recycled water from the Eastern Treatment Plant (ETP) without success as it is currently cost prohibitive (due to pumping requirements). Review again in five years to see any progress as costs come down.
Natural Environ-ment	Indigenous vegetation provides a rich and connected habitat for fauna that supports the	**B1 Protect existing ecological values**	Relevant	2 complete 6 commenced	Remains the priority objective for this theme and some progress has been made. Stronger planning scheme protections and guidance are now in place. A further vegetation study was undertaken in 2018 which has provided a good baseline for monitoring of trees in the Green Wedge. However, further education for the

4.3.2 Greater Dandenong Green Wedge Management Plan Five Year Review (Cont.)

Theme	Vision	Objective	Appropriateness	Action Progress	Comment
	biodiversity of the broader metropolitan area with priority given to the protection and management of ecological areas of highest value.				community is required and should be a focus for the next five years.
		B2 Enhance ecological values and improve connectivity	Relevant	2 complete 5 commenced 5 no action	This objective has been slow to progress but now that the vegetation is 'protected' it needs to be 'enhanced'. An approach to this is case-by-case as planning permit applications arise. The current review of the *Open Space Strategy* and a renewed contact with our neighbouring Council's regarding linkages would be beneficial.
		B3 Increase community awareness through education and involvement in ecological improvements	Relevant	1 complete 1 commenced 3 no action	Several of these actions were drafted with the intention that Council would run events and have a Landcare group in the green wedge – neither of which has come to fruition. Currently Council is investigating a portable trailer to travel to different events to promote broader sustainability issues which would be of benefit.
Land Use	Land uses are carefully located and managed to be consistent with the values and functions of the Greater Dandenong Green Wedge.	**C1 Provide greater certainty to Green Wedge owners regarding the preferred land uses**	Relevant	5 complete	Completed via Planning Scheme Amendment C143.
		C2 Support the expansion and diversification of agricultural activity	Relevant	3 complete 4 commenced	There has been good progress for this objective with several actions ongoing – such as continuing to support the Regional Food Strategy. Council will again contact all landowners and tenants to see if there are any would be landlords or tenants for vacant land. The State Government are also currently conducting a strategic agricultural land review.
		C3 Protect the ongoing viability of regionally significant assets	Relevant	1 complete 1 commenced	There has been good progress. Council will again request the State Government correct their mapping of major pipeline infrastructure.

4.3.2 Greater Dandenong Green Wedge Management Plan Five Year Review (Cont.)

Theme	Vision	Objective	Appropriateness	Action Progress	Comment
		C4 Ensure new uses do not adversely impact on existing land uses or compromise the establishment of future preferred land uses	Relevant	3 complete 1 commenced	Planning Scheme Amendment C143 has strengthened policy guidance in this area and there are ongoing discussions with the relevant larger landholders.
		C5 Facilitate better land management	Relevant	1 complete 1 commenced	This should now be the priority objective for this theme. Further education and information should be provided to landowners and tenants now that there is certainty regarding the future of the green wedge. This should be the focus for the next five years.
		C6 Strengthen and promote the educational, recreational, sporting and cultural role	Relevant	5 commenced	Many of these actions relate to other Council strategies such as Council's *Activate Sport and Active Recreation Strategy 2014-2019* or are advocacy actions that are ongoing as they arise. Investing in options to increase the provision of open space will be covered by the revised *Open Space Strategy*.
		C7 Manage risks associated with potential soil and water contamination	Relevant	3 complete 2 commenced 1 no action	Some progress has been made in this area. The current planning application for a solar farm at Clarke Road is ongoing. A medium-term action is to engage with Southern Rural Water and Melbourne Water to have a better understanding of groundwater connectivity and the water table which will need to be further progressed.
Transport & Access	The movement network supports vehicles and active transport	**D1 Optimise and improve the safety, function and efficiency of movement and**	Relevant	3 complete 5 commenced	This priority objective is progressing well with the current Greater Dandenong Green Wedge Trails (Walking, Cycling, Equestrian) Network Planning and the Greater Dandenong Green Wedge Road

4.3.2 Greater Dandenong Green Wedge Management Plan Five Year Review (Cont.)

Theme	Vision	Objective	Appropriateness	Action Progress	Comment
	in a safe, efficient and legible manner.	**linkages to, from and through the Greater Dandenong Green Wedge**			Network Planning projects covering off on many of the actions.
		D2 Advocate for better public transport coverage	Relevant	1 commenced	This is a public transport advocacy action that remains ongoing.
Built Form & Heritage	Cultural heritage and landscape values are understood and respected.	**E1 Maintain open, landscape-dominated vistas throughout the Greater Dandenong Green Wedge**	Relevant	3 complete	Completed via Planning Scheme Amendment C143.
		E2 Identify, protect and promote existing heritage values	Relevant	2 complete 4 commenced	Council's *Greater Dandenong Reconciliation Action Plan 2017-2019* covers off on many of the actions listed for this objective meaning there has been good progress.

4.3.2 Greater Dandenong Green Wedge Management Plan Five Year Review (Cont.)

3.1 Summary of desk top review of objectives

All 18 of the objectives are considered to still be of relevance to the GWMP.

The themes 'Land Use', 'Transport & Access' and 'Built Form & Heritage' have been the most successful. These themes have the most objectives with completed actions, actions that have commenced, or actions that have found more appropriate homes in other strategies.

The complex and more long-term themes of 'Water' and 'Natural Environment' have had some successes but several objectives (such as A4 and B2 and B3) have several actions that have not commenced or have proven cost prohibitive at this time.

Water

This theme is progressing well, with the priority objective (Objective A1) having particular success over the past five years.

Improvements in water quality and returning water courses to a more natural state is also occurring (Objectives A2 and A3), albeit at a slower rate. These are longer term actions and strategies that since 2014 have been worked in to other relevant Council strategies such as the *Greater Dandenong Sustainable Stormwater Strategy, 2017-37*. Further engagement between Council and Melbourne Water is required to actively identify open space opportunities within the Green Wedge and this should be a focus for the next five years.

Objective A4 is currently a stretch goal as the process of using recycled water is currently cost prohibitive for Council's green wedge as the water needs to be pumped 'up'. There are also no incentives to take this up currently.

Natural Environment

Two of the three objectives are not progressing as well as those of other themes. Part of the difficulty is that most of the land in the Green Wedge is in private ownership. However, Council still has a key role to play in advocacy – including to some of the public land owners such as Melbourne Water. In order to better respond to Objective B3, the formation of a local Land Care group would be beneficial.

Land Use

The seven objectives under this theme have had good levels of success over the past five years. Planning Scheme Amendment C143 meant that greater certainty was provided to green wedge owners regarding preferred land uses (Objective C1).

Objective C2 remains ongoing and as the certainty bought about by Objective C1 continues to grow there may be further willingness to invest in this area. The State Government is also

4.3.2 Greater Dandenong Green Wedge Management Plan Five Year Review (Cont.)

currently undertaking strategic work regarding the protection of agricultural land around Melbourne.

Objective C3 and Objective C4 remain appropriate and have been mostly satisfied. For this reason, Objective C5 should be the priority objective of this theme for the next five years. Work in this area can be done in conjunction with Objectives B2 and B3.

Objectives C6 and C7 both have appropriate ongoing actions, some of which can be examined as and when opportunities arise.

Transport & Access

Both Objectives D1 and D2 remain appropriate and work continues achieving both. Two large projects have commenced that assist in achieving Objective D1 and it will be beneficial at the GWMP's 2024 desktop review to see what further progress has been made.

Built Form & Heritage

Objective E1 remains appropriate and while much progress has been made in achieving this objective, the built form outcomes in the green wedge will remain an important consideration.

Further review of the built form guidelines in 2024 would be beneficial as they will have been in the Greater Dandenong Planning Scheme for some seven years. Objective E2 is now somewhat covered off in another Council strategy but remains an important consideration.

4.3.2 Greater Dandenong Green Wedge Management Plan Five Year Review (Cont.)

4 Appropriateness of the actions

A desktop assessment of the 'appropriateness' (progression and relevance) of the actions has been conducted and is based on Table 3 below.

Table 3: Progression and continued relevance of action

Level	Criteria
Still relevant & action complete	Implementation important to ongoing progression of the GWMP.
Still relevant & action commenced	Implementation important to ongoing progression of the GWMP.
Still relevant but no progress to date	Action is now sitting in a more appropriate Council strategy.
	Change of wording/timing required.

Table 4, 5, 6, 7 and 8 below focus on providing a summary of the individual action's progress to date.

4.3.2 Greater Dandenong Green Wedge Management Plan Five Year Review (Cont.)

Table 4 Assessment of Theme A: Water actions of the Green Wedge Management Plan

Actions to Achieve	Timeframe	Responsibility	Outcome/ Indicator	Appropriateness	Action Progress	Progress Comment
A1.1 Undertake detailed flood inundation mapping for the Greater Dandenong Green Wedge, with consideration for climate change (increased rainfall intensity and increased sea level rise) and projected upstream development.	Immediate	Engineering Services	Mapping completed	Relevant	Completed	This action is considered complete as while the entire green wedge has not been mapped, the areas where the worst flooding occurs have been. Mapping has been undertaken for the Keys Road Precinct and Soden Road. Council's knowledge of the constraints of these areas due to flooding has increased greatly.
A1.2 Advocate for Melbourne Water to review and update the geographical extent of the Land Subject to Inundation Overlay (LSIO) in the Greater Dandenong Green Wedge.	Short	Engineering Services Melbourne Water	LSIO maps Updated Changes to LSIO made to planning scheme	Relevant	Commenced	Melbourne Water has commenced a review of the flooding controls (zoning and overlays) and been in contact with Council with a view to commencing the Planning Scheme control aspect of this project imminently.
A1.3 Advocate for Melbourne Water to undertake a risk assessment associated with levee failure in the Greater Dandenong Green Wedge.	Short	Engineering Services Melbourne Water	Risk assessment completed	Relevant	Completed	Levee inspections are undertaken on a regular basis as part of Melbourne Water's routine condition monitoring program. The frequency of inspection is based on the hazard consequence rating and are conducted every five years.
A1.4 Identify mitigation opportunities within the Greater Dandenong Green Wedge which may reduce flood and inundation mitigation in the Green Wedge area and / or adjacent catchments (including retarding basins	Immediate	Engineering Services Melbourne Water	Mitigation opportunities identified	Relevant	Commenced	Several major upgrades and improvements have been made to the drainage situation in the Green Wedge since 2014. The construction of a triple pipe outfall from the industrial estates to Mordialloc Creek has been completed.

4.3.2 Greater Dandenong Green Wedge Management Plan Five Year Review (Cont.)

Actions to Achieve	Timeframe	Responsibility	Outcome/ Indicator	Appropriateness	Action Progress	Progress Comment
and other drainage infrastructure).						Extensive works have been undertaken alongside Mordialloc Creek. Namely, the removal of the north levee bank that has been replaced by increased retention alongside Mordialloc Creek. This has substantially mitigated flooding immediately north of Mordialloc Creek. Drainage upgrades have also been carried out by Melbourne Water, including the construction of a "low flow" pipe under Springvale Road and Soden Road and a flood warning system for Willow Lodge. Smythes Drain is also no longer connected to Mordialloc Creek, reducing floodwater entering the catchment. Additionally, Council has re-profiled existing open drains and constructed additional open drains to provide additional storage and conveyance capacity in the area. These drainage upgrades will reduce local flood risk. Significant cleanout works of drains have also been undertaken by Council and Melbourne Water since 2011. The Greater Dandenong Integrated Water Management Plan project which commenced in 2013 has not progressed. However, Council is a member of the DELWP Dandenong Integrated Water Management Forum which discusses and prioritises integrated water planning and management in this area.
A1.5 Advocate to identify flood management requirements in	Short	Engineering Services	Adjacent flood management requirements	Relevant	Commenced	The construction of a triple pipe outfall from the industrial estates to Mordialloc Creek has assisted with reducing upstream flooding.

4.3.2 Greater Dandenong Green Wedge Management Plan Five Year Review (Cont.)

Actions to Achieve	Timeframe	Responsibility	Outcome/ Indicator	Appropriateness	Action Progress	Progress Comment
catchments adjacent to the Greater Dandenong Green Wedge, consistent with flood management predictions.		Casey, Frankston, Kingston & Knox City Councils	identified			The retention system south of Lyndhurst and the Thompson Road retarding basin has also assisted with flood mitigation. Council will continue to advocate for flooding improvements.
A1.6 Develop local stormwater drainage master plans consistent with the land use and development objectives of the Greater Dandenong Green Wedge Management Plan. These plans should, at a minimum, consider: - structural and non-structural mitigation options to alleviate flood risks in the catchment; and - an integrated approach to water management that includes: water quality improvement and / or alternative water supply opportunities; and cost-benefit analysis of the proposed options.	Short	Engineering Services	Stormwater drainage master plans developed	Relevant	Commenced	The *Greater Dandenong Sustainable Stormwater Strategy, 2017-37* (adopted in January 2018) outlines a 20-year framework for Council and the community to work together to identify, protect and improve Greater Dandenong's stormwater assets, reduce flood risk while welcoming sustainable growth and investment. The strategy contains actions in relation to the development of local stormwater drainage master plans. This plan will be reviewed in 2023.
A1.7 Apply planning controls (e.g. overlays) for flood-prone areas in the Greater Dandenong Green Wedge where appropriate (following A1.1 and A1.2).	Short	City Planning, Design & Amenity	Controls updated in the planning scheme	Relevant	Commenced	Melbourne Water have commenced the mapping for this project and ongoing discussions are occurring between Melbourne Water and Council.

4.3.2 Greater Dandenong Green Wedge Management Plan Five Year Review (Cont.)

Actions to Achieve	Timeframe	Responsibility	Outcome/ Indicator	Appropriateness	Action Progress	Progress Comment
A1.8 As part of information distributed regarding the Greater Dandenong Green Wedge, educate the community about flooding and inundation issues and drain ownership (distribute with B3.4, C5.2, D1.8, E1.3 and E2.6).	Immediate	City Planning, Design & Amenity Engineering Services	Private land owners Information distributed	Relevant	Completed	Information distributed and available on Council's website.
A2.1 Investigate methods for funding of future improvements to water management and quality in the Greater Dandenong Green Wedge.	Immediate	Engineering Services	Funding investigated	Relevant	Commenced	Funding and grants are discussed with Melbourne Water as they arise.
A2.2 Advocate for the identification of suitable locations for additional water course gauging stations to monitor water flows and quality in the Greater Dandenong Green Wedge.	Immediate	Engineering Services	Locations identified	Relevant	Completed	The installation of the eastern contour drain water gauge has been completed and is the only location appropriate.
A2.3 Advocate for Melbourne Water to undertake regular monitoring of pollution in creeks and waterways within the Greater Dandenong Green Wedge and in industrial estates upstream of the Green Wedge.	Ongoing	Engineering Services City Planning, Design & Amenity Melbourne Water	Monitoring undertaken on a monthly basis	Relevant	Commenced	Melbourne Water report that monitoring is undertaken on a periodic basis – including at Patterson River. Data is collected and uploaded onto the Yarra and Bay website. Council has conducted some monitoring in industrial estates sampling industrial estate water flows.

4.3.2 Greater Dandenong Green Wedge Management Plan Five Year Review (Cont.)

Actions to Achieve	Timeframe	Responsibility	Outcome/ Indicator	Appropriateness	Action Progress	Progress Comment
A2.4 Continue to support works undertaken by Melbourne Water to improve waterway health in the Greater Dandenong Green Wedge.	Ongoing	Engineering Services City Planning, Design & Amenity Melbourne Water	Measured improvement to waterway health	Relevant	Commenced	Melbourne Water continues to undertake capital projects and maintenance works within the green wedge and this is an ongoing advocacy action for Council.
A2.5 Encourage best practice stormwater management practices within and further upstream of the Greater Dandenong Green Wedge through local policy and Council public space (roads, verges, public land) management techniques.	Ongoing	Engineering Services	The encouragement of best practice stormwater practices included in the planning scheme Best practice stormwater practices used in Council projects	Relevant	Completed and ongoing	Best practice stormwater management practices were introduced in to the Greater Dandenong Planning Scheme at Clause 22.06 in October 2018 (via Planning Scheme Amendment GC110). Funding from the Melbourne Water 'Living Rivers' program has been received to test discharge from industrial areas. Kerbside Irrigation design and Water Sensitive Urban Design guidelines are being implemented through the planning permit process.
A3.1 In partnership with Melbourne Water and local land owners, investigate options to improve the concrete-lined sections of channels and other in-stream structures in the Greater Dandenong Green Wedge to accommodate natural riverine processes so that the appearance and function of the waterways is ameliorated e.g. by removing the concrete lining.	Medium	Engineering Services Melbourne Water Private land owners	Options for improvement identified	Relevant	Commenced	Mile Creek has commenced this naturalisation process.

4.3.2 Greater Dandenong Green Wedge Management Plan Five Year Review (Cont.)

Actions to Achieve	Timeframe	Responsibility	Outcome/ Indicator	Appropriateness	Action Progress	Progress Comment
A3.2 Investigate, with Melbourne Water and local land owners, opportunities to enhance open spaces and pathway linkages in association with waterway improvements in the Greater Dandenong Green Wedge (including as part of A3.1).	Medium	Engineering Services Melbourne Water Private land owners	Opportunities to enhance open space and pathway linkages identified	Relevant	Commenced	Melbourne Water has developed a website portal called *Our Space Your Place*. The portal outlines Melbourne Water's land holdings across the greater metropolitan area and is a platform for groups to apply to use Melbourne Water owned land for a range of purposes. Various sections of the open space and pathway network are Melbourne Water owned and various pathway linkages are being considered. The Patterson River concept plan and the Masterplan for the National Water Sports Centre have been completed and involve both Melbourne Water and Council representatives. An example of a new connection is the cycling connection through to Kingston along Thames Promenade. Further engagement between Council and Melbourne Water is required to actively identify open space opportunities within the Green Wedge.
A3.3 Advocate for beneficial social, recreational and environmental outcomes to be achieved through the design and management of new and existing waterways in the Greater Dandenong Green Wedge (refer to A1, B2, C6 and D1).	Ongoing	Engineering Services Melbourne Water	Developers Incentives and controls identified	Relevant	Commenced	Drainage schemes have been completed for the Mordialloc Creek and the Eastern Contour Scheme. Melbourne Water recommenced the Healthy Waterways Strategy in the Dandenong Catchment in 2017. As part of this process, active consideration will be provided for beneficial social, recreational and environmental outcomes for waterways in the catchment.

4.3.2 Greater Dandenong Green Wedge Management Plan Five Year Review (Cont.)

Actions to Achieve	Timeframe	Responsibility	Outcome/ Indicator	Appropriateness	Action Progress	Progress Comment
A4.1 In partnership with Melbourne Water and local land owners, investigate alternative water management and supply options in the Greater Dandenong Green Wedge including stormwater harvesting and recycled water infrastructure (refer to A1.4).	~~Immediate~~ Ongoing	Engineering Services Melbourne Water Private land owners	Options for alternative water management and supply identified	Relevant	No action to date	Discussions have been undertaken regarding recycled water from the Eastern Treatment Plant (ETP) without success as it is currently cost prohibitive (due to pumping requirements). The ETP supplies recycled water to the nearby Sandhurst estate in Frankston. This has proven to be cost effective as the water is pumped 'down' from the ETP, not 'up' as is required for properties in Greater Dandenong. Water harvesting within the Lyndhurst industrial estate has been discussed but currently there is very low incentive to harvest roof water. Change this action from immediate to ongoing as costs may come down in the future.
A4.2 Ensure that transport infrastructure projects are supported by Environmental Management Plans that address localised impacts on water and environmental resources.	Ongoing	Engineering Services VicRoads	Environmental Management Plans prepared as part of Council and VicRoads transport infrastructure projects	Relevant	Commenced	Environmental Management Plans are prepared for these types of projects. The Mordialloc Freeway upgrade project has considered local impacts on water and environmental resources.
A4.3 Investigate opportunities for Aquifer Storage and Recovery (ASR), via designated stormwater collection areas, infiltration ponds or galleries to improve water quality and availability.	Short	Engineering Services	Opportunities for ASR identified	Relevant	Completed	This was investigated in 2017 and opportunities for this type of storage have not yet presented themselves.

4.3.2 Greater Dandenong Green Wedge Management Plan Five Year Review (Cont.)

Actions to Achieve	Timeframe	Responsibility	Outcome/ Indicator	Appropriateness	Action Progress	Progress Comment
A4.4 Investigate incentives and controls to encourage individual land owners to install on-site water storage infrastructure.	Immediate	Engineering Services Private land owners	Incentives and controls identified	Relevant	Completed	This is encouraged and implemented through the planning permit process which has Environmentally Sustainable Development requirements via the introduction of Planning Scheme Amendment GC110 in October 2018.

4.1 Summary observations for the Water Theme

Of the 20 actions, all but one has commenced with:

	Timeframe				
Status	**Immediate**	**Short**	**Medium**	**Ongoing**	**Total**
Completed	4	1			5
Completed & ongoing		1		1	2
Commenced	2	4	2	4	12
No action	1				1
Total	7	6	2	5	20

All 20 actions have been considered over the past five years and five have been completed.

The water theme involves generally longer term, or ongoing actions involving factors that can be considered as and when the opportunity arises. For example, as a new infrastructure project is being considered, issues of surface flooding and other mapping can be considered.

Action A4.1 is yet to commence due to the costs associated with stormwater harvesting and recycled water infrastructure being prohibitive at this time.

Recommendation

Continue to monitor progress of actions within Theme A.

Change Action A4.1 from an ‘Immediate’ to ‘Ongoing’ action

4.3.2 Greater Dandenong Green Wedge Management Plan Five Year Review (Cont.)

Table 5 Assessment of Theme B: Natural Environment actions of the Green Wedge Management Plan

Actions to Achieve	Timeframe	Responsibility	Outcome/ Indicator	Appropriateness	Action Progress	Progress Comment
B1.1 Facilitate the undertaking of further flora and fauna assessments, building on Biosis' and others' past work, to enable a greater understanding of the extent of remnant flora and fauna within the Greater Dandenong Green Wedge. This should include consideration of aquatic habitats, significant species and communities, weeds (to determine their presence, distribution, threat and therefore priority for removal) and areas and reserves where biodiversity management plans should be prepared (refer to B1.2 and E2.4). It should also determine how vegetation and threatened species should be monitored and consider recommendations for protection (refer to B1.7).	Immediate	City Planning, Design & Amenity	Assessments completed	Relevant	Commenced	Further work by Biosis was undertaken in 2018 looking at the presence and general condition of native vegetation and fauna habitat in the green wedge. Incidental observations of notable weed infestations and areas of eucalypt regeneration were also documented. The final report formed part of Planning Scheme Amendment C205 – making the interim Vegetation Protection Overlay permanent. The *City of Greater Dandenong Green Wedge Biodiversity Management Planning Controls: Advice for ongoing protection (2018)* is a reference document in the Greater Dandenong Planning Scheme. However, there are several issues that require further investigation: • A detailed assessment of the distribution of weeds to definitively characterise the threats and management constraints associated with weeds throughout the Green Wedge, as per implementation of Action B1.5 in the Green Wedge Management Plan. This needs to include the management of both existing weeds (such as Gorse) but also of emerging weeds (such as Alligator weed). • The threat posed by Brushtail Possums – previous work by Biosis Research

4.3.2 Greater Dandenong Green Wedge Management Plan Five Year Review (Cont.)

Actions to Achieve	Timeframe	Responsibility	Outcome/ Indicator	Appropriateness	Action Progress	Progress Comment
						(2011) recommends to 'Monitor the condition of the large trees and take action as appropriate, for example by installing tree guards to prevent possum damage.' Further monitoring and education for the community is needed to inform that if 'x' weed is present, they should contact 'x' person. There are also fire risks associated with high gorse fuel loads and Council can issue notices for noxious weed infestations. Council should develop a fact sheet for land owners on enhancing the resilience of red gums from pests.
B1.2 Facilitate where appropriate the development of biodiversity management plans in the Greater Dandenong Green Wedge for specific areas and reserves identified (following B1.1).	Short	City Planning, Design & Amenity	Biodiversity management plans completed	Relevant	Commenced	Bowmans Reserve on Chapel Road (Council reserve) have a management plan and Council will facilitate these where appropriate as they arise. Council will write to all landowners providing a sample of a simple management plan that could be applied to properties to protect and enhance biodiversity and increase local amenity.
B1.3 Apply planning controls (e.g. overlays, local planning policies) to areas of existing significant ecological value and associated values in the Greater Dandenong Green Wedge (following B1.1 and B2.2 and revising controls applied in B1.6).	Short	City Planning, Design & Amenity	Controls updated in the planning scheme	Relevant	Completed	Planning Scheme Amendment C205 to replace the interim Vegetation Protection Overlay with permanent vegetation controls for native vegetation above a certain size was approved and gazetted on 4 October 2019.

4.3.2 Greater Dandenong Green Wedge Management Plan Five Year Review (Cont.)

Actions to Achieve	Timeframe	Responsibility	Outcome/ Indicator	Appropriateness	Action Progress	Progress Comment
B1.4 Identify, assess and implement appropriate methods (for example grants, advice, incentives and information sheets) to encourage private land owners to protect existing significant remnant flora and fauna biodiversity, and measures to enhance what remains through natural regeneration and revegetation.	Immediate	City Planning, Design & Amenity Engineering Services Private land owners	Methods identified, assessed & implemented	Relevant	Commenced	Council has registered its interest in the 'Gardens for Wildlife' Program which was started by Knox City Council and is designed to encourage residents and businesses to create an area in their garden to support local wildlife. This can be done by providing habitat planted with locally indigenous, Australian native or suitable introduced species. When grant opportunities come up for Council land in the Green Wedge, Officers will seek to take advantage of that.
B1.5 Facilitate a weed eradication and management program for the Greater Dandenong Green Wedge including works on private land, incentives, education and advice (following B1.1; refer to B1.7).	Short	Engineering Services Private land owners	Weed eradication and management program implemented Education and advice sent to landowners	Relevant	Commenced	Council actively manage weeds on Council owned reserves and roadsides. Landowners are required under the Catchment and Land Protection Act, 1994 to manage noxious weeds on their properties. The management of noxious weeds is enforced through Council's local law. However, most enforcement is reactive (through reports from the community). Further public engagement is required in the Green Wedge to advise and educate landowners about weed eradication and management programs. This could be linked to the information distributed yearly to properties on Council's Fire Prevention List which explains what fire prevention measures should be taken and by what date. This includes information regarding what kind of weeds and grasses are a fire danger.

4.3.2 Greater Dandenong Green Wedge Management Plan Five Year Review (Cont.)

Actions to Achieve	Timeframe	Responsibility	Outcome/ Indicator	Appropriateness	Action Progress	Progress Comment
B1.6 Apply an interim Vegetation Protection Overlay to protect existing native vegetation, particularly remnant River Red Gums (with an exemption for trees below 2m or single trunk circumference of less than 0.5m at 1m height above ground level) (update these controls and seek to make them permanent as part of B1.3).	Immediate	City Planning, Design & Amenity	Vegetation Protection Overlay introduced into the planning scheme	Relevant	Completed	Amendment C143 introduced an interim Vegetation Protection Overlay in to the Greater Dandenong Planning Scheme in August 2017.
B1.7 Monitor vegetation and threatened species (following B1.1).	Ongoing	City Planning, Design & Amenity Engineering Services	Remnant vegetation and significant trees are retained and threatened species have not diminished	Relevant	Commenced	The *City of Greater Dandenong Green Wedge Biodiversity Management Planning Controls: Advice for ongoing protection (2018)* included a desktop review of vegetation coverage for the Green Wedge which provides a baseline for future monitoring.
B1.8 Undertake other measures to protect important flora and fauna (following B1.1 and B1.7; to complement B1.3).	~~Short~~ Ongoing	City Planning, Design & Amenity	Measures as identified by completion of B1.1 and in light of B1.3 and B1.7 actioned	Relevant	Commenced	Other measures are ongoing advocacy and Clause 52.17 Native Vegetation of the Planning Scheme. Change this action from short to ongoing.
B2.1 Identify opportunities and methods to create and/or enhance habitat links that increase connectivity in the Greater Dandenong Green Wedge, particularly for aquatic species and mobile canopy-dwelling native	~~Immediate~~ Ongoing	City Planning, Design & Amenity	Opportunities and methods identified	Relevant	Commenced	Amendment C143 introduced Clause 22.02-3 Green Wedge Policy 'Environment' in to the Greater Dandenong Planning Scheme which states it is policy to encourage the creation of an integrated network of public open space and conservation experiences that link to and through the Green Wedge.

4.3.2 Greater Dandenong Green Wedge Management Plan Five Year Review (Cont.)

Actions to Achieve	Timeframe	Responsibility	Outcome/ Indicator	Appropriateness	Action Progress	Progress Comment
fauna in collaboration with local land owners (refer to B2.2 for follow-up action).						Council adopted its *'Greening Our City' Urban Tree Strategy 2018-2028* in July 2018 which aims to increase canopy coverage across Greater Dandenong to 15% (from the current 9.9%) by 2028. The Green Wedge currently sits at 6% coverage. An action of this Strategy is to investigate opportunities for establishing wildlife corridor links where appropriate. Council has signed up to the *Living Melbourne: our metropolitan urban forest* strategy which focuses on increasing canopy coverage across Greater Melbourne. Council continues to advocate to Melbourne Water (as a major landholder) in the Green Wedge. Melbourne Water manage the Dandenong Creek, an area where further habitat connections could occur. Council planners will continue to examine habitat links as relevant planning permit applications arise. Change this action from immediate to ongoing.
B2.2 Assess and implement methods to create and/or enhance identified habitat links in the Greater Dandenong Green Wedge (e.g. land acquisition, leasing) (refer to B1.3).	~~Short~~ Ongoing	City Planning, Design & Amenity	Assessment and implementation of methods completed	Relevant	No action to date	This has not been actioned to date. Part of this will be captured by the revised *Open Space Strategy* which is currently under development. Change this action from short to ongoing.

4.3.2 Greater Dandenong Green Wedge Management Plan Five Year Review (Cont.)

Actions to Achieve	Timeframe	Responsibility	Outcome/ Indicator	Appropriateness	Action Progress	Progress Comment
B2.3 Identify opportunities in the Greater Dandenong Green Wedge where new and existing wetlands/ billabongs, watercourses and retarding basins could be established and improved, specifically to improve fauna habitat (e.g. for native fish and amphibians) (refer to A1.4).	Short	City Planning, Design & Amenity Engineering Services Melbourne Water	Areas identified	Relevant	Commenced	Amendment C143 introduced Clause 22.02-3 Green Wedge Policy 'Environment' in to the Greater Dandenong Planning Scheme which states it is policy to encourage the creation of an integrated network of public open space, wetlands/billabongs and other conservation experiences that link to and through the Green Wedge. As part of the Enhancing Our Dandenong Creek project, Melbourne Water are enhancing or creating 20 wetland or Billabong habitats along the Dandenong Creek Corridor, between Heathmont and Dandenong. The purpose of these works is to aid the recovery of threatened native fish (dwarf galaxias and Yarra pygmy perch). The project includes sites within the City of Greater Dandenong area along Dandenong Creek, south of Brady Road. The ponds have been installed but do not yet have fish in them as levels and conditions need to be right before the release of such threatened species. Maintenance, monitoring and modification will take place throughout 2019/2020. Council planners and the Council drainage engineers will continue to identify further opportunities as relevant planning permit applications/public works arise.

4.3.2 Greater Dandenong Green Wedge Management Plan Five Year Review (Cont.)

Actions to Achieve	Timeframe	Responsibility	Outcome/ Indicator	Appropriateness	Action Progress	Progress Comment
B2.4 Facilitate the design, creation and management of retarding basins and wetlands in the Greater Dandenong Green Wedge (following A1.4 and B2.1).	~~Medium~~ Ongoing	Engineering Services Melbourne Water	Retarding basins and wetlands designed, created and managed in order to achieve objective of action	Relevant	Commenced	In collaboration with Melbourne Water, the north levee bank along the Mordialloc Creek is to be removed and replaced with increased retention system. Council planners and the Council drainage engineers will continue to identify further opportunities as relevant planning permit applications/public works arise. Change this action from medium to ongoing.
B2.5 Apply planning controls to encourage appropriate revegetation along areas identified to provide habitat links and connectivity in the Greater Dandenong Green Wedge (refer to B2.1 and B2).	Short	City Planning, Design & Amenity	Planning controls introduced into the planning scheme	Relevant	Completed	Amendment C143 introduced Clause 22.02-3 Green Wedge Policy 'Environment' in to the Greater Dandenong Planning Scheme where it is policy to encourage the creation of an integrated network of public space, wetlands/billabongs, recreational, conservation and cultural facilities and experiences that link to and through the Green Wedge Amendment C205 to the Greater Dandenong Planning Scheme has also introduced a permanent Vegetation Protection Overlay over the main portion of the Green Wedge.
B2.6 Investigate the use of native vegetation offsets within the Greater Dandenong Green Wedge to establish permanently protected areas of native vegetation.	~~Short~~ Ongoing	City Planning, Design & Amenity	Options for using native vegetation offsets identified	Relevant	No action to date	There are limitations to achieving offsets under the current State Government criteria and are therefore unlikely to be achieved. This Action to be linked to Action B2.9 as it is more likely to be considered as part of any future carbon offsets action.

4.3.2 Greater Dandenong Green Wedge Management Plan Five Year Review (Cont.)

Actions to Achieve	Timeframe	Responsibility	Outcome/ Indicator	Appropriateness	Action Progress	Progress Comment
						Change this action from short to ongoing and link to Action B2.9.
B2.7 Investigate the acquisition of land to increase the extent of public open space reserves within the Greater Dandenong Green Wedge and improve habitat links as well as pedestrian, cycle and equestrian connections (refer to B1 and C6.5).	Short	City Planning, Design & Amenity	Options for land acquisition identified	Relevant	Commenced	Council is currently undertaking a review of the *Greater Dandenong Open Space Strategy (2009)*. As part of this work Public Open Space Selection Guidelines are being developed to provide guidance on the purchase of land for public open space purposes, including land within the green wedge. Consideration of matters including land size, location, demand and constraints will ensure the expenditure of Council funds and the expansion of the public open space network are undertaken appropriately. Council is investigating the feasibility of Ordish Road Reserve being used for horse float storage for the green wedge. All other pedestrian, cycle and equestrian links will be contained in Council's road and drainage reserves.
B2.8 Continue to facilitate habitat connectivity improvements through the South East Green Wedge (coordinating with the City of Kingston, City of Frankston and the City of Casey) and the Living Links project by the Port Phillip and Westernport Catchment Management Authority (refer to C6).	Ongoing	City Planning, Design & Amenity Casey, Frankston & Kingston City Councils Port Phillip & Westernport Catchment Management Authority	Habitat connectivity improvements achieved	Relevant	No action to date	Council is an active member of the Living Links. Council will write to the other green wedge council's and the Catchment Management Authority to gauge interest in wider habitat connectivity improvements.

4.3.2 Greater Dandenong Green Wedge Management Plan Five Year Review (Cont.)

Actions to Achieve	Timeframe	Responsibility	Outcome/ Indicator	Appropriateness	Action Progress	Progress Comment
B2.9 Investigate opportunities for carbon sinks in the Greater Dandenong Green Wedge.	~~Short~~ Ongoing	City Planning, Design & Amenity	Opportunities for carbon sinks investigated	Relevant	No action to date	A large piece of land will be required in order to achieve a carbon sink. This action to be linked to Action B2.6 as by doing one, there is the potential to achieve the other. Council is currently developing the *Climate Change Strategy* which will examine this action.
B2.10 Encourage the exploration of renewable energy opportunities, particularly in association with major infrastructure, water treatment and land rehabilitation activities (refer to Clarke Road Precinct on Map 1).	Short	City Planning, Design & Amenity Engineering Services Private land owners	Renewable energy opportunities explored at former Clarke Road tip	Relevant	Completed	Current planning application (PLN18/0688) is being assessed for a solar farm on this site.
B2.11 Investigate methods for funding ecological improvements in the Greater Dandenong Green Wedge.	~~Immediate~~ Ongoing	City Planning, Design & Amenity	Methods for funding ecological improvements investigated	Relevant	Commenced	Investigations remain ongoing but there is no funding available at this stage. Council's Parks team will continue to advocate to Melbourne Water to carry out further ecological improvements on their land. The Gardens for Wildlife Program offers a further opportunity in this area.
B2.12 Work with local indigenous nurseries to establish and source plants for revegetation of private and public land.	~~Short~~ Ongoing	Engineering Services Local indigenous nurseries	Indigenous plants sourced	Relevant	No action to date	Ongoing role for council owned land. The Gardens for Wildlife Program offers a further opportunity in this area.

4.3.2 Greater Dandenong Green Wedge Management Plan Five Year Review (Cont.)

Actions to Achieve	Timeframe	Responsibility	Outcome/ Indicator	Appropriateness	Action Progress	Progress Comment
B3.1 Continue to actively support community participation in major environmental programs (e.g. Clean up Australia Day, National Tree Day, World Environment Day, National Biodiversity Month) in the Greater Dandenong Green Wedge.	Ongoing	City Planning, Design & Amenity Engineering Services Private land owners Community groups	Continued support of major environmental programs	Relevant	No action to date	There has been no event held in the Green Wedge.
B3.2 Facilitate community participation in managing environmentally significant areas in the Greater Dandenong Green Wedge, such as through the establishment of friends' groups and Landcare programs.	Ongoing	Engineering Services Private land owners Community groups	Local environment groups established	Relevant	No action to date	There is no Landcare group in Greater Dandenong. A TAFE group is doing some work in the Perry Road Reserve South East (which sits just outside the green wedge).
B3.3 Encourage community activities and events based around the environment in the Greater Dandenong Green Wedge, such as Waterwatch, frog census and wildlife tours.	Ongoing	Engineering Services Private land owners Community groups	Events and activities undertaken	Relevant	No action to date	A TAFE group is doing some work in the Perry Road Reserve South East (which sits just outside the green wedge). They will be requested to do a bird watch.
B3.4 Prepare and distribute information (e.g. Council publications, website, interpretive signage) regarding the Greater	Immediate	City Planning, Design & Amenity Engineering Services	Information prepared and distributed	Relevant	Completed	Information prepared and distributed to owners and occupiers in the green wedge. Fact sheet available on Council's website.

4.3.2 Greater Dandenong Green Wedge Management Plan Five Year Review (Cont.)

Actions to Achieve	Timeframe	Responsibility	Outcome/ Indicator	Appropriateness	Action Progress	Progress Comment
Dandenong Green Wedge (distribute with A1.8, C5.2, D1.8, E1.3 and E2.6) that: - Identifies its biodiversity values and the vision for the region; - Discusses regulatory roles and controls; - Includes preferred plant guidelines; and - Identifies ways to protect and enhance biodiversity values and to minimise the impacts of pest plants and animals on local biodiversity.		Private land owners				
B3.5 Investigate the feasibility of establishing an environmental and agricultural centre in the same vein as CERES, Brunswick East or Edendale Farm, Eltham.	Short	City Planning, Design & Amenity Engineering Services Private land Owners Community groups	Feasibility of an environmental and agricultural centre investigated	Relevant	Commenced	Council is investigating the purchase of a portable trailer which the waste, parks and sustainability teams can take to events to promote broader sustainability issues.

4.3.2 Greater Dandenong Green Wedge Management Plan Five Year Review (Cont.)

4.2 Summary observations for the Natural Environment Theme

Of the 25 actions, five have been completed and 12 commenced.

	Timeframe				
Status	**Immediate**	**Short**	**Medium**	**Ongoing**	**Total**
Completed	2	3			5
Commenced	4	6	1	1	12
No action		4		4	8
Total	6	13	1	5	25

The focus for Council over the past five years has been to protect the existing ecological values of the Green Wedge, largely by strengthening planning controls in this area. It is now time for Council to focus on our education and advocacy role (including to the larger public landholders such as Melbourne Water) and to become more proactive in this space. This will assist in making further achievements under this theme.

Several changes to the timing of actions i recommended as follows:

- Change Action B1.8 from a 'Short' to 'Ongoing' action as it relates to undertaking ongoing advocacy to protect important flora and fauna.
- Change Action B2.1 from an 'Immediate' to 'Ongoing' action as it looks at identifying opportunities to create/enhance habitat links across the green wedge. This is an ongoing advocacy action and can also be examined as relevant planning permit applications arise.
- Change Action B2.2 from a 'Short' to 'Ongoing' action as part of this will be captured in the revised *Open Space Strategy*.
- Change Action B2.4 from a 'Medium' to 'Ongoing' action as it relates to facilitating the design, creation and management of retarding basins and wetlands. This action is considered 'ongoing' as will be addressed as and when relevant planning permit applications/public works arise.
- Change Action B2.6 from a 'Short' to 'Ongoing' action and link to Action B2.9 as it concerns the use of native vegetation offsets of which there are limitations to achievement under current State Government criteria.
- Change Action B2.9 from a 'Short' to 'Ongoing' action and link to Action 2.6 as the action relates to carbon sinks and the developing *Climate Change Strategy* can examine this.
- Change Action B2.11 from an 'Immediate' to 'Ongoing' action as while investigations in to methods for funding ecological improvements in the green wedge remain ongoing, there is no funding available at this stage.
- Change Action B2.12 from a 'Short' to 'Ongoing' action as working with indigenous nurseries to establish and source plants is an ongoing action on Council owned land.

4.3.2 Greater Dandenong Green Wedge Management Plan Five Year Review (Cont.)

Recommendation

Continue to monitor progress of actions within Theme B.

Develop a fact sheet on enhancing the resilience of red gums from pests and distribute to landowners (Action B1.1).

Devise a simple management plan and distribute to landowners (Action B1.2).

Send information to landowners regarding weed eradications measures for their properties (Action B1.5).

Change Action B1.8 from a 'Short' to 'Ongoing' action.

Change Action B2.1 from an 'Immediate' to 'Ongoing' action.

Change Action B2.2 from a 'Short' to 'Ongoing' action.

Change Action B2.4 from a 'Medium' to 'Ongoing' action.

Change Action B2.6 from a 'Short' to 'Ongoing' action and link to Action B2.9.

Write to the adjoining South East Green Wedge Council's and Port Phillip Catchment Authority (Action B2.8).

Change Action B2.9 from a 'Short' to 'Ongoing' action and link to Action 2.6.

Change Action B2.11 from an 'Immediate' to 'Ongoing' action.

Change Action B2.12 from a 'Short' to 'Ongoing' action.

4.3.2 Greater Dandenong Green Wedge Management Plan Five Year Review (Cont.)

Table 6 Assessment of Theme C: Land Use actions of the Green Wedge Management Plan

Actions to Achieve	Timeframe	Responsibility	Outcome/ Indicator	Appropriateness	Action Progress	Progress Comment
C1.1 Rezone the Hutton Road North Precinct to Green Wedge A Zone, maintaining the existing 4ha minimum lot sizes. Further investigation to determine whether the land should transition to an urban residential use.	Immediate	City Planning, Design & Amenity	Green Wedge A Zone introduced into planning scheme for Hutton Road North Precinct	Relevant	Completed	Implemented by Amendment C143 to the Greater Dandenong Planning Scheme in August 2017. Council is yet to hear from the Keysborough Golf Course regarding the investigation into whether the land is appropriate to transition to an urban residential use.
C1.2 Rezone the Keys Road Precinct to Green Wedge A Zone maintaining the existing 6ha minimum lot size.	Immediate	City Planning, Design & Amenity	Green Wedge A Zone introduced into planning scheme for Keys Road Precinct	Relevant	Completed	Implemented by Amendment C143 to the Greater Dandenong Planning Scheme in August 2017.
C1.3 Rezone the National Water Sports Centre to Public Park and Recreation Zone, reflecting its existing role, land use and ownership.	Immediate	City Planning, Design & Amenity	Public Park & Recreation Zone into planning scheme for National Water Sports Centre	Relevant	Completed	The Planning Panel for Amendment C143 recommended that this rezoning did not proceed until ownership issues were resolved.

4.3.2 Greater Dandenong Green Wedge Management Plan Five Year Review (Cont.)

Actions to Achieve	Timeframe	Responsibility	Outcome/ Indicator	Appropriate ness	Action Progress	Progress Comment
C1.4 Include the vision, objectives and relevant actions for the Greater Dandenong Green Wedge in the Greater Dandenong Planning Scheme (for the vision and objectives refer to Figure 2).	Immediate	City Planning, Design & Amenity	Vision, objectives and relevant actions introduced into the planning scheme	Relevant	Completed	Implemented by Amendment C143 to the Greater Dandenong Planning Scheme in August 2017.
C1.5 Revise the Greater Dandenong Green Wedge precincts in the Greater Dandenong Planning Scheme including a map of the precinct, the recommended precinct objectives and each precinct's preferred land uses (refer to Map 1 and Figure 5).	Immediate	City Planning, Design & Amenity	Revised precincts into the planning scheme	Relevant	Completed	Implemented by Amendment C143 to the Greater Dandenong Planning Scheme in August 2017.

4.3.2 Greater Dandenong Green Wedge Management Plan Five Year Review (Cont.)

Actions to Achieve	Timeframe	Responsibility	Outcome/ Indicator	Appropriateness	Action Progress	Progress Comment
C2.1 Maintain the 40ha minimum subdivision lot size in the Bangholme Lowlands, Bangholme East and Lyndhurst Precincts.	Ongoing	City Planning, Design & Amenity	No change to minimum lot size	Relevant	Completed	Implemented by Amendment C143 to the Greater Dandenong Planning Scheme in August 2017.
C2.2 Investigate specific agricultural opportunities for the Greater Dandenong Green Wedge (e.g. considering market assessment, access, soil and water quality and water availability including recycled water from the Eastern Treatment Plant).	Short	City Planning, Design & Amenity Greater Dandenong Business	Opportunities investigated	Relevant	Commenced	Council has a Dandenong South food focus and makes enquiries concerning wholesale, manufacturing, processing and retail which are all occurring in proximity to the Green Wedge. The State Government is currently reviewing the protection of agricultural land around Melbourne. Following consultation in February and March 2019 DELWP are currently developing a consultation paper outlining potential planning responses to protect and support Melbourne's agricultural land and strengthen green wedge planning controls more broadly. This is due in early 2020.
C2.3 Actively encourage the establishment of niche and specialised agricultural activities in the Greater Dandenong Green Wedge, particularly those supporting food security.	Ongoing	City Planning, Design & Amenity Greater Dandenong Business	Actions undertaken to encourage niche and specialised agricultural activities Policy included in the planning scheme	Relevant	Completed and ongoing	Implemented by Amendment C143 to the Greater Dandenong Planning Scheme in August 2017. Council provides business development support to retain and attract businesses in Bangholme (for example Craft & Co, the Water Cable Park and the Chinese Equine Centre).

4.3.2 Greater Dandenong Green Wedge Management Plan Five Year Review (Cont.)

Actions to Achieve	Timeframe	Responsibility	Outcome/ Indicator	Appropriate ness	Action Progress	Progress Comment
C2.4 Support the Greater Dandenong Regional Food Strategy initiatives in the Greater Dandenong Green Wedge.	Ongoing	Greater Dandenong Business	Initiatives in the Regional Food Strategy supported	Relevant	Commenced	Continue to support the initiatives in the Regional Food Strategy.

4.3.2 Greater Dandenong Green Wedge Management Plan Five Year Review (Cont.)

Actions to Achieve	Timeframe	Responsibility	Outcome/ Indicator	Appropriate ness	Action Progress	Progress Comment
C2.5 Facilitate land aggregation and leasing in the Greater Dandenong Green Wedge to assist operations needing more land for agricultural viability.	Ongoing	Greater Dandenong Business	Land aggregation and leasing for agricultural purposes achieved	Relevant	Commenced	Council wrote to all landowners and occupiers offering to act as a go between for any would-be landlords or tenants. To date, there has been no response received. Council remains committed to assisting where possible.
C2.6 Investigate options for assistance and advice to agricultural operators (to work in conjunction with information pack distribution) (refer to A1.8, B3.4, C5.2, E1.3 and E2.6).	Short	Greater Dandenong Business	Options identified	Relevant	Commenced	Benefits from the Greater Dandenong Food Enterprise Program are offered to Green Wedge landholders and producers. Achievements and the activities of Green Wedge food and beverage producers have been featured in the *Talking Business* magazine and through other Council publications and promotions. Council has representation on the Board of Agribusiness Gippsland to better integrate Gippsland producers with Greater Dandenong food processors/manufacturers and supply chains. Introductions are provided to agribusiness contacts and networks on request. Assistance and advice to agricultural operators remains ongoing.
C2.7 Include policy statement in the Greater Dandenong Planning Scheme to discourage further subdivision of lots in areas where agriculture is established and viable.	Immediate	City Planning, Design & Amenity	Policy included in the planning scheme	Relevant	Completed	Implemented by Amendment C143 to the Greater Dandenong Planning Scheme in August 2017.

4.3.2 Greater Dandenong Green Wedge Management Plan Five Year Review (Cont.)

Actions to Achieve	Timeframe	Responsibility	Outcome/ Indicator	Appropriate ness	Action Progress	Progress Comment
C3.1 Continue to apply planning policies and controls to ensure that land use and development within the Greater Dandenong Green Wedge does not compromise the operation of the regionally significant Eastern Treatment Plant and Dandenong South Industrial 2 Zone.	Ongoing	City Planning, Design & Amenity	Policy and controls to maintain the operations of the Eastern Treatment Plant and Industrial 2 Zone are Retained	Relevant	Completed	Implemented by Amendment C143 to the Greater Dandenong Planning Scheme in August 2017.
C3.2 Advocate to the State Government to review the major pipeline infrastructure mapping and confirm the applicable measurement length/buffer distances in the Greater Dandenong Green Wedge.	Ongoing	City Planning, Design & Amenity Corporate Services	Buffer distances confirmed and mapping completed	Relevant	Commenced	Council made a submission to the Major Hazards Advisory Committee in 2015 requesting they consider amending the Victoria Planning Provisions to formalise the requirement to refer planning applications to the major pipeline licensees. Since 2013, Council has regularly requested the State Government make corrections to their mapping of major pipeline infrastructure and requested Energy Safe Victoria to continue to advocate to the State Government to revise and update the major pipeline infrastructure mapping. Officers will again request this of the State Government before the next review in 2024.

4.3.2 Greater Dandenong Green Wedge Management Plan Five Year Review (Cont.)

Actions to Achieve	Timeframe	Responsibility	Outcome/ Indicator	Appropriateness	Action Progress	Progress Comment
C4.1 Include policy statement in the Greater Dandenong Planning Scheme to guide appropriate land use and minimise potential for land use conflict in the Greater Dandenong Green Wedge.	Immediate	City Planning, Design & Amenity	Policy statement included in the planning scheme	Relevant	Completed	Implemented by Amendment C143 to the Greater Dandenong Planning Scheme in August 2017.
C4.2 Continue to engage with Cornish College and Southern Metropolitan Cemeteries Trust (operator of Bunurong Memorial Park) regarding expansion plans so any potential impacts on the operations of the Eastern Treatment Plant and the future of other parts of the Greater Dandenong Green Wedge are minimised.	Ongoing	City Planning, Design & Amenity Cornish College Southern Metropolitan Cemeteries Trust	Communication with Cornish College and Southern Metropolitan Cemeteries Trust continued	Relevant	Commenced	Council continues to have ongoing communication with Cornish College and Southern Metropolitan Cemeteries Trust as appropriate.
C4.3 Include policy statement in the Greater Dandenong Planning Scheme to ensure that new uses are adequately protected from potential off-site impacts from the legitimate operation of the Eastern Treatment Plant and the Industrial 2 Zoned area.	Immediate	City Planning, Design & Amenity Melbourne Water	Policy statement included in the planning scheme	Relevant	Completed	Implemented by Amendment C143 to the Greater Dandenong Planning Scheme in August 2017.

4.3.2 Greater Dandenong Green Wedge Management Plan Five Year Review (Cont.)

Actions to Achieve	Timeframe	Responsibility	Outcome/ Indicator	Appropriateness	Action Progress	Progress Comment
C4.4 Include policy statement in the Greater Dandenong Planning Scheme to ensure that new residential uses provide adequate protection from the legitimate operations of nearby and future potential activities such as agriculture, recreation, equestrian and sporting activities.	Immediate	City Planning, Design & Amenity	Policy statement included in the planning scheme	Relevant	Completed	Implemented by Amendment C143 to the Greater Dandenong Planning Scheme in August 2017.
C5.1 Assist with the appropriate use of unused and poorly maintained land by establishing and sustaining a database of land owners and interested agricultural, education, recreational, sporting and cultural operators (refer to C2.5 and C6.2).	Ongoing	City Planning, Design & Amenity Greater Dandenong Business Private land owners Community Groups Interested agricultural, education, recreational, sporting and cultural operators	Database established and maintained	Relevant	Commenced	Council wrote to all landowners in September 2017 to see if there was any interest in this and there has been no response to date. Now that Objective C1 has been satisfied, of providing certainty to landholders regarding the future of the green wedge, Council can concentrate on improving the quality of the land.

4.3.2 Greater Dandenong Green Wedge Management Plan Five Year Review (Cont.)

Actions to Achieve	Timeframe	Responsibility	Outcome/ Indicator	Appropriateness	Action Progress	Progress Comment
C5.2 Provide advice and assistance to land owners (refer to B3) regarding: - methods to maintain and improve land management practices including weed management, appropriate revegetation and options for food production and animal agistment that may compliment residential activities; and - regulations about land fill and the consequences of poor-quality fill.	Ongoing	City Planning, Design & Amenity Engineering Services	Advice and assistance provided	Relevant	Completed	Information distributed and available on Council's website. Further information to be prepared and distributed in line with Objective B2 and B3.
C6.1 Strengthen the passive open space function and cultural role of the Spring Valley Reserve by tree planting and identifying infrastructure upgrades to improve the interface, access, amenity, safety, signage, parking, dog areas and linkages to other open space and active transport routes.	Medium	City Planning, Design & Amenity Engineering Services	Trees planted Infrastructure upgrades identified	Relevant	Commenced	The Spring Valley Reserve is currently undertaking a study and works on the ground to deal with the fill and capping layer of the reserve. This needs to occur prior to any tree planting works. The Dog Off-Leash Strategy, 2019 proposes turning the whole reserve in to an off-leash area.

4.3.2 Greater Dandenong Green Wedge Management Plan Five Year Review (Cont.)

Actions to Achieve	Timeframe	Responsibility	Outcome/ Indicator	Appropriateness	Action Progress	Progress Comment
C6.2 Continue to engage with existing sporting clubs and organisations within the area regarding their ongoing viability and any future plans for expansion or relocation (refer to C5.1).	Ongoing	City Planning, Design & Amenity Community Services Sporting clubs & organisations	Communication with sporting clubs and organisation continued	Relevant	Commenced	Several clubs have engaged with Council and are either being encouraged to develop a Masterplan (Gaelic Park) or are using Council facilities (White Eagle). Council's *Activate Sport and Active Recreation Strategy 2014-2019* requires review next year which can factor in this Action.
C6.3 Continue to engage with Keysborough Golf Club to discuss any future land use changes and opportunities for the development of shared recreation facilities.	Ongoing	City Planning, Design & Amenity	Keysborough Golf Course Communication with Keysborough Golf Course continued	Relevant	Commenced	Ongoing as arises.
C6.4 Continue to engage with Golf Victoria regarding possible merging of golf clubs in the area and the potential for long-term, sustainable use of Green Wedge land for a stand-alone or merged golf club / course.	Ongoing	City Planning, Design & Amenity Golf Victoria	Communication with Golf Victoria	Relevant	Commenced	Ongoing as arises.
C6.5 Investigate options to increase the provision of public open space (refer to B2.7 and D1.3).	Short	City Planning, Design & Amenity	Options identified	Relevant	Commenced	Council is currently undertaking a review of the *Greater Dandenong Open Space Strategy (2009)*. As part of this work, options to increase the provision of public open space are being investigated.

4.3.2 Greater Dandenong Green Wedge Management Plan Five Year Review (Cont.)

Actions to Achieve	Timeframe	Responsibility	Outcome/ Indicator	Appropriateness	Action Progress	Progress Comment
C7.1 Maintain the 4ha minimum subdivision size in the Clarke Road Precinct.	Ongoing	City Planning, Design & Amenity	No change to minimum lot size	Relevant	Completed	Implemented by Amendment C143 to the Greater Dandenong Planning Scheme in August 2017.
C7.2 Engage with the EPA and the former Clarke Road landfill site operators regarding the ongoing management of the site and the Post Closure Pollution Abatement Notice (PC PAN) process.	Ongoing	City Planning, Design & Amenity EPA	Continued communication with EPA and site operators regarding PC PAN	Relevant	Commenced	Current planning application PLN18/0688 (Clarke Road) has been referred to the EPA for comment – had no objections PC PAN process ongoing.
C7.3 Engage with the former Clarke Road landfill site operators regarding opportunities for alternative uses such as renewable energy generation (e.g. solar) and passive open space, as compatible with EPA requirements.	Ongoing	City Planning, Design & Amenity EPA Melbourne Water Site owners/ operators	Communication with landfill site owner/operator continued	Relevant	Commenced	Current planning application PLN18/0688 (Clarke Road) is being considered by Council for a solar farm.

4.3.2 Greater Dandenong Green Wedge Management Plan Five Year Review (Cont.)

Actions to Achieve	Timeframe	Responsibility	Outcome/ Indicator	Appropriateness	Action Progress	Progress Comment
C7.4 Ensure that, wherever possible, prior to any earthworks on land identified by the Department of Environment and Primary Industries or Council as having the potential to contain Coastal Acid Sulfate Soils, appropriate soil testing is undertaken.	Ongoing	City Planning, Design & Amenity Department of Environment, Land, Water & Planning	Policy statement included in the planning scheme Soil testing undertaken prior to earthworks	Relevant	Completed	Implemented by Amendment C143 to the Greater Dandenong Planning Scheme in August 2017.
C7.5 Engage with Southern Rural Water and Melbourne Water to further the understanding (and knowledge and evidence) of groundwater connectivity, the nature of the water table and its proximity to the land surface, and develop appropriate management actions that respect the groundwater influence on the region.	Medium	City Planning, Design & Amenity Engineering Services Melbourne Water Southern Rural Water	Groundwater connectivity further understood and actions developed	Relevant	No action to date	As part of the Planning Permit process, compliance with Council specifications in relation to landfill is strictly enforced. The *City of Greater Dandenong Design Manual for the Subdivision of Land (Rev. G August 2017)* outlines the procedures to be followed and refers to most standards and requirements when the Engineering department are assessing planning permit applications for subdivision. Council will engage with Southern Rural Water and Melbourne Water before the 2024 review.
C7.6 Establish and apply minimum distances between waterways and other land uses (refer to the information contained in Melbourne Water's *Waterway Corridors: Guidelines for greenfield development areas within the Port Phillip and Westernport Region* (2013) as a guide).	Immediate	City Planning, Design & Amenity Melbourne Water	Minimum distances determined and applied Policy statement included in the planning scheme	Very	Completed	Implemented by Amendment C143 to the Greater Dandenong Planning Scheme in August 2017. Council planners and Council drainage engineers will assess as relevant planning permit applications/public works arise.

4.3 Summary observations for the Land Use Theme

Of the 31 actions, all bar one has commenced (Action C7.5 which is a medium-term action).

	Timeframe				
Status	**Immediate**	**Short**	**Medium**	**Ongoing**	**Total**
Completed	11			4	15
Completed & ongoing				1	1
Commenced		3	1	10	14
No action to date			1		1
Total	11	3	2	15	31

The Land Use Theme has been very successful in its implementation since 2014, due mostly to the preparation and approved of Planning Scheme Amendment C143 which updated zoning and policy controls for the green wedge.

Considering this, the 'Priority objective' for this theme has been satisfied and it is recommended that Objective C5 'Facilitate better land management' should be the priority objective of this theme for the next five years. Work in this area can be done in conjunction with Objectives B2 and B3.

Recommendation

Continue to monitor progress of actions within Theme C.

Make a further request to DELWP to review its mapping in line with Action C3.2.

Objective C5 to become the priority objective for the next five years.

4.3.2 Greater Dandenong Green Wedge Management Plan Five Year Review (Cont.)

Table 7 Assessment of Theme D: Transport & Access actions of the Green Wedge Management Plan

Actions to Achieve	Timeframe	Responsibility	Outcome/ Indicator	Appropriateness	Action Progress	Progress Comment
D1.1 ~~Prepare a 'whole of route' way finding strategy to~~ Improve connections to key destinations such as the National Water Sports Centre, Jim Harkin Reserve (Gaelic Park), Keysborough Golf Course and Eastern Sward Golf Course.	Immediate	Engineering Services City Planning, Design & Amenity	Wayfinding strategy prepared	Relevant	Commenced	Council Officers will instead consider this as part of the Greater Dandenong Green Wedge Trails (Walking, Cycling, Equestrian) Network Planning and the Greater Dandenong Green Wedge Road Network Planning projects. These projects have comments with the next step to consult with the community in 2019/2020.
D1.2 Review the effectiveness of and give recommendations for the improvement of navigation signage associated with the existing trails and paths to, from and through the Greater Dandenong Green Wedge.	Short	Engineering Services City Planning, Design & Amenity	Navigation signage reviewed	Relevant	Commenced	This project has commenced (see D1.1 above). The effectiveness of the navigation signage has been reviewed and recommendations given which will be the subject of community consultation.

4.3.2 Greater Dandenong Green Wedge Management Plan Five Year Review (Cont.)

Actions to Achieve	Timeframe	Responsibility	Outcome/ Indicator	Appropriateness	Action Progress	Progress Comment
D1.3 Develop recreation walking, cycling and equestrian trails through the Greater Dandenong Green Wedge, linking to the surrounding areas including Kingston and Frankston's Green Wedge areas (refer to C6.5).	Medium	Engineering Services Community Services City Planning, Design & Amenity Kingston City Council Frankston City Council Bicycle Victoria	Trails developed	Relevant	Commenced	This project has commenced (see D1.1 above) Kingston and Frankston City Councils have been part of the project and some projects have been completed such as the underpass along Thames Promenade in to Kingston. Bicycle Victoria are aware of project and it also links in to the Greater Dandenong Bicycle Strategy.
D1.4 Plan and commence implementation of an off-road network of shared paths to complete the VicRoads Principal Bicycle Network (PBN) and better connect the Greater Dandenong Green Wedge to surrounding residential areas and activity nodes such as Dandenong, Mordialloc and Carrum.	Medium	Engineering Services Bicycle Victoria VicRoads	Off-road shared path network developed	Relevant	Commenced	Pillars Road will be included within a Strategic Cycling Corridor (formerly known as the PBN). This project is a priority deliverable and likely to occur at the same time as Pillars Road is to be reconstructed (likely in 2020-2021). State Government grants will be available for this project.

4.3.2 Greater Dandenong Green Wedge Management Plan Five Year Review (Cont.)

Actions to Achieve	Timeframe	Responsibility	Outcome/ Indicator	Appropriate ness	Action Progress	Progress Comment
D1.5 Investigate the feasibility of an on-road bicycle circuit utilising the Greater Dandenong, Kingston and Frankston Green Wedges, the National Water Sports Centre and Beach Road.	Short	Engineering Services Bicycle Victoria VicRoads	Feasibility investigated	Relevant	Completed	Have investigated an on-road link between the three Councils of Greater Dandenong, Kingston and Frankston but it is not feasible as it would involve cyclists having to travel along Thompsons Road with its associated industrial traffic. An internal loop within the Green Wedge is an option (Project as detailed in Action D1.1 will look at this).
D1.6 Continue to reinforce the hierarchy of the road network, in particular taking care to mitigate any intrusion of through traffic onto local roads.	Ongoing	Engineering Services VicRoads	Policy statement included in the planning scheme	Relevant	Completed and ongoing	Implemented by Amendment C143 to the Greater Dandenong Planning Scheme in August 2017. As outlined at Action D1.1, road design options are being examined to mitigate through traffic. This is due to the proposed Mordialloc freeway upgrade which is likely to increase through traffic onto local roads in the green wedge.
D1.7 Advocate for upgrades to the arterial road network, initially focussed on addressing capacity constraints on Thompsons Road in the eastbound direction.	Ongoing	Engineering Services VicRoads	Continued communication with VicRoads regarding arterial road network upgrades	Relevant	Completed and ongoing	The Thompsons Road upgrade is complete and traffic in the eastbound direction has improved. The Glasscocks Road upgrade is next in partnership with the State Government.

4.3.2 Greater Dandenong Green Wedge Management Plan Five Year Review (Cont.)

Actions to Achieve	Timeframe	Responsibility	Outcome/ Indicator	Appropriate ness	Action Progress	Progress Comment
D1.8 Develop and promote ~~publish~~ maps to promote key pedestrian, bicycle and horse riding routes within the Greater Dandenong Green Wedge and wider area (distribute with A1.8, B3.4, E1.3 and E2.6).	Short	Community Services ~~Engineering Services~~	Maps prepared and distributed via Council website	Relevant	Commenced	Hard copy maps are constantly outdated as sporting clubs change or infrastructure facilities (such as cycling paths) come online. Real time maps, which can be easily updated, will be available on Council's website in future.
D2.1 Continue to advocate for improved public transport services (frequency and coverage) to service existing and new land uses within the Greater Dandenong Green Wedge, as part of the broader public transport advocacy being undertaken for the municipality by Council.	Ongoing	Engineering Services Public Transport Victoria	Continued communication with PTV regarding frequency and coverage of public transport services	Relevant	Commenced	The *Draft Greater Dandenong Public Transport Advocacy Statement* is to launch later in 2019. While the Green Wedge is not a focus, the statement does seek a public transport (bus) route down Perry Road. The statement seeks to link Keysborough South and Dandenong South which will encompass improvements to public transport services through the green wedge.

4.4 Summary observations for the Transport & Access Theme

All nine actions have commenced for this theme.

	Timeframe				
Status	**Immediate**	**Short**	**Medium**	**Ongoing**	**Total**
Completed		1		1	2
Completed & ongoing				1	1
Commenced	1	2	2	1	6
Total	1	3	2	3	9

Council's Traffic Department has commenced two large projects; *Greater Dandenong Green Wedge Trails (Walking, Cycling, Equestrian) Network Planning* and the *Greater Dandenong Green Wedge Road Network Planning* projects. These projects cover off on many of the actions contained in Objective D1.

Several wording changes are proposed to two actions as follows:

- Change Action D1.1 to read *Improve connections to key destinations such as the National Water Sports Centre, Jim Harkin Reserve (Gaelic Park), Keysborough Golf Course and Eastern Sward Golf Course*.

  Instead of preparing a 'Whole of route' way finding strategy as the original action sought, Council Officers will instead consider this as part of the Greater Dandenong Green Wedge Trails (Walking, Cycling, Equestrian) Network Planning and the Greater Dandenong Green Wedge Road Network Planning projects.

- Change Action D1.8 wording from 'publish' maps to 'promote', the project lead to Community Services, and for the maps to be distributed 'via Council website'.

  Hard copy maps are constantly outdated as sporting clubs change or infrastructure facilities (such as cycling paths) come online. Real time maps, which can be easily updated, will be available on Council's website in future and Community Services are the relevant Directorate to maintain this information.

Recommendation

Continue to monitor progress of actions within Theme D.

Change Action D1.1 to read *Improve connections to key destinations such as the National Water Sports Centre, Jim Harkin Reserve (Gaelic Park), Keysborough Golf Course and Eastern Sward Golf Course*.

Change Action D1.8 from 'publish' maps to 'promote', the project lead to be Community Services and for the maps to be distributed 'via Council website'.

4.3.2 Greater Dandenong Green Wedge Management Plan Five Year Review (Cont.)

Table 8 Assessment of Theme E: Built Form & Heritage actions of the Green Wedge Management Plan

Actions to Achieve	Timeframe	Responsibility	Outcome/ Indicator	Appropriateness	Action Progress	Progress Comment
E1.1 Include Siting and Design Guidelines for buildings and works in the Greater Dandenong Green Wedge as policy in the Greater Dandenong Planning Scheme (refer to Siting & Design Guidelines on page 37).	Immediate	City Planning, Design & Amenity	Policy included in the planning scheme	Relevant	Completed	Implemented by Amendment C143 to the Greater Dandenong Planning Scheme in August 2017. Measure effectiveness of controls in 2024 review.
E1.2 Consider applying an overlay to the Greater Dandenong Green Wedge to require a permit for all buildings and works in order to assess the suitability of the proposal in regard to built form, water management and environmental factors (refer to A1 and B1).	Immediate	City Planning, Design & Amenity	Consideration of overlay	Relevant	Completed	Local policy 22.02-2 of the Greater Dandenong Planning Scheme requires all proposals in the Green Wedge to: • Respond to the siting and design guidelines for buildings and works. • Show how development will apply floodplain management measures where relevant. The Vegetation Protection Overlay (which covers the main portion of Green Wedge) seeks to protect existing ecological values and create additional habitat and connectivity. An additional overlay was considered but is not required at this stage.

4.3.2 Greater Dandenong Green Wedge Management Plan Five Year Review (Cont.)

Actions to Achieve	Timeframe	Responsibility	Outcome/ Indicator	Appropriateness	Action Progress	Progress Comment
E1.3 As part of information distributed regarding the Greater Dandenong Green Wedge, educate the community about rules regarding rubbish dumping and littering including likely enforcement actions in the event of non-compliance (distribute with A1.8, B3.4, C5.2, D1.8 and E2.6).	Immediate	City Planning, Design & Amenity	Information distributed	Relevant	Completed	Information distributed and available on Council's website.
E2.1 Encourage Aboriginal Cultural Heritage Assessments to be undertaken in the highly archaeological sensitive sand bodies located in the north-west and east of the Greater Dandenong Green Wedge through the use of a local policy.	Short	City Planning, Design & Amenity	Policy included in the planning scheme	Relevant	Completed	Implemented by Amendment C143 to the Greater Dandenong Planning Scheme in August 2017.
E2.2 Work with traditional owners to develop a cultural heritage trail that links the different landforms inhabited and utilised by the traditional Aboriginal owners. Install interpretive signage at designated points along the trail.	Medium	Community Services City Planning, Design & Amenity Office of Aboriginal Affairs Victoria Traditional owners	Communication with traditional owners undertaken Trail developed Interpretive signage installed	Relevant	Commenced	Action 8: Respect and preserve Aboriginal and Torres Strait Islander heritage of the *Greater Dandenong Reconciliation Action Plan 2017-2019* has specific deliverables concerning the mapping of significant sites, a heritage walking trail, bush tucker garden, signage and self-guided tours.

4.3.2 Greater Dandenong Green Wedge Management Plan Five Year Review (Cont.)

Actions to Achieve	Timeframe	Responsibility	Outcome/ Indicator	Appropriateness	Action Progress	Progress Comment
E2.3 Work with Office of Aboriginal Affairs Victoria to develop a database of places and sites of Aboriginal Cultural Heritage Significance which can be recognised in educational material.	Ongoing	City Planning, Design & Amenity Community Services Office of Aboriginal Affairs Victoria	Database established and maintained	Relevant	Commenced	See Action E2.2 above.
E2.4 Undertake a targeted survey of known Aboriginal cultural heritage sites to assess their current condition, including an audit of registered scarred trees.	Short	City Planning, Design & Amenity Community Services Traditional owners	Surveys undertaken Report on findings prepared	Relevant	Commenced	See Action E2.2 above.
E2.5 Retain heritage protection for identified post-contact heritage sites, assisting in the presentation and promotion of heritage values.	Ongoing	City Planning, Design & Amenity	Heritage protection retained	Relevant	Commenced	Ongoing as arises.

4.3.2 Greater Dandenong Green Wedge Management Plan Five Year Review (Cont.)

Actions to Achieve	Timeframe	Responsibility	Outcome/ Indicator	Appropriateness	Action Progress	Progress Comment
E2.6 Compile and distribute an 'Aboriginal Cultural Heritage Fact Sheet/Booklet' to all land owners and occupiers within the Greater Dandenong Green Wedge (distribute with A1.8, B3.4, C5.2, D1.8 and E1.3), containing: - Basic information on the 2006 Aboriginal Heritage Act and its implications for developments within the Greater Dandenong Green Wedge. - Information on the site types to be found within the Greater Dandenong Green Wedge using information provided in the Greater Dandenong Green Wedge: Aboriginal Heritage Assessment (Benchmark Heritage Management, 2013). - Links to online cultural heritage resources at Office of Aboriginal Affairs Victoria. - Details of the local indigenous communities and organisations who may: · Provide advice on cultural matters; · Provide general advice on Cultural Heritage Management Plan (CHMP) requirements including a preliminary assessment of the level of cultural heritage assessment required; · Undertake site inspections for land owners within the Greater Dandenong Green Wedge; · Undertake cultural heritage inductions; · Provide education opportunities to local schools; · Provide display materials to the City of Greater Dandenong for use at community/ educational events. These may include stone artefacts, wooden artefacts, old photographs of the area; information about Aboriginal life within the area and cultural practices.	Immediate	City Planning, Design & Amenity Office of Aboriginal Affairs Victoria	Information prepared and distributed	Relevant	Completed	Information distributed and available on Council's website.

4.5 Summary observations for the Built Form & Heritage Theme

All actions have commenced, with five being completed.

	Timeframe				
Status	**Immediate**	**Short**	**Medium**	**Ongoing**	**Total**
Completed	4	1			5
Commenced		1	1	2	4
Total	4	2	1	2	9

A further review of the built form guidelines in 2024 will be beneficial as they will then have been in the Planning Scheme for some seven years.

Recommendation

Continue to monitor progress of actions within Theme E.

Review the Built Form Guidelines of the GWMP in 2024.

4.3.2 Greater Dandenong Green Wedge Management Plan Five Year Review (Cont.)

5 Conclusion

The GWMP has now been the subject of its first five-year desktop review of the appropriateness of its objectives and actions.

Five years on from its adoption by Council, the GWMP is progressing well, with work commencing, or being completed, across all five themes.

All objectives and actions are still considered relevant, with all but 10 per cent of actions commencing in some way.

Over the next five years, the implementation focus will adjust from applying planning controls and policy, to education and advocacy to continue to progress these important aspects of the GWMP.

Council will continue to provide a yearly progress update, which to date has taken the form of a newsletter, to the community, with the next formal report to Council on the GWMP to occur in 2024.

4.3.3 Playground Strategy and Action Plan 2013 - 2023 Six Year Review of Progress

File Id:	
Responsible Officer:	Director City Planning Design & Amenity
Attachments:	Playground Strategy and Action Plan 2013-2023

Report Summary

The *Playground Strategy and Action Plan 2013-2023* was adopted by Council on 24 June 2013. The strategy sets out the long term plan to achieve a comprehensive playground network of quality, fun, accessible and well maintained playgrounds that meets the current and future recreational needs of Greater Dandenong residents. Six years on from its adoption, the implementation of the strategy and the *Playground Development Action Plan* has been progressing on an annual basis.

As per the recommendation in section *4.5 Reviewing the Strategy,* this report provides an evaluation and update to Council on how well the strategy's underlying principles, playground network, playground development action plan and redevelopment priorities are being implemented.

Recommendation Summary

This report recommends that Council receive this report for noting and endorse the recommended changes to allow for the continued implementation of the *Playground Strategy andPlayground Development Action Plan* as outlined in this report.

Background

The *Playground Strategy and Action Plan 2013 - 2023* which was adopted by Council on 24 June 2013, sets out a long term plan to achieve a comprehensive playground network that meets the current and future recreational needs of Greater Dandenong residents over the next 20 years.

The key outcomes of the strategy include:

- the expansion of the playground network from 107 to 111 playgrounds;
- a three-tiered playground hierarchy to guide future playground development;
- analysis of key issues affecting playground design, planning and management;
- *Playground Design and Management Guidelines* to inform the design and planning of all playground development and removals within the City;
- a community consultation protocol for playground redevelopments to ensure that residents can have input into the design of their local playground;
- a *Playground Development Action Plan* to facilitate the staged installation and upgrade of playgrounds across the City over the next 20 years, and
- provision for adequate ongoing capital funding for the establishment and redevelopment of playgrounds across the City, enabling direct linkages with Council's Capital Improvement Program (CIP).

The following goals underpinned the development of the *Playground Strategy and Action Plan 2013 - 2023*:

- improve the design and standard of all playgrounds throughout the City as they become due for upgrading by focusing on enhancing play value, accessibility and integrated park design;
- provide an equitable distribution of playgrounds across the City and identify gaps in the playground network that Council can work toward rectifying over time;
- develop a comprehensive action and implementation plan for the staged upgrade and removal of existing playgrounds and the installation of new playgrounds, and
- retain the successful maintenance and inspection regime that ensures that the City's playgrounds are safe and structurally sound.

(Refer to Attachment 1 - *Playground Strategy and Action Plan 2013* – 2023)

Playground network and redevelopment priorities

Three categories of playgrounds exist in the City – district, neighbourhood and local. The underlying principle behind these classifications is that the scale, variety and number of play activities available will reflect the size of the playground catchment.

In practice, the playground hierarchy and distribution criteria maximise the chance that residents will have easy access to playgrounds; while also ensuring that Council is not managing an excessive number of facilities. It also enables Council to offer a diversity of play activities and experiences.

4.3.3 Playground Strategy and Action Plan 2013 - 2023 Six Year Review of Progress (Cont.)

The 2013 strategy proposed a redistribution of the network with a nett gain of four playgrounds which is outlined in Table 1. (Refer to the *Playground Strategy and Action Plan 2013-23*, page 12).

Table 1 - Proposed Playground Network

Category	Existing Playground Network	Proposed Playground Numbers	Net Change
District	5	8	+3
Neighbourhood	26	29	+3
Local	76	74	-2
Total	**107**	**111**	**+4**

Table 1 - Proposed Playground Network

The proposed playground network within the existing approved 2013 strategy included:

- Eight new playgrounds on vacant sites comprising three new neighbourhood playgrounds and five local playgrounds;
- Three of the proposed new playgrounds (one neighbourhood and two local) to be installed in the Somerfield Estate in Keysborough by developers (at no cost to Council) as part of the development of this new residential area. Once installed, Council will be responsible for managing and maintaining these playgrounds over their lifespan.
- Three proposed new local playgrounds - Davis Way Reserve, Springvale (Moishe Reserve), Springvale Reserve, Springvale and Thomas Street Reserve, Noble Park will be installed by Council in accordance with the Playground Development Action Plan.
- Two new neighbourhood playgrounds were proposed for Central Dandenong and Springvale Activity Centres. These are tentative proposals that are dependent on the development of activity centre structure plans for these localities.
- There were four existing playgrounds that were proposed for removal consisting of one neighbourhood (Barry J Powell Reserve North) and three local playgrounds, Dandenong Creek Reserve, Parkmore Road Reserve and Avard Court. These proposed playground removals were factored into the redistribution of the playground network, as per table 1.

As part of the existing 2013 – 2023 strategy, the Ross Reserve Master Plan (**2012**) will facilitate the development of an ‘Urban Park’; comprising youth orientated play and recreation facilities, a formal community gathering place and an “older age play space”. This youth play space is not addressed in this strategy, as its installation will occur as part of the implementation of the Ross Reserve Master Plan.

4.3.3 Playground Strategy and Action Plan 2013 - 2023 Six Year Review of Progress (Cont.)

Playground Development Action Plan

The *Playground Development Action PlanTable 11* on pages 53-57 of the 2013 strategy outlines the recommendations for 106 playgrounds that were existing at the time of the adopted 2013 strategy. The timeline to implement the 2013 action plan was over the next 20 years. This timeline was based on the approximate lifespan of a playground being 20 years.

The *Playground Development Action Plan* was developed following the physical assessment of each playground and a review of the playground distribution across the City. In principle, those playgrounds in worse condition were identified to be upgraded before those in better condition. Given the quantity and age structure of the playground stock, priorities for installation and upgrades were determined based on the following:

- the condition of playgrounds in the immediate vicinity;
- the location of the playground (is it isolated or part of a cluster?),
- the type and use of the reserve in which it is situated

This comprehensive listing of priorities for upgrading playgrounds was designed to ensure that the playground upgrades and installations are appropriately sequenced so that the redevelopments occur in accordance with the priority rankings.

As outlined in the Playground Development Action Plan on page 57 and further in section 4.5 *Reviewing the Strategy*, the implementation of the action plan is subject to several factors which is summarised as follows;

- *The Playground Development Action Plan will be subject to review and adjustment annually at the time of CIP development.*
- *The amounts shown in the action plan table are in 2013 dollars and they need to be adjusted annually in accordance with the CPI.*
- *The Action Plan may be reviewed and changed as part of Council's CIP process.*
- *The budgets and timings are recommendations, which will necessarily have to be balanced against other projects in Council's CIP process.*
- *The action plan costs included some supporting infrastructure, such as an access path to the playground, adjacent seating and possibly some perimeter planting. However, other park infrastructure beyond the immediate play environment will be provided via Council's Park Improvement Program as part of the annual CIP bid process.*
- *While the strategy provides the overarching strategic framework for playground redevelopment across the City, the Playground Development Action Plan shall be flexible to enable new or revised recommendations to be endorsed or modified as required.*
- *While it is recommended that budget allocations for playgrounds remains closely linked to the Playground Development Action Plan, expenditure on the playground renewal and upgrade program will need to be balanced against other council projects and commitments.*

The 2013 strategy's recommended annual funding allocation to implement the playground action plan over a 20 year period was $495,000 per annum (refer to section 4.4 page 58). The strategy outlined the average cost per playground hierarchy type based on 2013 dollar figures, which is outlined

in table 2 below. The costs specified in the *Playground Development Action Plan* reflect the lower end of these budget ranges as this is considered the minimum base line amount necessary to install neighbourhood and district playgrounds.

Table 2 - 2013 Playground Strategy Funding

Playground Hierarchy	Base Line Funding Amount
District playground	$500,000 (up to $800,000 subject to external funding)*
Neighbourhood playground	$100,000 (up to $150,000 subject to external funding)*
Local playground	$50,000

Table 2 - 2013 Playground Strategy Funding

** The budgets for district and neighbourhood playgrounds can vary with the scale of the park and the intensity of playground use. The costs contained in the Playground Development Action Plan reflect the lower end of these budget ranges. Increasing the budget allocation to the higher end of the budget range will be determined on a case by case basis as the redevelopment opportunity arises and is subject to external funding (such as grants or sponsorship).*

To implement the Action Plan on an annual basis, the 2013 strategy notes that:

'Failure to expend an amount in the vicinity of $495,000 per annum will ultimately result in the running down of the playground asset base and subsequent reduction in play value and possibly playground safety. A significant backlog of playground developments will arise if the development program is not implemented annually as recommended. Left unchecked, this could result in a significant asset redevelopment gap as fewer playgrounds are renewed within the 20 year timeframe. Council should provide adequate ongoing capital funding for the playground upgrade and installation program so that the asset base is improved and maintained to the standards outlined in this strategy.'

(*Playground Strategy and Action Plan 2013-2023*, page 58).

Reviewing the Strategy

Section 4.5 *Reviewing the Strategy* on page 59 of the strategy outlines the process for reviewing the strategy and the Playground Development Action Plan. It states:

'This strategy will be reviewed every four years to ensure that underlying principles of the plan remain sound and that the playground network and redevelopment priorities are appropriate. This four year review will involve a report to Council evaluating how well the strategy is being implemented. This report to Council may also recommend an adjustment to the annual CIP requirement if the capital cost to develop playgrounds increases or reduces substantially during that four period.

Building on the annual and four yearly reviews, a new strategy will be presented to Council for consideration and adoption in ten years' time'.

(*Playground Strategy and Action Plan 2013-23*, page 59)

Proposal

This report provides an evaluation and update to Council on how well the *Playground Strategy and Action Plan 2013-23* underlying principles, playground network and redevelopment priorities and the Playground Development Action Plan are being implemented.

This report provides a summary and evaluation on the following elements:

1. Playground strategy principles
2. Playground network and redevelopment priorities
3. Implementation of the Playground Development Action Plan
4. Review of the Playground Strategy

Playground strategy principles

To deliver the 2013 playground strategy's vision, the following principles were established for the development of all playgrounds within the City.

The City's playgrounds will:

- provide opportunities for children to engage in physical, cognitive, and social play, regardless of a child's age, capability or developmental stage and offer a diverse number of play activities, stimulating and challenging to the mind and body;
- demonstrate exemplary, innovative and contemporary design, offering a variety of unstructured, stimulating, challenging and fun play experiences;
- be distributed equitably throughout the city, within walking distance of most households;
- be utilised and accessible to all members of the community including children and carers with physical, social and emotional disabilities;
- compliment, enhance and celebrate the unique qualities of each park location;
- contribute to the safety of each reserve and be located in accessible and inviting settings;
- be safe, readily repaired and maintained;
- consider community ideas on their design and siting;
- encourage "flow on" or complimentary uses in the City's parks and reserves;
- be inclusive of supporting amenities such as seating, paths, shade trees, garden beds and drinking fountains;
- be themed in some way and, particularly for larger scale playgrounds, integrate artwork and natural elements (such as logs, planting, boulders, mounds etc.) into the play setting to inspire creative and sensory play responses and add value to the play experience;

- be environmentally sustainable where suitably durable and cost effective materials and processes are available;
- be developed in accordance with the three-tiered playground hierarchy established in this strategy and respond to Council's capital works and maintenance budget.

(*Playground Strategy and Action Plan 2013-2023*, pages 1-2)

Since the adoption of the strategy, the application of the principles has been applied to the development of the playgrounds through the action plan priorities, the expansion of the playground network and the park improvement works that are undertaken at the same time as the playground upgrade works. The underlying principles of the 2013 strategy remain sound and are considered appropriate for the successful continuation and implementation of the strategy. No additions or alterations are recommended.

Playground network and redevelopment priorities

The 2013 strategy proposed a redistribution of the network with a nett gain of four playgrounds. As noted in the background section of this report, the expansion included eight new playgrounds on vacant sites and the four existing playgrounds that were proposed for removal. A summary of the status of these actions is outlined below in Table 3.

Evaluation on the Playground Network Redistribution 2019

In response to the 2013 Playground Strategy playground network redistribution, the following outcomes with regards to the strategy have occurred.

Table 3 – Status of Actions

Proposed Playground Network	**Comment**
District Playgrounds	
Barry J Powell Reserve South, Noble Park North	This neighbourhood playground has been nominated as a district playground in the Barry J Powell Master Plan 2019. It will be upgraded and relocated as a future playground upgrade project.
Warner Reserve West, Springvale	This neighbourhood playground has been nominated as a district playground in the Warner Reserve Master Plan 2019. It will be upgraded as a future playground upgrade project.

4.3.3 Playground Strategy and Action Plan 2013 - 2023 Six Year Review of Progress (Cont.)

Frederick Wachter Reserve, Keysborough	This neighbourhood playground has been nominated as a district playground in the Frederick Wachter Reserve Master Plan 2019. The design of this new district playground is being undertaken in 2019/20.
Network Expansion	
Somerfield Estate in Keysborough has been completed by developers	Completed 1 Neighbourhood playground – • Stanley Reserve, Westwood Boulevard 2 Local playgrounds – • Tyers Reserve - Burnham Crescent (Somerfield Stage 12) • Rosette Crescent Reserve, Keysborough (Somerfield Stage 24)
1 new Neighbourhood Playground – Springvale Activity Centre	Completed Springvale Civic Site, Springvale (under construction 2019) # This new neighbourhood playground has replaced the former local playground at this site.
2 new local playgrounds	Completed a. Davis Way Reserve, Springvale (Moishe Reserve) b. Thomas Street, Noble Park
New Playgrounds Not in the 2013 Playground Strategy	
Breanne Reserve, Keysborough	Breanne Reserve, Keysborough which previously did not have a playground, nor was it identified as a park for a playground in the 2013 strategy has received a new local playground. This new local playground which was installed in the 2017/18 financial year was an outcome of a Councillor and community request.

4.3.3 Playground Strategy and Action Plan 2013 - 2023 Six Year Review of Progress (Cont.)

	Breanne Reserve was considered appropriate for a new local playground because there was a gap in the playground network.
Actions Not Commenced	
Proposed Playground Network	**Comment**
Proposed new local playground at Springvale Reserve, Springvale	Not commenced A park concept plan is required for this reserve due to existing site planning constraints.
Proposed new neighbourhood playground in Central Dandenong (tentative proposal)	Not commenced. Subject to further activity centre planning and other development occurring in Central Dandenong. Note: Dandenong Park has been the focus for district playground and significant capital investment in park improvements.

Table 3 – Status of Actions

Evaluation on the Playground Network Playground Removals

The 2013 strategy identified four existing playgrounds as candidates for removal over time. Of the four proposed removals, only one of the recommendations, Dandenong Creek Reserve is to be actioned. The other three playgrounds will be retained as playground locations. The reasons behind the decision on these actions is outlined in the table 4 below.

Table 4 - Playground Removals

Playground	Removed	Playground Location Retained	Comment
Dandenong Creek Reserve, Dandenong South	no	no	Playground to be removed this financial year.
Parkmore Road Reserve, Keysborough	no	yes	The Parkmore Road Reserve playground was identified for removal in the 2013 strategy due to its proximity to the Haldene Reserve neighbourhood playground. The Parkmore Road Reserve local playground was retained and upgraded due to a Councillor request and due to its location next to the local shops.
Avard Court, Noble Park	no	yes	Playground retained due to a community request. Note: The site only had a swing, which has been retained.
Barry J Powell Reserve North, Noble Park North	no	yes	The Barry J Powell Master Plan 2019 recommends that this playground be retained and upgraded as a local playground.

Table 4 - Playground Removals

Summary of the 2019 Proposed Playground Network Redistribution

The 2013 Playground Strategy's playground network redistribution proposed a nett gain of four playgrounds from 107 to 111 playgrounds. Since the adoption of the 2013 strategy, the proposed playground network has grown from 111 to 114 proposed playgrounds in 2019.

This is a net increase of 3 playgrounds since the 2013 strategy. The growth in the playground network is outlined in the table 5 below.

Table 5 - 2019 Proposed Playground Network

Category	Existing Playground Network	Proposed Playground Numbers	Comment
District	5	9	• Net change of +4 district playgrounds • Ross Reserve's All abilities playground is a new district playground (formerly neighbourhood level) • 3 playgrounds: Frederick Wachter, Barry J Powell South and Warner Reserve West will be upgraded to district playgrounds as part of the master plan implementation projects.
Neighbourhood	29	30	• Net change of +1 neighbourhood playground • Two existing local playgrounds upgraded to neighbourhood: Harold Box Reserve and W J Turner Reserve. • Proposed new neighbourhood playground in Central Dandenong (tentative proposal) has not commenced.
Local	74	75	• Net change of +1 local playground. • Breanne Reserve is a new addition to the playground network. • Local playground network has increased due to the retention of playgrounds in Parkmore Road Reserve, Avard Court and Barry J Powell north. • New site in Springvale Reserve yet to be built.
Total	**109**	**114**	**Proposed playground network has had a further nett increase of +3 since the 2013 strategy**

Table 5 - 2019 Proposed Playground Network

Summary of the status of the Playground Development Action Plan (2019/20)

The *Playground Development Action Plan*'s Table 11 on pages 53-57 of the 2013 strategy outlines the recommendations for 106 playgrounds that were existing at the time of the adopted strategy. The timeline to implement the 2013 action plan was over the next 20 years and was based on the approximate lifespan of a playground being 20 years.

From 2012-13 to the current financial year 2019-20, twenty-one playgrounds have been upgraded or scheduled to commence this year. The implementation of the Action Plan is currently sitting at priority number 25. There are three playground upgrades (no's 3, 11 and 20) which are yet to commence, of which comments are provided in the summary table 6 below.

Table 6 - Status of Playground Development Action Plan 2019/20

Priority Number	Playground	Street	Suburb	Classification	Officer Comment
1	Burden Park Reserve	Heatherton Rd	Springvale South	District	completed
2	Coolivan Reserve	Coolivan Rd	Noble Park North	Local	completed
3	Dandenong Park Stage 2 –Riverside Precinct	Lonsdale Street	Dandenong	District	Has not commenced. The design of stage 2 will be a future project after the completion of the current park works in the Dandenong Park northern precinct
4	Haldane St Reserve	Haldane St	Keysborough	Neighbourhood	completed
5	Moishe Reserve	Davis Way	Springvale	Local	completed
6	Thomas St	Thomas St	Noble Park	Local	completed
7	Dawn Ave Reserve	Dawn Ave	Dandenong South	Local	completed
8	Shelton Reserve	Shelton Cres	Noble Park North	Local	completed

4.3.3 Playground Strategy and Action Plan 2013 - 2023 Six Year Review of Progress (Cont.)

Priority Number	Playground	Street	Suburb	Classification	Officer Comment
9	Harold Box Reserve (Keysborough Parish Church Grounds)	Loxwood Ave	Keysborough	Neighbourhood	completed Upgraded from local to neighbourhood.
10	Hidden Grove	Hidden Grove BVD	Keysborough	Neighbourhood	completed
11	Thomas P. Carroll Reserve	Box St	Dandenong	Local	Has not commenced. The project is aligned with the location of the Thomas Carroll Pavilion project
12	Lois Twohig Reserve	Carlton Rd	Dandenong North	Neighbourhood	completed
13	W.J. Turner Reserve	Jackson's Rd	Noble Park North	Neighbourhood	completed Upgraded from local to neighbourhood
14	Springvale Civic Centre	Hillcrest Grove	Springvale (Major Activity Area)	Neighbourhood	Under construction 2019 Upgraded from local to neighbourhood
15	Corio Drive Reserve	Corio Drive	Springvale South	Local	completed
16	Golding Court Reserve	Golding Court	Dandenong North	Local	completed
17	Ross Reserve South	Memorial Drive	Noble Park	District	New All Abilities Playground. Construct in 2020

4.3.3 Playground Strategy and Action Plan 2013 - 2023 Six Year Review of Progress (Cont.)

Priority Number	Playground	Street	Suburb	Classification	Officer Comment
					Upgraded from neighbourhood to district.
18	Coomoora Reserve	Coomoora Rd	Keysborough	Neighbourhood	completed
19	Amersham Ave Reserve	Amersham Ave	Springvale South	Local	completed
20	J.C. Mills Reserve	Cleeland St	Dandenong	Neighbourhood	Has not commenced - JC Mills Master Plan and Oasis Aquatic Centre project to be completed.
21	Markham Ct Reserve	Markham Ct	Keysborough	Local	completed
22	Frederick Wachter Reserve	Bloomfield Rd	Keysborough	District	Design commenced 2019/20
23	Geoffrey Carson Reserve	Woomera Ave	Keysborough	Local	2019/20
24	Olinda Ave Reserve	Olinda Ave	Springvale	Local	2019/20
25	Regent Reserve	Regent Ave	Springvale	Local	2019/20

Table 6 - Status of Playground Development Action Plan 2019/20

(Refer to *Playground Strategy and Action Plan 2013-2023*, pages 53-54)

Summary of the Capital Works Program Budgets 2013 - 2019/20

The implementation of the 2013 playground strategy is subject to the support and funding of the annual Capital Improvement Program (CIP) bids for playground upgrades as part of Council's annual budget process. This has traditionally been the primary funding mechanism to implement Council's playground strategy.

4.3.3 Playground Strategy and Action Plan 2013 - 2023 Six Year Review of Progress (Cont.)

As outlined in the background section of this report, the 2013 strategy's recommended annual funding allocation to implement the playground action plan over a 20 year period was $495,000 per annum, with the average cost per playground based on 2013 dollar figures. (*Playground Strategy and Action Plan 2013-2023*, page 58).

Since the adoption of the 2013 strategy, as per table 7, the following budget funding for playgrounds has been received through the adopted Greater Dandenong Council budgets. (Refer to Greater Dandenong Council Budgets Appendix C – Capital works programs).

Table 7 - Greater Dandenong Council's Annual Capital Works Program Budget and Implementation of the Playground Strategy and Action Plan

Financial Year	Project Name	Total	Hierarchy	
2012/13	**Playground Strategy Action Plan**	**$300,000**		
	Burden Park (Stage 1)		District	
2013/14	**Playground Strategy Action Plan**	**$400,000**		
	Burden Park (Stage 2) expansion		District	
	Coolivan Reserve		Local	
	Moishe Reserve (Davis Way)		Local	
2014/15	**Playground Strategy Action Plan**	**$400,000**		
	Burden Park (Stage 2) expansion		District	
	Haldane St Reserve		Neighbourhood	
	Parkmore Road		Local	
2015/16	**Playground Strategy Action Plan**	**$400,000**		
	Thomas St		Local	
	Dawn Ave Reserve		Local	
	Shelton Reserve		Local	
	W.J. Turner Reserve		Neighbourhood	
2016/17	**Playground Strategy Action Plan**	**$510,000**		
	Keysborough Parish Church Grounds (Harold Box Reserve)		Neighbourhood	

4.3.3 Playground Strategy and Action Plan 2013 - 2023 Six Year Review of Progress (Cont.)

	Lois Twohig Reserve		Neighbourhood	
	Corio Drive Reserve		Local	
2017/18	**Playground Strategy Action Plan**	**$510,000**		
	Hidden Grove		Neighbourhood	
	Golding Court Reserve		Local	
	Breanne Reserve (new playground not in strategy)		Local	
2018/19	**Playground Strategy Action Plan**	**$430,000**		
	Coomoora Reserve		Neighbourhood	
	Amersham Ave Reserve		Local	
	Markham Ct Reserve		Local	
2018/19	**Tatterson Park 'Insects Playground' - Stage 1**	**$200,000**	District	
2018/19	**All Abilities Playground - Concept and Detailed Design**	**$150,000**	District	
2019/20	**Playground Strategy Action Plan**	**$360,000**		
	Geoffrey Carson Reserve		Local	
	Olinda Ave Reserve		Local	
	Regent Reserve		Local	
2019/20	*Springvale Civic Site Playground (funded as part of Springvale Civic project)*		Neighbourhood	
2019/20	**Tatterson Park 'Insects Playground' - Stage 2A**	**$500,000**	District	
2019/20	***Frederick Wachter Reserve - Concept Design***	**$80,000**	District	
State Government Funding (SRV Grant)				
2019/20	***All Abilities Playground, Ross Reserve***	**$2,000,000**	District	

4.3.3 Playground Strategy and Action Plan 2013 - 2023 Six Year Review of Progress (Cont.)

As of 2019/20, the implementation of the Action Plan is currently sitting at priority 25, which aligns with the replacement of assets installed in 1999. The implementation of the action plan program is just meeting the 20 year lifecycle of a playground asset and the strategy's 20 year replacement target.

As outlined in table 6 of this report, twenty-one playgrounds from the playground development action plan have been upgraded and renewed since 2013 from the capital funds received. This equates to an investment by council of $3,310,000 in the upgrade of the playgrounds from the action plan.

Whilst the annual budget allocation to fund playground renewals has been variable and, in some years, less than the recommended $495,000 per annum, Council is still implementing the action plan as well as providing separate funding for other large district playground projects. As outlined in the strategy;

'While it is recommended that budget allocations for playgrounds remains closely linked to the Playground Development Action Plan, expenditure on the playground renewal and upgrade program will need to be balanced against other council projects and commitments.'

(*Playground Strategy and Action Plan 2013-2023*, page 57)

In terms of the six years of annual capital works program budget allocations received to implement the *Playground Development Action Plan* the estimated shortfall in funding from 2012/13 to 2019/20 is $805,000. This reduced funding over six years has resulted in the action plan being approximately two years behind schedule. Note, whilst funding for the overall implementation of the action plan was slightly decreased, there was significant additional funding for district level playgrounds.

Over four consecutive financial years - 2012/13 to 2015/16, the shortfall in funding based on the recommended $495,000 per annum was $575,000. This is the equivalent of just over one year's gap in funding for playground renewals.

In 2016/17 and 2017/18, the capital works program funding to implement the action plan was increased to $510,000 per annum to reflect the increased market costs and community expectations in upgrading and delivering new playgrounds.

In 2018/19, the capital works program funding to implement the action plan was reduced to $430,000, a shortfall of $80,000 based on a $510,000 renewal budget. However, significant funding was instead provided to the two district playgrounds; Tatterson Park's 'Insect Playground' and the All Abilities Playground in Ross Reserve.

In 2019/20, the capital works program funding to implement the action plan was reduced to $360,000, a shortfall of $150,000 based on a $510,000 renewal budget. However, it is worth highlighting that in addition to the *Playground Development Action Plan* projects being funded, significant separate capital works funding of $930,000 has been provided by council for the design and upgrade of three district playgrounds in 2018/19 and 2019/20. These are:

1. Tatterson Park 'Insect Playground' – expansion and upgrade of the district playground.

2. Frederick Wachter Reserve – design for a new district playground, as per the 2013 strategy playground network redistribution actions.
3. All Abilities Playground, Ross Reserve – design funded by Council. The State Government through the SRV grant has provided $2 Million to Council towards the construction of this significant regional facility.

Allocation of capital works program funding for playground upgrades

The strategy has been successfully implemented for more than six years, even though there have been variations in funding received. Since the strategy's adoption in June 2013, the budget allocations for the playground development action plan has needed to be adjusted to reflect the increased actual cost of developing playgrounds for the community. The increase in expenditure is reflected in the strategy's direction where it outlines that the 2013 dollar budget reflected in the funding guide is at the lower end of the budget ranges and that the amounts need to be adjusted annually.

The increase in the cost of implementing playground projects is due to the following main reasons:

- The cost of individual playground items supplied by playground manufacturing companies has increased. To meet the guiding principles of the strategy and to achieve a reasonable playground experience for the community, the cost has needed to increase to align with market price conditions.
- Community consultation and engagement has increased expectations on the standard of playgrounds and what equipment is included in the designs.
- Australian Standards for Playgrounds have been updated and revised, which has placed additional requirements on the development of a playground.
- Provision of equitable access to play equipment has increased the square metre amount of rubber surfacing being used in local, neighbourhood and district level playgrounds. In addition, due to the increased usage by the community, more rubber is also being used in the main fall zone areas to reduce maintenance issues as well as to comply with Australian standards. The cost of poured rubber surfacing is more costly than soft fall mulch.
- General construction cost escalation over the last six years has also increased beyond CPI.

The current budget estimates for the three levels of playgrounds is outlined in table 8 below.

Table 8 - Updated Playground Base Line Funding Costs (2019/20)

Playground Hierarchy	2013 Strategy Base Line Funding Amount	2019/20 Base Line Funding Amount
District playground	$500,000 (up to $800,000 subject to external funding)*	$1 million plus
Neighbourhood playground	$100,000 (up to $150,000 subject to external funding)*	$220,000

Local playground	$50,000	$120,000

Table 8 - Updated Playground Base Line Funding Costs (2019/20)

Catching Up on the Strategy's 20 Year Renewal Target

To maintain the renewal of playground assets that are up to 20 years old, and not create a backlog of playgrounds that slip beyond 20 years of age, funding will need to be provided to upgrade priority action numbers 26 to 34 which were installed in 1999 and 2000. This total of nine playgrounds includes four neighbourhood playground upgrades and five local playgrounds.

Based on table 9's base line funding costs, upgrading the nine playgrounds equates to an estimated cost of:

$1,480,000 = $880,000 (4 neighbourhood playgrounds) + $600,000 (5 local playgrounds).

This estimated cost of $1,480,000 equates to three years of funding and is reflective of the action plan being more than two years behind schedule due to earlier funding shortages across six financial years.

Review of the Playground Strategy

As per section 4.5 Reviewing the Strategy, a new playground strategy will be prepared for 2023 to align with the expiry of this current 10-year strategy.

Specifically, the 2013 strategy states on page 59:

'Building on the annual and four yearly reviews, a new strategy will be presented to Council for consideration and adoption in ten years' time'.

The annual review of the implementation of the Playground Development Action Plan has occurred through Council's Corporate Performance Reporting framework where progress against the Playground Strategy and Action Plan 2013 – 2023 is reported against the Council Plan – Strategic Objective 4: A city planned for the future: quality public open space provided across the city.

Community Plan 'Imagine 2030' and Council Plan 2017-2021 – Strategic Objectives, Strategies and Plans

After consultation with the Greater Dandenong community on what kind of future they wanted to see for themselves and the City in 2030, the result was the Greater Dandenong Community Plan 'Imagine 2030'. This report is consistent with the following community visions:

Community Plan 'Imagine 2030'

People

- *Pride* – Best place best people
- *Cultural Diversity* – Model multicultural community
- *Outdoor Activity and Sports* – Recreation for everyone

4.3.3 Playground Strategy and Action Plan 2013 - 2023 Six Year Review of Progress (Cont.)

Place

- *Sense of Place* – One city many neighbourhoods
- *Safety in Streets and Places* – Feeling and being safe
- *Appearance of Places* – Places and buildings

Opportunity

- *Tourism and visitors* – Diverse and interesting experiences
- *Leadershipby the Council* – The leading Council

Council Plan 2017-2021

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

People

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

Place

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

Opportunity

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

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

- Playground Strategy and Action Plan 2013 – 2023
- Greater Dandenong Open Space Strategy, 2009 (being reviewed)
- Activate Sport and Active Recreation Strategy, 2014-2019
- Draft Barry J Powell Reserve Master Plan 2019 (current project)
- Draft Wal Turner Reserve Master Plan 2019 (current project)
- Frederick Wachter Reserve Master Plan 2019
- Warner Reserve Master Plan 2019
- Burden Park Master Plan 2019
- Parkfield Reserve Master Plan 2018
- Tatterson Park Master Plan (rev. 2015)
- Ross Reserve Master Plan 2012
- Dandenong Park Regional Leisure Precinct Master Plan 2007

Related Council Policies

- Community Engagement Policy, April 2018

Victorian Charter of Human Rights and Responsibilities

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

Financial Implications

As discussed in this report, if Council is of the view that the 20 year maximum lifespan for playground renewals is to be maintained in accordance with the *Playground Strategy and Action Plan 2013-2023*, then additional funding will be required at some point in the future.

Consultation

The 2013 playground strategy provides clear guidelines on the level of community consultation on all playground projects to ascertain community preferences, ideas and suggestions to improve design outcomes. The type and extent of community consultation is reflective of the playground hierarchy being installed. (Refer to *Playground Strategy and Action Plan 2013-2023* pages 43-44).

As per the strategy, community consultation has been undertaken on a project by project basis for the upgrading of local, neighbourhood and district level playgrounds and has been reflected through the individual capital works project outcomes for those various playgrounds.

This site by site and case by case approach has resulted in targeted community consultation that has achieved effective feedback on ideas and suggestions for play equipment, improved design outcomes and community preferences.

District playground projects have received the most comprehensive and extensive community consultation. This has included, but not been limited to the following; ‘pop in’ park event playground workshops, online surveys, workshops with local schools and information posters. Examples include the all abilities playground, Ross Reserve and the Tatterson Park ‘Insect playground’.

The neighbourhood playground projects have received an intermediate level of community consultation, with a display of the proposed concept /ideas at the subject park, online surveys and information on Council’s website which have led to the completion of a final design concept. An example includes, Hidden Grove ‘Pencil Park’ Playground, Keysborough.

The local playground projects have received a community consultation process, which has included a display of the proposed concept in the subject park and information on Council’s website. An example includes Amersham Avenue Reserve, Springvale South.

Proposed playground removals have also received a community consultation process, which has included a poster sign advising of the proposed removal of the playground and a request for community feedback on the proposal.

In summary, the above approach has been very effective in receiving input into an individual playground design project. The strategy's consultation approach is sound and continues to be the most effective way of receiving targeted community ideas and comments.

The development of a new playground strategy and action plan in 2023 will be subject to community consultation.

Conclusion

An interim review and evaluation of the *Playground Strategy and Action Plan 2013 -2023* has now been conducted. The 2013 strategy's underlying principles are sound, and the playground network and redevelopment priorities have been reviewed and actioned accordingly. Six years on from its adoption by Council on 24 June 2013, the implementation of the strategy's *Playground Development Action Plan* is progressing on an annual basis with twenty-one playgrounds from the 106 playgrounds that were existing at the time of the adopted 2013 strategy having been completed by or underway in 2019/20. The network expansion has also largely occurred with the completion of four new playgrounds within the Somerfield Estate and the construction of the Springvale Civic Site playground underway.

In addition to implementing the action plan, additional funding has been provided towards the design and upgrade of two district playgrounds, namely Tatterson Park 'Insect Playground' and Frederick Wachter Reserve playground. Council has also received significant state government funding for the new All Abilities Playground in Ross Reserve.

The report outlines that the 2013 base line budget allocations for the playground renewal and upgrade program has needed to adjust to reflect the increased annual cost of developing playgrounds for the community.

To maintain the 20 year renewal target for playground assets, the implementation of the action plan will need to receive increased funding at some point in the future.

Recommendation

That Council:

1. **receives this report for noting and endorse the recommended changes as outlined below to continue the implementation of the *Playground Strategy* and the *Playground Development Action Plan*as outlined in this report;**

2. **notes that future City Improvement Playground Bids will be based on the baseline funding figures indicated in Table 8 which are:**

   - **District playgrounds - $1 million plus**
   - **Neighbourhood playgrounds - $220,000**
   - **Local playgrounds - $120,000; and**

3. **further notes that Council officers will submit a future City Improvement playground bid for consideration as part of the 2021/22 financial year budget process in order to keep the 20-year renewal program on target.**

POLICY & STRATEGY

PLAYGROUND STRATEGY AND ACTION PLAN 2013 - 2023 SIX YEAR REVIEW OF PROGRESS

ATTACHMENT 1

PLAYGROUND STRATEGY AND ACTION PLAN 2013-2023

PAGES 75 (including cover)

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

Playground Strategy and Action Plan 2013 - 2023

Prepared by the Planning and Design Department, City of Greater Dandenong

4.3.3 Playground Strategy and Action Plan 2013 - 2023 Six Year Review of Progress (Cont.)

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2004 Playground Strategy prepared by: Urban and Open Space Planning, City of Greater Dandenong

Revised Playground Strategy (2013) prepared by: Planning and Design Department, City of Greater Dandenong.

1. INTRODUCTION

The City of Greater Dandenong is committed to providing a diverse range of quality, fun, accessible, exceptionally designed and well maintained playgrounds. The City's playgrounds provide opportunities for unstructured play, which is essential for children's physical, cognitive, social and emotional development. Playgrounds can also serve as community focal points, facilitating social interaction and inclusion, thereby enhancing community wellbeing.

The *Playground Strategy and Action Plan 2013* sets out a long term plan to achieve a comprehensive playground network that meets the current and future recreational needs of Greater Dandenong residents over the next 20 years.

The key outcomes of this strategy include:

- a three-tiered playground hierarchy to guide future playground development;
- analysis of key issues affecting playground design, planning and management;
- *Playground Design and Management Guidelines* to inform the design and planning of all playground development and removals within the City;
- a community consultation protocol for playground redevelopments to ensure that residents can have input into the design of their local playground;
- a *Playground Development Action Plan* to facilitate the staged installation and upgrade of playgrounds across the City over the next 20 years, and
- provision for adequate ongoing capital funding for the establishment and redevelopment of playgrounds across the City, enabling direct linkages with Council's Capital Improvement Program (CIP).

The scope of this strategy is limited to public, freely accessible play facilities designed for children primarily between the ages of two and twelve. Playgrounds located on school grounds, kindergartens or those that can only be accessed via a fee have not been considered in this strategy. Likewise, recreational or sports facilities for youth (such as BMX tracks, skate parks and half basketball courts) are not addressed.

1.1. Key Principles

The following goals have underpinned the development of the *Playground Strategy and Action Plan 2013*:

- improve the design and standard of all playgrounds throughout the City as they become due for upgrading by focusing on enhancing play value, accessibility and integrated park design;
- provide an equitable distribution of playgrounds across the City and identify gaps in the playground network that Council can work toward rectifying over time;
- develop a comprehensive action and implementation plan for the staged upgrade and removal of existing playgrounds and the installation of new playgrounds, and
- retain the successful maintenance and inspection regime that ensures that the City's playgrounds are safe and structurally sound.

To deliver our vision, all playgrounds within the City will be developed in accordance with the following principles.

The City's playgrounds will:

- provide opportunities for children to engage in physical, cognitive, and social play, regardless of a child's age, capability or developmental stage and offer a diverse number of play activities, stimulating and challenging to the mind and body;
- demonstrate exemplary, innovative and contemporary design, offering a variety of unstructured, stimulating, challenging and fun play experiences;
- be distributed equitably throughout the city, within walking distance of most households;
- be utilised and accessible to all members of the community including children and carers

with physical, social and emotional disabilities;

- compliment, enhance and celebrate the unique qualities of each park location;
- contribute to the safety of each reserve and be located in accessible and inviting settings;
- be safe, readily repaired and maintained;
- consider community ideas on their design and siting;
- encourage "flow on" or complimentary uses in the City's parks and reserves;
- be inclusive of supporting amenities such as seating, paths, shade trees, garden beds and drinking fountains;
- be themed in some way and, particularly for larger scale playgrounds, integrate artwork and natural elements (such as logs, planting, boulders, mounds etc.) into the play setting to inspire creative and sensory play responses and add value to the play experience;
- be environmentally sustainable where suitably durable and cost effective materials and processes are available;
- be developed in accordance with the three-tiered playground hierarchy established in this strategy and respond to Council's capital works and maintenance budget.

1.2. Strategic Context

1.2.1. The Council Vision

An extensive community and stakeholder consultation process underpinned the development of Council's overarching Community Plan – *Imagine 2030*. Community aspirations and priorities form a 20 year vision for the municipality. The importance of public parks and open spaces in the City were particularly stressed, not only as they enable residents to engage in recreation and physical activity, but also for the critical role they play for residents as social hubs and gathering places.

Community vision statements relating to outdoor activity and sports were developed as part of the *Imagine 2030* community consultation process. Statements pertinent to this strategy are:

Sport and recreation opportunities will be affordable, diverse and accessible to all, especially for young people, families and those less well off than others. There will be opportunities for people of all backgrounds and ages to take part.

Everyone in Greater Dandenong will have access to parks and open space in their localities to enjoy and recreate in.

The *Council Plan* provides a "four year road map" for the municipality via five strategic objectives which accord with and seek to implement the vision established in *Imagine 2030*. These strategic objectives guide all of Council's activities, plans, strategies, priorities and budgets over this four year period. The *Playground Strategy* fits within and assists Council in achieving a '*City Planned for the Future'* and '*A Healthy Community and Environment'*.

The vision and goals of the *Imagine 2030* and *Council Plan* have guided the preparation of this strategy.

The Playground Strategy does not sit in isolation from other Council programs and strategies. It is integrally linked with, and supports, many other Council plans including:

- Places for People: Open Space in Greater Dandenong, Open Space Strategy (2009)
- A Healthier Environment, A Healthier Community: Environmental Sustainability Strategy (2010)
- Community Wellbeing Plan (2010-2014)
- "The Future of Sport in CGD": Sports Facilities Plan (2011)
- An Inclusive Model for Leisure (2004)
- Leisure Strategy (2003)

- Healthy Kids and Families: Where our Future Begins… Municipal Early Years Strategy 2010-2014
- Disability Action Plan 2009-2013
- Cultural Diversity Strategy 2010 – 2015
- Public Art Strategy 2008-2013

This strategy also:

- reflects the directions established in locality or parks specific master plans such the master plans for Ross Reserve and Dandenong (2007 and 2012) and the *Dandenong South Residential Area Urban Design and Social Needs Framework Plan* (2010);
- considers the outcomes of extensive community consultation undertaken as part of the *Imagine 2030* campaign, the *Open Space Strategy* (2009) and the *Sports Facility Plan* (2011), and
- is mindful of major Council's strategies currently being developed, including the *Recreation Strategy* and *Youth Strategy*.

1.2.2. Background: Previous Council Playground Strategies

In 1996 Council adopted a *Playground Hierarchy* document which was later updated in 1999 and 2001. These strategies:

- strategically addressed the range of issues relating to the playground location and provision in the municipality;
- included principles to determine the distribution of playgrounds, catchment areas and design;
- identified sites where play equipment should be phased out to ensure an even distribution of playgrounds across the community and reduce the overall number of sites to be maintained by the City, and
- incorporated detailed action plans outlining Council's playground redevelopment and removal priorities.

The *Playground Strategy and Action Plan 2004* provided a more balanced approach; emphasising asset maintenance and redevelopment as well as comprehensively addressing broader design issues. The strategy provided clear design guidelines to improve design standards around the themes of play value, accessibility, whole park design, artwork integration, community safety and environmental considerations. The *Playground Strategy and Action Plan 2004* reviewed the playground distribution and hierarchy, rationalising some facilities where necessary. The accompanying Action Plan assessed the physical condition and play value of each playground to determine upgrade priorities.

Implementation of *Playground Strategy and Action Plan 2004* - in accordance with *the Playground Design and Management Guidelines* - has led to improved design and play value outcomes and a more equitable distribution of safe playgrounds across the City.

The underlying principles of the 2004 strategy are still relevant and reflect current best practice in playground planning and development. The *Playground Strategy and Action Plan 2004* has been reviewed to:

- take into account recently adopted Council strategies and demographic trends;
- consider current trends in playground provision, siting and design;
- consider the outcomes of extensive community consultations undertaken as part of the *Imagine 2030* campaign, the *Open Space Strategy* (2009) and the *Sports Facility Plan* (2011);
- update the *Playground Development Action Plan* to:
  - reflect the age, condition, appearance and play value of the City's playgrounds;
  - ensure that the playground hierarchy and development priorities accord with park hierarchy established in Council's Open Space Strategy (2009) and takes into account other major open space and sports facility planning and developments that have occurred since 2004;
  - facilitate the equitable distribution of playgrounds across the City that takes into consideration newly emerging residential areas (such as the Somerfield Estate, Meridian and Metro 3175) and major infrastructure projects constructed since 2004 that may impact on local playground catchments and pedestrian accessibility (such as EastLink);

- reflect the current capital cost to redevelop play facilities that will deliver playgrounds of a scale, design and play value that meets the expectations of residents;
- considers the potential internal and external funding mechanisms to implement the Action Plan, and
- provide for the maintenance of a manageable number of playgrounds.

1.3. The Benefits of Unstructured Play and Playgrounds

The Right to Engage in Play and Recreation

The right to free and unstructured play has been enshrined in Article 31 of the *Convention of the Rights of the Child* (1989):

> *State Parties recognise the right of the child to rest and leisure, to engage in play and recreational activities appropriate to the age of the child and to participate freely in cultural life and the arts*

As a signatory to this convention, member states (including Australia) must:

> *…respect and promote the right of the child to participate fully in cultural and artistic life, and shall encourage the provision of appropriate and equal opportunities for cultural, artistic, recreational and leisure activity.*

The City of Greater Dandenong has committed to working towards the development of a 'Child and Family Friendly City'; essentially, the embodiment of the Convention of the Rights of the Child at the local government level.

Play, Health and Wellbeing

In recent years, media attention and scholarly research have become consumed with the decline of children's health and wellbeing, particularly focusing on increasing rates of childhood obesity (Catford and Caterson 2003). Obesity can contribute to other chronic conditions including cardiovascular disease and diabetes (Catford and Caterson 2003, Frank, Engelke & Schmid 2003). Other Australian studies have revealed that 30% of children have low fitness levels, with 60% of children having moderate to poor fundamental motor skills (Timperio, Salmon and Ball 2004).

The *National Physical Activity Guidelines for Australians* recommend that children aged 5 to 12 should undertake a combination of moderate and vigorous activities for at least 60 minutes a day.

The benefits of unstructured play are well recognised. The *Good Play Space Guide: "I can play too"* (DPCD, 2007) notes that unstructured play is essential to children's physical, social, cognitive and emotional development:

> *All children need to play. All children have the right to play. When children play they are not just filling in time, they are learning to interpret their world.*
>
> *Play facilitates the learning of life skills and for this reason, the provision of quality outdoor play spaces is vitally important in local communities.*

However, the capacity of children to engage in unstructured play is impacted by a number of trends, including:

- parental fears around traffic and personal safety which, over time, has constrained children's independent access to the public realm;
- the increasing popularity of sedentary "screen" activities (such as video and computer games, TV etc);
- increasing urban consolidation which has diminished children's access to natural, unplanned and wild environments which, according to Richard Louv (2005), is contributing a new phenomena of "nature-deficit disorder" (Louv 2005);

- the increasingly structured nature of children's play, involving play dates and organised sports activities, which has also been dubbed "turbo-charged childhood" (Malone 2007), and
- the diminishing role of the public street in children's play geographies.

By providing an active environment for children to engage in safe, unstructured and stimulating outdoor play and physical activity, purpose built public playgrounds can positively contribute to children's (and carers) health and wellbeing.

Moreover, playgrounds are not simply spaces for children to socialise and play; they can become community gathering places. These "community melting pots" provide opportunities for children, parents and carers of all ages and backgrounds to interact, socialise and form neighbourhood friendships. In this sense they are ideal vehicles for improving and enhancing community connectedness and social inclusion. This is further supported by the findings of Council's *Imagine 2030* visioning which reported:

> *Many multicultural communities placed special value on the opportunities which parks, outdoor facilities and green spaces give for families and social activity.*
>
> *This links with the strong custom of gathering socially in public places – "street life" which characterises many migrant cultures.*

1.4. Children and Play in the City of Greater Dandenong

A review of Greater Dandenong's demographic and socio-economic profile is essential in determining the future demand for playgrounds and play spaces across the municipality. This section briefly outlines: the relevant demographic and socio-economic data driving the demand for play spaces in the City; the barriers to play and participation in sports and, use and perceptions of the City's open space network. The implications for playground provision in the City are then discussed.

Demographic and Socio-Economic Profile

In 2012, there were approximately 9,600 children of 0 to 4 years in Greater Dandenong, 8,400 aged 5 to 9, and 8,200 aged 10 to 14 years. The concentration of children across the municipality varies (Table 1).

Table 1: Estimated Number of Children Aged 0-14 by Suburb (2011)

Suburb	Number of children aged 0-14
Dandenong	4,785
Dandenong North	4,055
Keysborough	3,854
Noble Park	4,909
Noble Park North	1,324
Springvale	3,261
Springvale South	2,320

The future population of children in the municipality is uncertain and will depend largely on the rate and level of new housing development in the City, and the proportion designed for, and marketed to, young families. Recently released state government population forecasts (DPCD 2012) expect the number of children aged 0 to 14 years to increase by 5,757 children by 2031 (Table 2). Despite this increase in raw numbers, it is expected that children aged 0 to 14 will make up a similar proportion of the total resident population in 2031.

Table 2: Victoria in Future 2012 - Greater Dandenong Population Forecast

Age Category	2011	2021	2031	Change: 2011-2031	% Change: 2011-2031
0 – 4 years	9,415	10,503	10,448	+1,033	11%
5-9 years	8,193	10,397	10,377	+2,184	27%
10-14 years	8,188	9,564	10,728	+2,540	31%

In 2011, nearly four-fifths of the 47,000 households in Greater Dandenong were families, and the balance lone person households. Among the 37,000 family households, 30% were couples, 46% couples with children, 19% headed by a single parent and 5% were other family types.

The City of Greater Dandenong is the most culturally diverse municipality in Victoria. In 2011, approximately 60% of Greater Dandenong residents were born overseas (in contrast to 33% in Melbourne); with residents drawn from over 150 different birthplaces. 19,000 residents, or one in seven residents, have limited fluency in the use of spoken English, around three times the metropolitan percentage.

While Greater Dandenong is a major source of jobs, the city experiences relatively higher levels of economic disadvantage than metropolitan Melbourne. At $395 per week, median individual gross incomes in Greater Dandenong were the lowest in Melbourne in 2011, and 67% of the metropolitan Melbourne average of $592. Local unemployment is substantially higher than metropolitan levels. In 2006 20% of two parent families did not have a parent in paid work, again, representing the highest proportion across Melbourne.

Access to private transport is limited for many families, especially those with young children and recently arrived settlers. In 2006, 37% of two parent families with children up to the age of six had either one or no car, compared to the 23% of such families across Melbourne. 17% of one parent families with children below the age of 6 did not have access to a car, compared to 14% in Melbourne.

In 2006, 2.7% of all children aged 0 to 14 living in the City of Greater Dandenong had a disability.

Use and Perceptions of Public Open Space in Greater Dandenong

Council has recently conducted significant community consultation and research to guide the preparation of the *Open Space Strategy* (2009) and *Sports Facilities Plan* (2011). The findings from these consultations (Stratcorp 2008; Sykes Consulting 2011) also shed light on the use of playgrounds across the City:

- While the majority of parks are used for less than 30 minutes or up to hour, the duration of the park visit increases in households with children. Park visits for households with families are likely to extend over one hour.
- Most residents surveyed use the parks closest to their home, with the majority living within 1km of the park they visit most often. Walking was the predominant mode of travel used, taking approximately 5 to 15 minutes.
- Playgrounds were cited by residents as one of the three best features nominated about parks visited most often (particularly in Noble Park North, Springvale South and Dandenong).
- One of the most popular activities or "attractors" for visiting the City's parks is play (or supervising play).
- When residents were asked to nominate what improvements they would make to parks in the municipality, only 9% suggested "better playgrounds". Making parks safer, planting more trees and better maintenance was suggested by 20%, 18% and 16% of residents respectively.
- Generally, residents are satisfied with the quality and distribution of parks and believe the City's open space meets their recreational needs.
- Residents have suggested that provision of supporting amenities (such as drinking fountains and seating) and weather protection should be considered in the playground design and that the play facilities should be integrated with broader park infrastructure, recreational uses (particularly kick-about areas), picnic and amenity uses and path networks.

4.3.3 Playground Strategy and Action Plan 2013 - 2023 Six Year Review of Progress (Cont.)

Barriers to Play and Organised Sports

The City of Greater Dandenong *Leisure Strategy* (2003) and the *Sport and Recreation Participation Study* (2011) revealed the key barriers to participating in sport and leisure include cost, limited time, safety concerns, limited transport and a lack of awareness of recreational opportunities that currently exist in the city. Council's *An Inclusive Model for Leisure* (2004) further identified that participation in sport is lower for people with disabilities or from a CALD background.

A national study (ABS 2009) investigating children's participation in cultural and leisure activities found participation in organised sports is generally lower for:

- Children from one parent families;
- Children born overseas in non-English speaking countries;
- Children where both parents were born overseas in non English speaking countries; and
- Children where one or both parents are unemployed.

The Way Forward – Implications for Playground Provision

In light of the barriers to participation in sport highlighted above, it would seem that not all children in the municipality may participate in recreational and sporting activities equally. Particularly affected are children with disabilities and children from culturally and linguistically diverse (CALD) backgrounds.

The *Playground Design and Management Guidelines* (found in Section 3) emphasise the need to design inclusive play settings for children of all abilities and reduce the physical barriers to accessing playgrounds. The guidelines also detail a community consultation protocol for playground redevelopments to ensure that residents can have input into the design of their local playground. The diverse multicultural make up of the community particularly warrants community engagement, as play traditions and environments can be remarkably different in other cultures.

Other significant barriers affecting participation in sport and recreation, which particularly resonate with the socio-economic profile of Greater Dandenong, are limited access to private transport and limited disposable income to spend on organised sporting activities. In light of this, and the importance residents place on local open space; a comprehensive playground network that is equitably distributed across the city is essential to ensure easy access to local, free of charge, public play facilities.

Council recognises that playgrounds are an essential piece of community infrastructure providing vital, low cost and easily accessible family focused environments for people to participate in leisure. As play and supervising play is one of the most popular leisure activities occurring in the city's public open space network, and that playgrounds are key "attractors" to the city's parks, Council is committed to continuing to provide playgrounds of high design, quality and play value.

2. PLAYGROUND HIERARCHY AND DISTRIBUTION

2.1. The City's Existing Playground Stock

The City of Greater Dandenong currently has 107 playgrounds of varying sizes distributed across the city. Council's playground maintenance program has ensured that playground stock is maintained to a high standard.

Playgrounds installed or redeveloped since 2004 have been guided by the comprehensive design guidelines contained in the 2004 *Playground Strategy and Action Plan*. Consequently, they have been designed to a higher standard, use contemporary design approaches and materials and, as a result, provide more stimulating, creative and challenging play environments for children.

The redevelopment of the local level Kandra Street Reserve playground (Dandenong North): Installed in 1980, by 2011 the playground had become outdated, offered little play interest, variety or value and was due to be redeveloped.

Existing Kandra Street Playground



In accordance with the 2004 *Playground Design and Management Guidelines*, the Kandra Street playground was redeveloped in 2011 with a view to introducing a variety of play activities appropriate for the playground's local level classification. It incorporates standard play components (like a slide and swing), along with contemporary play elements such as crawling nets, a social swing, sensory play activities (including panel artwork and a sound activity) and an access path and small scale picnic area.

Redeveloped Kandra Street Playground













2.2. Playground Hierarchy

Three categories of playgrounds exist in the City – **district, neighbourhood and local**. The underlying principle behind these classifications is that the scale, variety and number of play activities available will reflect the size of the playground catchment.

District level playgrounds are the city's premium, large scale playgrounds. District playgrounds provide a range of diverse play equipment and experiences targeted to younger children; while also offering more challenging features to engage and attract children at the upper primary school level. As they are designed to serve residents within a 2 to 3 kilometre catchment, they have the highest budget allocation. Local level playgrounds are designed for residents within walking distance (generally, a 400 metre catchment) and, therefore, are typically small scale, junior playgrounds that cater to younger children. Neighbourhood playgrounds are the city's middle-tier, intermediate scale playgrounds serving a catchment of 800 metres. Neighbourhood playgrounds can also act as local playgrounds while district playgrounds can also function as both neighbourhood and local playgrounds.

Arranging the playground network into three categories ensures the affordable installation and maintenance of a diverse range of play facilities across the city. A summary of the key characteristics of each playground category is contained in Table 3, including the catchment size, budget allocations, the community consultation protocol and planning and design requirements. This strategy introduces more flexibility to playground design and construction by proposing a budget range for neighbourhood and district playgrounds.

The application of playground categories reflects, where appropriate, the open space hierarchy established in the *Open Space Strategy* (2009). This ensures, for instance, that district level playgrounds are located in an equivalent district level park.

In planning for the equitable distribution of playgrounds across the city, the catchment areas were drawn on a map as circles, with the aim of maximising the chances of any area within the municipality having access to one or more playgrounds and minimising the gaps between catchment areas (see Figures 1, 2, 3 and 4). However, as there is an uneven distribution of suitable and accessible parks across the city which can accommodate playgrounds, there will be sections of the city which are better catered for than others. The unavoidable gaps have been noted and it will be an aim of the *Open Space Strategy* to address these as much as is practical and affordable.

As part of assessing appropriate distribution, barriers to pedestrian connectivity have been taken into account (such as the location of freeways, rail lines and waterways). This may mean that in some circumstances playgrounds will be located closer to each other than a straight-line 400 metres.

In practice, the playground hierarchy and distribution criteria maximises the chance that residents will have easy access to playgrounds; while also ensuring that Council is not managing an excessive number of facilities. It also enables Council to offer a diversity of play activities and experiences.

4.3.3 Playground Strategy and Action Plan 2013 - 2023 Six Year Review of Progress (Cont.)

Table 3: Characteristics of District, Neighbourhood and Local Playgrounds

Characteristics	District Playground	Neighbourhood Playground	Local Playground
Size	Large scale	Intermediate scale	Small scale
Catchment	2 to 3 kilometre radius (driving distance)	800 metre radius (10 minute walk or a quick bike/car journey)	400 metre radius (5 to 10 minute walk)
Average Capital Cost per Playground	$500,000 (up to $800,000 subject to external funding)*	$100,00 (up to $150,000 subject to external funding)*	$50,000
Approximate Recurrent Maintenance Cost**	$52,000	$6,000	$3,500.
Target Age Group	2 to 14 years	2 to 12 years	Generally below 8 years
Location	Primarily located in district reserves and generally co-located with other major recreational facilities and park infrastructure such as BBQs and picnic tables, toilets, sports fields, skate parks, basketball courts, car parks (etc.) as appropriate.	Generally located in district and neighbourhood reserves and co-located near other supporting recreational facilities and park infrastructure where possible (such as half basketball courts, sports fields, seating etc.)	Can be located on any size reserve, but often accommodated in local level parks.
Expected Duration of Playground Visit	A number of hours – though this may also be due to the range of other recreational activities offered in the park, such as sports facilities, BBQs and picnic areas etc.	Approximately one hour – though this may also be due to the range of other recreational activities offered in the park, such as basketball half-courts or picnic areas.	Short duration (approximately 30 minutes).
Playground Equipment	Contain a large number of play activities (70+). • Include custom designed equipment, strong themes and integrated artwork, along with standard play equipment. • At least 50% of activities (both at ground and elevated levels) can be utilised and accessed by children and carers with a range of physical, social or emotional disabilities in accordance with universal design principles.	At least 30+ play activities. • Primarily comprising off-the-shelf / standard, themed play equipment, with custom designed pieces or artwork introduced where appropriate. • At least 25% of activities can be utilised and accessed by children and carers with a range of physical, social or emotional disabilities, in accordance with universal design principles.	At least 15+ different play activities. • Off-the-shelf / standard, themed play equipment. • Include as many activities as possible / practical which can be utilised by children and carers with range of physical, social or emotional disabilities, in accordance with universal design principles.

4.3.3 Playground Strategy and Action Plan 2013 - 2023 Six Year Review of Progress (Cont.)

Characteristics	District Playground	Neighbourhood Playground	Local Playground
Planning and Design	Preferably, a detailed or intermediate scale master plan for the whole park carried out the year prior to the playground construction. At least, a detailed concept plan of the immediate playground environment, assessing things such as playground siting, CPTED and accessibility principles, associated facilities and basic park elements such as trees / planting, paths, seating, tables, shelters, drinking fountains, BBQ's etc.	Preferably, an intermediate scale master plan for the whole park carried out the year prior to the playground construction. At least – a sketch master plan of the immediate playground environment (or the whole reserve if it is less than 1 ha in size), assessing things such as playground siting, CPTED and accessibility principles, associated facilities and basic park elements such as trees / planting, paths, seating, tables, shelters, drinking fountains, BBQ's etc.	At least – a sketch master plan of the immediate playground environment (or the whole reserve if the reserve is less than 1ha in size), assessing things such as playground siting, CPTED and accessibility principles and basic park elements such as trees / planting, paths and seating.
Community Consultation Protocol for Playground Developments	Comprehensive community consultation process that may include: • An initial call for ideas and suggestions; • Exhibition of playground concept plan/s: ○ Display of the concept plan at appropriate locations (in-park signage and at Council offices), and ○ Notification to local residents via local media and a mail out to residents within 600m-1000m radius of the proposed facility. • On-site workshops or community forums; Consultation with local schools and disability services.	Intermediate community consultation process involving exhibition of a playground concept for community feedback via: • Display at appropriate locations (such as in-park signage and at Council offices), and • Notification to local residents via a mail out to residents within 200m-400m radius of the proposed facility and possibly local media	Basic community consultation process involving exhibition of a playground concept via either: • A mail out to residents in the immediate vicinity of the reserve (approximately 150-200m radius of the proposed facility), or • In-park signage.

Notes:

* The budgets for district and neighbourhood playgrounds can vary with the scale of the park and the intensity of playground use. The costs contained in the Playground Development Action Plan reflect the lower end of these budget ranges. Increasing the budget allocation to the higher end of the budget range will be determined on a case by case basis as the redevelopment opportunity arises and is subject to external funding (such as grants or sponsorship).

** The recurrent maintenance cost refers to the approximate cost per playground. Maintenance costs for district playgrounds in particular vary from site to site. The figure includes items such as playground repairs and materials, mulch, daily inspections, daily or twice daily bin emptying, toilet cleaning, car park and site surrounds clearing, external playground auditor etc.

2.3. Proposed Playground Numbers

This 2013 strategy will result in a redistribution of the network with a nett gain of four playgrounds. The table below summarises the proposed local, neighbourhood and district playground numbers and describes the net change since the *Playground Strategy and Action Plan 2004*. The proposed playground network is illustrated in Figure 1.

Table 4: Proposed Playground Numbers

Category	Existing Playground Network	Proposed Playgrounds Numbers	Net Change
District	5	8	+3
Neighbourhood	26	29	+3
Local	76	74	-2
Total	**107**	**111**	**+4**

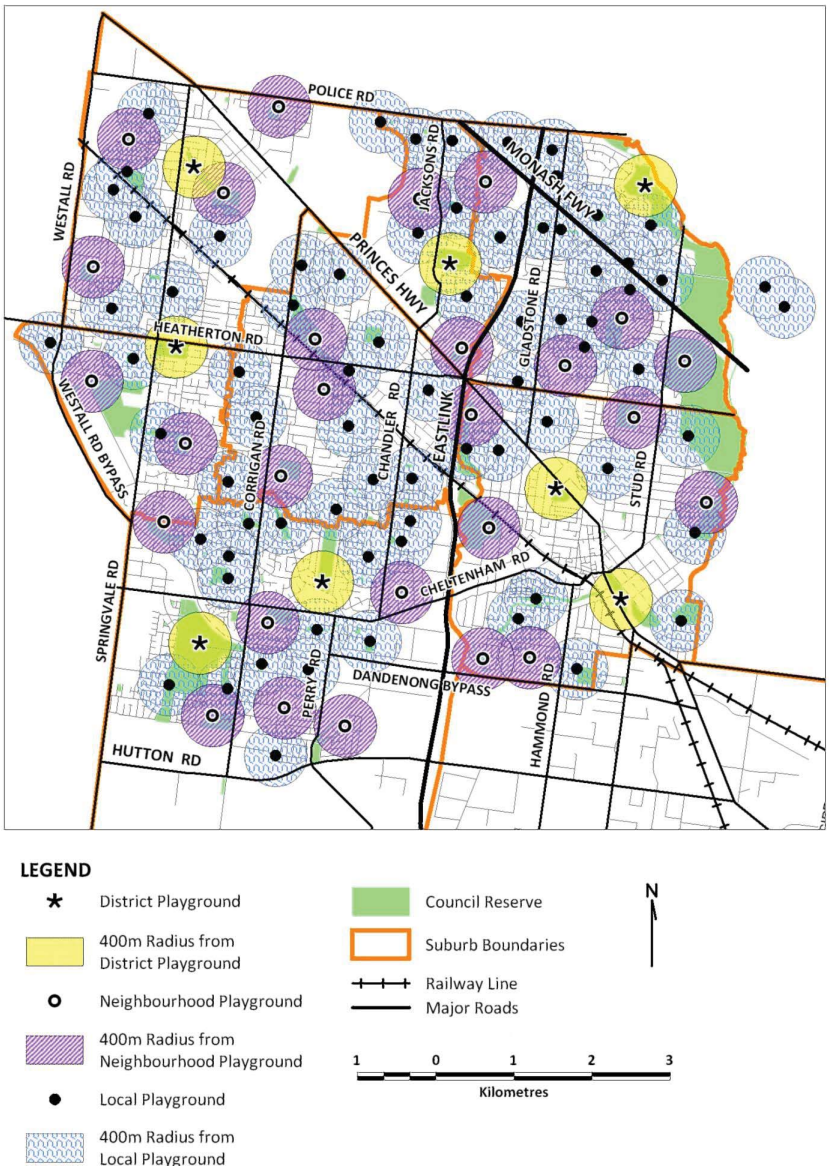
The proposed playground network includes:

- Eight new playgrounds on currently vacant sites comprising three new neighbourhood playgrounds and five local playgrounds;
- Three of the proposed new playgrounds (one neighbourhood and two local) will be installed in the Somerfield Estate in Keysborough by developers (at no cost to Council) as part of the development of this new residential area. Once installed, Council will be responsible for managing and maintaining these playgrounds over their lifespan.
- Three proposed new local playgrounds - Davis Way Reserve (Springvale), Springvale Reserve (Springvale) and Thomas Street (Noble Park) - will be installed by Council in accordance with the *Playground Development Action Plan* (Table 11).
- Two new neighbourhood playgrounds are proposed for Central Dandenong and Springvale Activity Centres. These are tentative proposals that are dependent on the development of activity centre structure plans for these localities.
- There are four proposed removals consisting of one neighbourhood and four local grade playgrounds (discussed further in Section 2.7).

The *Ross Reserve Master Plan* (2012) will facilitate the development of an 'Urban Park'; comprising youth orientated play and recreation facilities, a formal community gathering place and an "older age play space". This youth play space is not addressed in this strategy, as its installation will occur as part of the implementation of the *Ross Reserve Master Plan*.

4.3.3 Playground Strategy and Action Plan 2013 - 2023 Six Year Review of Progress (Cont.)

Figure 1: Proposed Playground Network



2.4. District Playground Network

District Playgrounds are the premium playgrounds which the City provides the community. This 2013 strategy proposes to increase the number of district playgrounds from five to eight to ensure a more equitable distribution of playgrounds across the City. These playgrounds are large scale, individually designed with strong themes and integrated artwork. The range of equipment should cater for a wide range of age groups as well as children and carers with special needs, and contain a large number of play activities (70+). To cater for young teenagers, more challenging play features should be incorporated, with consideration given to co-locating these playgrounds with youth recreation facilities such as basketball half-court facilities, re-bound walls and skate parks.

District playgrounds are located on larger district reserves, near other recreational activities, be easily accessible via main roads, and where possible public transport. They will generally have a large catchment area of 2-3 kilometres radius. Visitors, other than local residents, will generally make a special trip and may stay for a number of hours to enjoy the experience. Therefore district playgrounds should have associated facilities such as picnic facilities, BBQ's, shelters, toilets, seating and car parking, sports fields, club rooms and other similar infrastructure will also, often be nearby. Where possible, these playgrounds will be linked to the bicycle network.

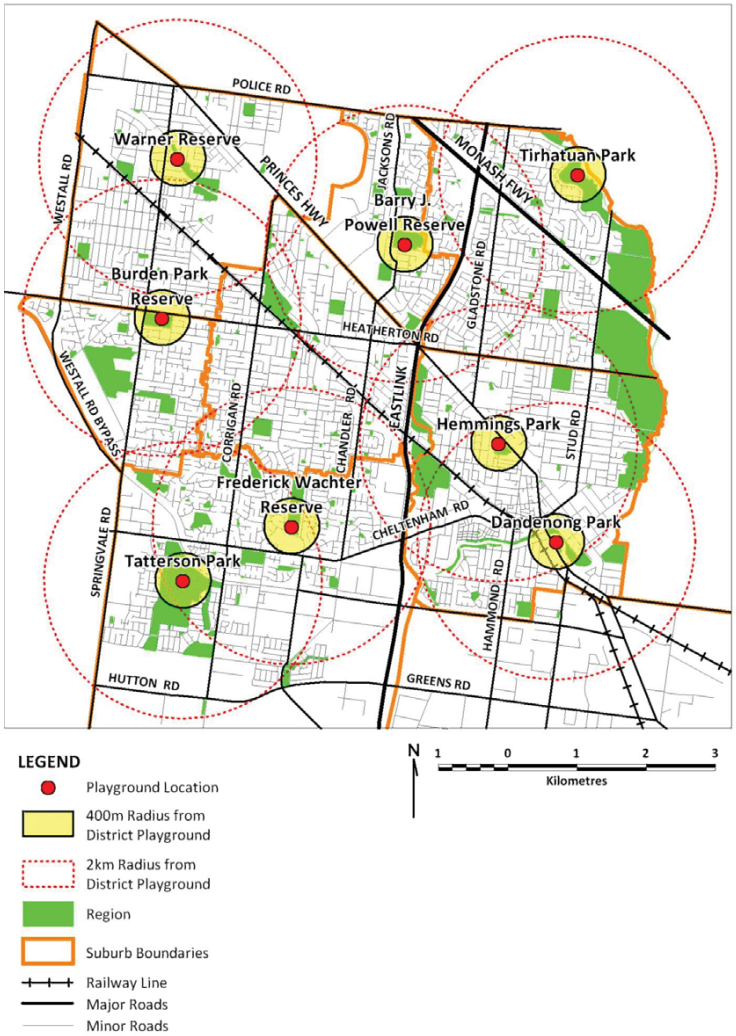
Table 5: List of District Playgrounds

Code	Playground	Comments
92827	Burden Park (Springvale South)	Installed in 1994, this timber play structure is unique in the City, as it is one of the few play spaces not dominated by off-the-shelf, standard play equipment. The playground offers an adventure play experience. Its design and development was strongly driven by the community. Its redevelopment commenced in 2012 and is expected to be implemented in stages over a two year period. Its existing action and adventure theme will be incorporated into the new design, while an interpretation component will celebrate the significant history of the community's involvement in achieving the castle playground.
-	Dandenong Park (Dandenong)	This redevelopment commenced in 2010 and will be completed in stages in the coming years. This custom designed playground will seamlessly integrate into and respond to the urban intensification of the Central Dandenong Activity Area; while also celebrating the site's natural, indigenous and European heritage (including the history of the former Drill Hall) and industrial history.
92865	Warner Reserve West (Springvale)	The existing playground (installed in 2004) can currently be described as a large neighbourhood playground. At present, the playground is not themed and consists of off-the-shelf, standard play equipment. It is proposed to elevate this playground to a district level status to serve residents in the Springvale area. Its redevelopment (including design, play theme, siting and integration with the park surrounds) will be considered as part of a master planning process for the park.
92831	Hemmings Park (Dandenong)	This playground has developed incrementally, with play components added in 1989, 1991 and 2007. In 2007, new play equipment introduced an action / music theme, reinforcing the relationship between the playground and the adjacent youth recreational activities, including the skate park and The Castle (the City's premier music venue, which caters for the entire community while maintaining a strong focus on youth activity). The City's first liberty swing was installed in the playground in 2010. Given the youth and children-centric focus of the park, and that it already contains a liberty swing, this playground should be redeveloped in the future as Council's regional "all-abilities" playground.
92864	Barry J Powell Reserve Sth (Noble Park North)	The playground was installed in 2003 and currently only meets a neighbourhood standard. Like Warner Reserve, the design and redevelopment of the playground to a district level facility should be considered as part of the park master planning process. A sports theme could possibly be adopted to link the playground to the sport and recreational activities offered in the reserve.
261975	Tatterson Park (Keysborough)	A new playground was installed in 2009 with an insect theme. Additional works (including an internal playground path network and integrated landscaping) must still be completed.

4.3.3 Playground Strategy and Action Plan 2013 - 2023 Six Year Review of Progress (Cont.)

Code	Playground	Comments
92841	Frederick Wachter Reserve (Keysborough)	This playground was installed in 1999 with a farm animal theme. It is proposed to elevate this neighbourhood playground to a lower end district level playground in the longer term.
155181	Tirhatuan Park (Dandenong North)	A new playground was installed 2004 with an ocean adventure theme. The redevelopment of this playground in the future should reinforce the environmental and natural values of the park.

Figure 2: Proposed District Playground Network



2.5. Neighbourhood Playground Network

Neighbourhood playgrounds are the city's intermediate "2nd tier" playgrounds, offering a varied mix of play activities catering for a broad range of children and carers. These playgrounds are designed to cater for a wider age group than the local playgrounds. Because of their size, they can be designed to attract an older age group (upper primary school level) who require greater complexity and challenge in their play environments as well targeting younger children.

Neighbourhood playgrounds will often be associated with other supporting and complimentary facilities such as sports fields, club rooms and activities for older children such as half basketball courts. They will generally be located on neighbourhood or district reserves, and will be distributed as equitably as possible across the city, depending on reserve size and location.

Associated picnic facilities should generally be limited to picnic benches and seating as it is anticipated visitors will generally use these areas for short to medium time periods (approximately one hour). Most visitors would be within walking distance of their own homes so additional facilities (such as toilets) are not recommended. Facilities such as shelters and barbeques would generally only be considered for high-end neighbourhood playgrounds and / or where playgrounds were located in a reserve with other facilities such as sports ovals and club rooms. The *Open Space Strategy* (2009) provides comprehensive *Park Development Standards* to guide the equitable provision of park infrastructure and facilities across the open space network.

This 2013 strategy proposes to expand the neighbourhood playground network from 26 to 29 playgrounds, in accordance with the following table and distribution map (over page). Three new neighbourhood playgrounds are proposed:

- One new neighbourhood level playground will be installed by developers (at no cost to Council) as part of the development of the Somerfield Estate in Keysborough. Following installation, Council will maintain and manage this facility.
- Two new neighbourhood playgrounds are proposed for Central Dandenong and Springvale Activity Centres. These are tentative proposals that are subject to the development of activity centre structure plans. Their location will be identified as part of the activity centre structure planning process, and, therefore, they have not been illustrated on the "Proposed Neighbourhood Playground Network" map (Figure 3). If they proceed, it is recommended that they offer a unique and innovative design that is responsive to their urban setting.



Hidden Grove Playground (Keysborough) – An example of high quality, small scale neighbourhood playground in Greater Dandenong that contains integrated landscaping and seating, artwork and a landmark feature (giant coloured pencils) so that children can identify the playground easily. The playground is well connected to existing park path networks. The playground materials and colour scheme compliment and blend into the natural park setting, while the giant pencils provide a spot of colour in the natural landscape.

4.3.3 Playground Strategy and Action Plan 2013 - 2023 Six Year Review of Progress (Cont.)

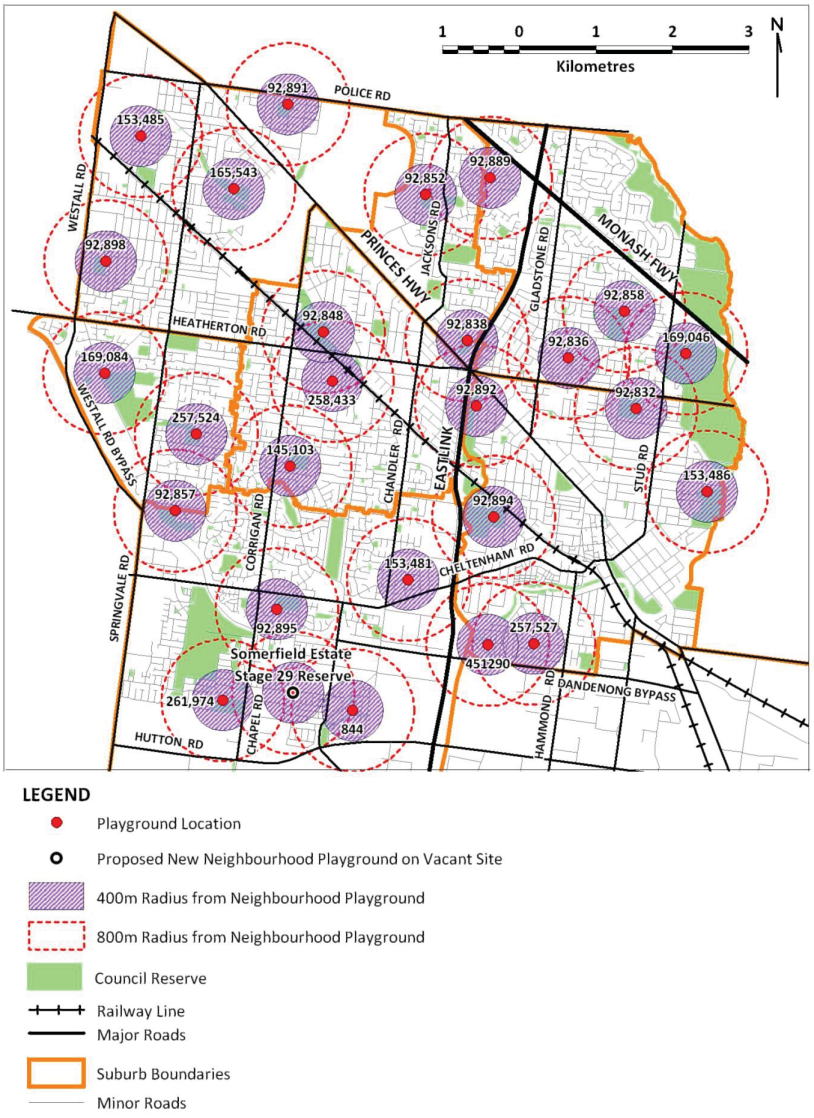
Table 6: List of Neighbourhood Playgrounds

Code*	Playground	Suburb
92832	J.C. Mills Reserve	Dandenong
153486	Robert Booth Reserve Nth	Dandenong
92894	Greaves Reserve	Dandenong
261965	Fotheringham Reserve Nth	Dandenong
-	**New Site - Central Dandenong**	**Dandenong**
451290	Meridian Reserve	Dandenong South
257527	Noreen Cox Reserve	Dandenong South
92858	Lois Twohig Reserve	Dandenong North
92889	Bakers Rd Reserve	Dandenong North
92836	Menzies Ave Reserve	Dandenong North
169046	Dandenong Wetlands	Dandenong North
153481	Haldane St Reserve	Keysborough
92857	Coomoora Reserve	Keysborough
92895	Keysborough Reserve	Keysborough
261,974	Hidden Grove	Keysborough
-	**New Site - Somerfield Estate Stage 29 Reserve**	**Keysborough**
844	Somerfield Drive North Reserve	Keysborough
145103	Noble Park Reserve	Noble Park
92848	Ross Reserve Central	Noble Park
258433	Copas Park	Noble Park
92852	G.J. Duggan Reserve	Noble Park North
92838	Oakwood Park	Noble Park North
165543	Warner Reserve Central	Springvale
92891	Edinburgh Rd Reserve	Springvale
92898	Norman Luth Reserve	Springvale
153485	Glendale Reserve	Springvale
-	**Springvale Activity Centre**	**Springvale**
169084	Spring Valley Reserve	Springvale South
257524	Alex Nelson Reserve	Springvale South

** The "codes" above correspond with the "Proposed Neighbourhood Playground Network" distribution map at Figure 3.*

4.3.3 Playground Strategy and Action Plan 2013 - 2023 Six Year Review of Progress (Cont.)

Figure 3: Proposed Neighbourhood Playground Network



*** This distribution map should be read in conjunction with the playground "codes" specified in the "List of Neighbourhood Playgrounds" at Table 6.*

2.6. Local Playgrounds Network

Local playgrounds are small scale, junior play facilities, generally catering for children less than eight years of age. They are, as the name suggests, easily accessible playgrounds catering for the local community. These playgrounds may be located on any size reserve and will generally be designed and constructed using standardised, off-the-shelf play equipment. Most of the visitors to these playgrounds will be local residents living within a 5 to 10 minute easy walking distance of their homes. Where possible, and where locations of reserves permit, each local playground will have a catchment radius of approximately 400 to 500 metres.

There are 74 local playgrounds proposed for Greater Dandenong as outlined in the following table and distribution map (Figure 4). Five new local playgrounds are proposed on vacant sites as set out below.

- Thomas Street (Noble Park) – The 2004 Playground Strategy recommended that, in the long term, a new playground be installed at Thomas Street reserve in conjunction with the removal of a nearby local level playground at Avard Court. It was considered preferable to install a playground at Thomas Street Reserve rather than redevelop the existing play facility at Avard Court because Thomas Street Reserve is more accessible, is located near a school and is adjacent to an aged care facility. This proposal is still considered appropriate and will be undertaken as part of the implementation of this strategy.
- Two new local level playgrounds are proposed in Springvale (Davis Way and Springvale Reserve) to facilitate a more equitable distribution of playgrounds in this suburb. The Davis Way playground will serve the new residential infill development in this area, while the playground at Springvale Reserve will increase the number of local play opportunities available north of the railway line.
- Two local level playgrounds will be installed by developers as part of the development of the Somerfield Estate in Keysborough. Following their installation, Council will maintain and manage these facilities.

Examples of local level playgrounds in Greater Dandenong



Keneally Street (Metro 3175), Dandenong South: Installed in 2007, this local playground facility is targeted to younger age children. The playground contains a mix of equipment encouraging active and social play. It demonstrates a contemporary, colourful design and is adjacent to a shaded picnic and BBQ area.



Luxford Reserve, Noble Park:
Installed in 2010, this playground illustrates the play activities and equipment that will typically be provided in a local level playground. Using standardised play equipment, these playgrounds will offer a range of physical and social play activities. In this case, the colour palette was selected to compliment the natural park setting.

4.3.3 Playground Strategy and Action Plan 2013 - 2023 Six Year Review of Progress (Cont.)

Table 7: List of Local Playgrounds

Code*	Playground	Suburb
92842	Thomas P. Carroll Reserve	Dandenong
92873	Gardiner Reserve	Dandenong
153487	Robert Booth Reserve Sth	Dandenong
153489	Falkiner Reserve	Dandenong
145111	Downard Pittman	Dandenong
169086	Apex Park	Dandenong
261,979	McFees Rd	Dandenong
92853	Gerard St Reserve	Dandenong
145069	Fotheringham Reserve Sth	Dandenong
92830	Dawn Ave Reserve	Dandenong South
261,977	Keneally Street (Metro 3175)	Dandenong South
92888	George Andrews Reserve	Dandenong South
92876	Kandra St Reserve	Dandenong North
92854	Golding Court Reserve	Dandenong North
92881	Rawdon Hill Drive Reserve	Dandenong North
92871	Currajong-Illawarra Reserve	Dandenong North
145068	Fillmore Reserve	Dandenong North
92878	Manks Ct Reserve	Dandenong North
92886	Tirhatuan Park (Somerset Dr)	Dandenong North
92835	McKeon Circuit Reserve	Dandenong North
92885	Thornton Ct Reserve	Dandenong North
153480	Purley Reserve	Dandenong North
165547	Dunern Reserve	Dandenong North
153484	Simpson Drive Reserve	Dandenong North
165546	Booth Cres Reserve	Dandenong North
169087	Briarhurst Ave Reserve	Dandenong North
92851	Blackmore-Madison Reserve	Dandenong North
92874	Gately Reserve	Dandenong North
92833	Keysborough Parish Church Grounds	Keysborough
92834	Markham Ct Reserve	Keysborough
92905	Geoffrey Carson Reserve	Keysborough
92875	Henderson Rd Reserve	Keysborough
165544	Bergen St Reserve	Keysborough
254543	Bilbungra Drive Reserve	Keysborough
92861	Rosene Ct Reserve	Keysborough
257525	Roth Hetherington Gardens	Keysborough
260960	Maralinga Reserve	Keysborough
261,978	Lake View Boulevard Reserve	Keysborough
261,976	Donnici Drive Reserve South	Keysborough
456045	Church Reserve	Keysborough
-	**New Site - Somerfield Estate Stage 24 Reserve**	**Keysborough**
-	**New Site - Somerfield Estate Stage 12 Reserve**	**Keysborough**
155180	Leon Trembath Reserve	Noble Park
92850	Naomi Ct Reserve	Noble Park
-	**New Site - Thomas St**	**Noble Park**

4.3.3 Playground Strategy and Action Plan 2013 - 2023 Six Year Review of Progress (Cont.)

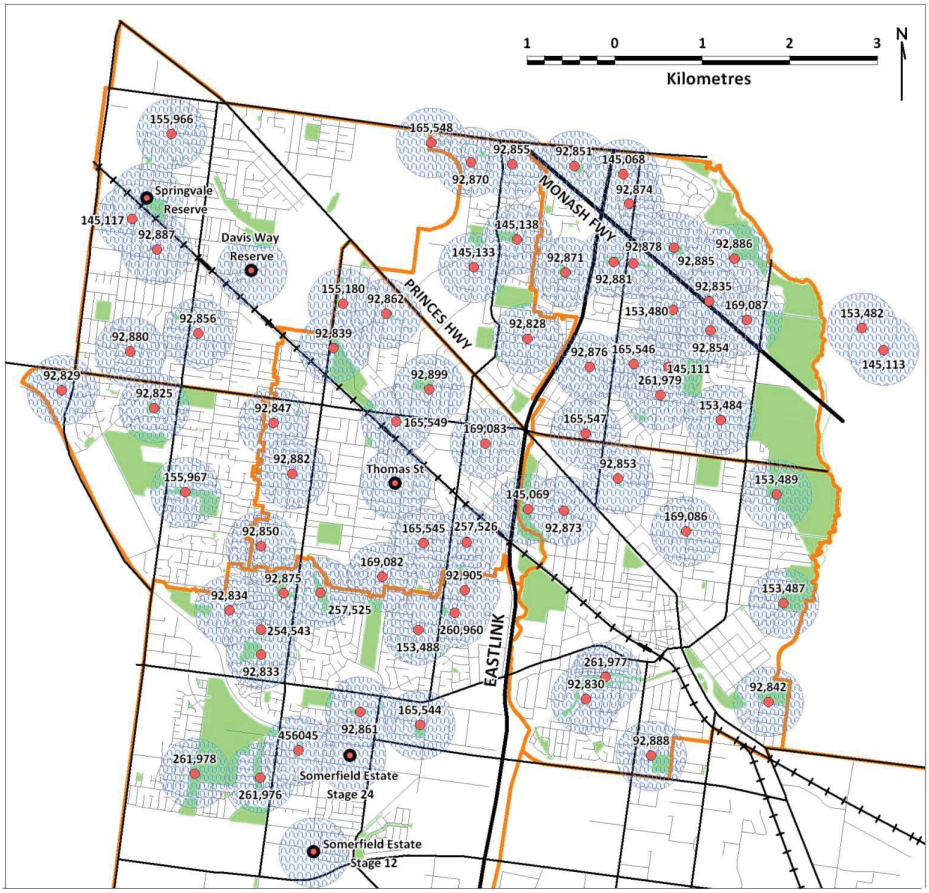
92839	Ross Reserve Nth	Noble Park
92862	Bowmore Reserve	Noble Park
92899	Parkfield Reserve	Noble Park
92882	Sandra Ave Reserve	Noble Park
153488	Kinnoul Ave Reserve	Noble Park
165545	Charnfield Cres Reserve	Noble Park
165549	Mills Reserve	Noble Park
169082	Greenglade Ct Reserve	Noble Park
169083	Edith McPherson Reserve	Noble Park
257526	Kiwanis Park	Noble Park
92847	Luxford Reserve	Noble Park
165548	Nimbin Reserve	Noble Park North
145133	Timberglade Drive Reserve	Noble Park North
92828	Coolivan Reserve	Noble Park North
92855	Shelton Reserve	Noble Park North
145138	W.J. Turner Reserve	Noble Park North
92870	Brown Rd Reserve	Noble Park North
92856	Springvale Civic Centre	Springvale
-	**New Site - Davis Way Reserve**	**Springvale**
92880	Olinda Ave Reserve	Springvale
145117	Regent Reserve	Springvale
-	**New Site - Springvale Reserve**	**Springvale**
92887	Victoria Ave Reserve	Springvale
155966	Mile Creek Reserve	Springvale
92829	Corio Drive Reserve	Springvale South
92825	Amersham Ave Reserve	Springvale South
155967	Springvale Sth Reserve	Springvale South
153482	Police Paddocks Reserve (North)	Endeavour Hills**
145113	Police Paddocks Reserve (South)	Endeavour Hills**

* *The "codes" above correspond with the "Proposed Local Playground Network" distribution map at Figure 4*

** *Council currently manages two local level playgrounds in Police Paddocks (Endeavour Hills), which are located on Parks Victoria land, within the City of Casey. Council currently has a leasing arrangement with Parks Victoria for this land, which also includes softball and soccer facilities. Council is responsible for maintaining and redeveloping these playground facilities while this lease arrangement is in place. For this reason, the 2013 Playground Strategy and Action Plan includes these two facilities, despite that they are located outside the municipality.*

4.3.3 Playground Strategy and Action Plan 2013 - 2023 Six Year Review of Progress (Cont.)

Figure 4: Proposed Local Playground Network



LEGEND

- Playground Location
- Proposed New Local Playground on Vacant Site
- 400m Radius from Local Playground
- Council Reserve
- Suburb Boundaries
- Railway Line
- Major Roads
- Minor Roads

*** This distribution map should be read in conjunction with the playground "codes" specified in the "List of Local Playgrounds" at Table 7.*

2.7. Proposed Playground Removals

Four existing playgrounds have been identified across the City as candidates for retirement over time. These proposed removals represent a minor redistribution of playgrounds across the City, in an effort to improve fairness of access to facilities. The playgrounds proposed for retirement currently offer poor play value and are close to other reserves and playgrounds which will be able to better accommodate superior play facilities. The proposed removals will offset the proposed installation or expansion of playgrounds at nearby sites.

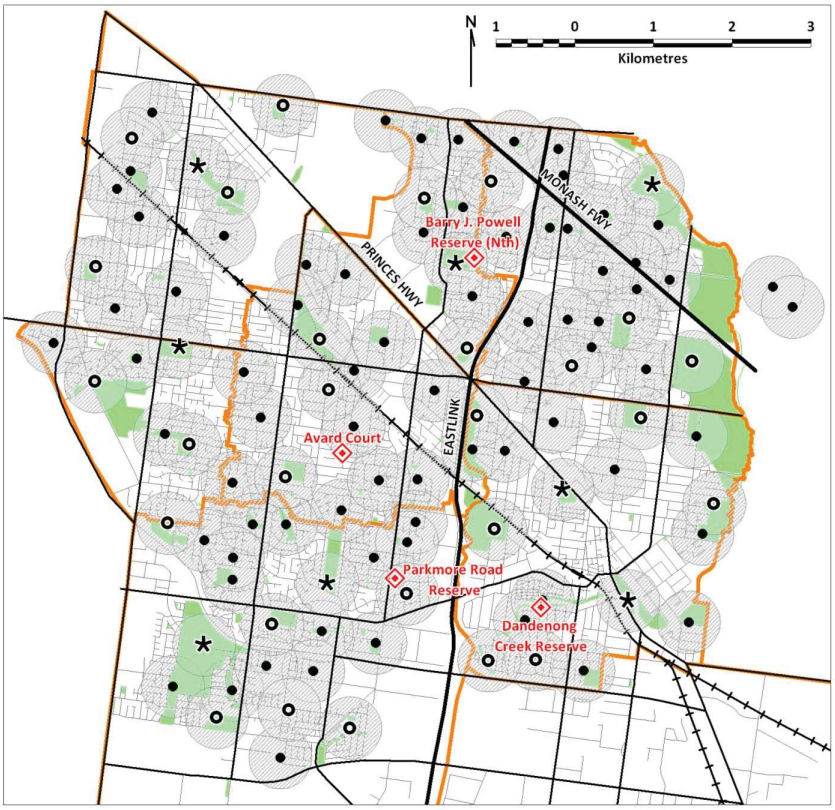
This redistribution will ensure that Council maintains a manageable number of good quality playgrounds (in terms of the capital upgrade and maintenance costs); thus, enabling the installation of eight new playgrounds on vacant sites and the achievement of an overall net gain of four playgrounds. The reasons for their removal have been explained in Table 8, and their locations identified in Figure 5.

Table 8: Proposed Playground Removals

CODE	PLAYGROUND	KEY COMMENTS
92840	Dandenong Creek Reserve (Dandenong South)	Located on the south side of Dandenong Creek, this is one of the City's oldest playgrounds. It has limited play equipment and offers a very poor quality play experience. A new playground was installed in 2007 on the north side of Dandenong Creek at Keneally Street Reserve to service the new residential development, Metro 3175. The Keneally Street playground, offers a superior play experience (with a greater range of play activities available) as well as an extensive shaded BBQ and picnic area. It is proposed to remove the aging Dandenong Creek Reserve playground once the Allan Street Bridge is constructed, as this bridge will provide residents south of Dandenong Creek direct access to the playground facility at Keneally Street Reserve.
145110	Parkmore Road Reserve (Keysborough)	This playground is proposed to be removed in conjunction with a major upgrade of the nearby local level playground at Haldane Reserve. The removal of Parkmore Road Reserve Playground will enable the redevelopment of Haldane Reserve playground to a neighbourhood standard, thus resulting in improved play opportunities for local residents.
92867	Avard Court (Noble Park)	At present, only a swing remains at the Avard Court playground. It is proposed to remove this remaining structure at Avard Court in conjunction with the installation of a brand new playground at the nearby, and more accessible, Thomas Street Reserve.
153483	Barry J. Powell Reserve Nth (Noble Park North)	Barry J. Powell Reserve currently contains two playground facilities (a local and neighbourhood playground). Similar to Dandenong Park, it is proposed to remove the local level playground to the north of Barry J. Powell Reserve and redevelop and expand the playground to the south of the reserve to a district level facility. Its removal is subject to the outcome of master planning for Barry J. Powell Reserve.

4.3.3 Playground Strategy and Action Plan 2013 - 2023 Six Year Review of Progress (Cont.)

Figure 5: Proposed Playground Removals



LEGEND

- District Playground
- Neighbourhood Playground
- Local Playground
- 400m Radius from all Playgrounds
- Council Reserve
- Suburb Boundaries
- Railway Line
- Major Roads
- Minor Roads
- Proposed Playground Removals

2.7.1. Protocol for Removing Playground Equipment

Coordination

The removal of playgrounds will be co-ordinated with the upgrade of specific nearby playgrounds or, in the case of Dandenong Creek Reserve, improved access to a nearby, existing playground (as outlined in Table 8). This will ensure that playgrounds nominated for removal are only dismantled following the upgrade of an adjacent playground. In some instances, a playground nominated for removal will not be removed for many years, as the nearby playground may not be scheduled for an upgrade for a number of years. Moreover, Council officers will assess playground usage levels prior to removing playground equipment.

Compensatory Park Improvements

The removal of a playground from a reserve does not mean that the park or reserve will be abandoned by Council. There are already many small parks across the City that do not contain playgrounds that are valuable open spaces to the local community.

Prior to removing a nominated playground from a park, a sketch landscape design will be undertaken to plan possible future improvements to the park. Some parks may require new paths, some seats or picnic benches. Other parks may be better suited to tree planting and reinstating the area left by the playground to provide a good quality kick-about or "muck around" space which may not have been possible when the playground was on the site. In short, the designs for the parks would be tailored to the needs of the local area and the local park conditions. These park improvements will be timed to occur immediately or shortly after a playground has been removed.

Consultation

Prior to the dismantling of a playground, local residents surrounding the park will be notified of the playground removal, with the reasons and rationale for Councils actions clearly explained. The residents will also be notified of likely landscape improvement works that will occur in the park once the playground is removed to ensure that they are given an opportunity to comment on these park improvement plans.

3. PLAYGROUND DESIGN AND MANAGEMENT GUIDELINES

This section summarises the design philosophy that will underpin the development and renewal of all playground facilities in the city. These *Playground Design and Management Guidelines* establish the minimum design standards for all new and upgraded playgrounds and will guide the development and maintenance of playgrounds over the next 10 to 20 years. It can be read and used separately from the rest of the strategy as a working reference for all relevant staff.

These guidelines have been developed around the following themes, with consideration to maintenance implications:

- Standards and Risk Management Guidelines.
- Play Value
- Community Safety
- Accessibility – All Abilities Play
- Play Setting Whole Park Design
- Community consultation
- Solar radiation
- Integrated Artwork
- Playgrounds Directly Provided by Developers
- Environmental Considerations
- Urban Playgrounds
- Teenage Activities
- Playground Facilities that aren't Council owned or managed

Each theme commences with a discussion on the key issues, followed by a policy response to guide the design and management of all Council's playgrounds (regardless of their classification in the playground hierarchy). Where appropriate, specific guidance for district, neighbourhood and local playgrounds is provided. A summary of the key characterises of district, neighbourhood and local playgrounds is outlined earlier in this document in Table 3.

These guidelines seek to improve the overall quality of the play experience and environment, and at times refer to provision of general park infrastructure, artwork or other facilities that go beyond the scope of the playground renewal or development. Therefore, these recommendations should be read in conjunction with the *Park Development Standards* (contained in *the Open Space Strategy,* 2009), which guides the provision of park infrastructure and facilities across the open space network. The *Park Development Standards* generally take the approach that the larger the catchment of the park (or the number of park users it is expected to serve); the greater number of facilities and activities the park will contain.

The cost for some supporting infrastructure, such as an access path to the playground, adjacent seating and possibly some perimeter planting, can be absorbed in the *Playground Development Action Plan* (which will underpin the *Playground Renewal and Upgrade Program* within Councils annual CIP budget). However, other park infrastructure that go beyond the immediate play environment or are not essential to the functioning of the playground, will be provided via Council's *Park Improvement Program*. Where possible, park improvement projects will be timed to occur in conjunction with the playground redevelopments. Ultimately, the budget allocations for the playgrounds development and park improvement program must be balanced against other council projects and commitments. Ideally, the playground redevelopment and park improvement project will be timed to occur in the same financial year.

3.1. Standards and Risk Management

Key Issues - Standards and Risk Management

Playground Standards

National Standards and international standards for the design, siting and construction of playgrounds is a continually evolving area and there is also debate within the Australian playground industry regarding the appropriate interpretation and application of standards. The City of Greater Dandenong currently utilises a concise design specification developed by an external expert to clarify certain aspects of and build upon current Australian Standards.

While the application of playground standards can have a tendency to reduce the play value and individuality of playgrounds they are an important guide to ensuring well constructed and safe playground facilities for both children and carers. Appropriate use of standards is important to Council ensuring that it manages its duty of care to users of playground facilities and reduces the likelihood of claims due to injury.

The proper application of current Australian standards and ongoing risk management procedures is currently, and will continue to be, paramount to the installation and maintenance of safe playgrounds within the City of Greater Dandenong.

Council currently carries out regular inspection and maintenance audits of all playgrounds in the City, in accordance with Australian Standards. This is to ensure public safety is maintained and improved and to reduce risk to Council in terms of litigation. In general inspections are carried out and resourced as follows:

- Regular daily, fortnightly and monthly inspections of playgrounds (depending on playground size and location) on a rotational basis. Playground equipment is checked in terms of structural integrity, functionality and safety, with minor repairs carried out on site immediately. Soft-fall mulch levels are also monitored and topped up as required. More significant items are logged for action, and if necessary, damaged areas cordoned off to the public until repairs can be made.
- Six monthly audits of all playgrounds are undertaken by an external playground safety expert. The playground inventory is updated and safety related recommendations for improvements / rectifications are made to Council for prioritised action.
- Parks staff also regularly monitor play areas for syringes, glass, rocks and other potentially dangerous materials and remove them as required.

It is not generally the role of risk management and a maintenance audit program to assess play value and quality and make follow-up recommendations regarding the improved and innovative facilities design.

Policy Response – Standards and Risk Management

Council will apply the most current and best accepted industry standards and specifications to the design, siting, construction and maintenance of playgrounds throughout the City of Greater Dandenong.

From time to time, Council may introduce additional design standards to clarify or improve upon current Australian standards. Where Council develops standards and specifications of its own, these shall not contradict or contravene Australian Standards. Where Council standards may impact on public safety they shall be assessed by an independent expert in the field, external to Council, prior to being implemented.

All playgrounds are audited every six months by an external playground safety auditor to ensure they comply with Australian Standards. District, neighbourhood and local playgrounds are also inspected on a weekly, fortnightly and monthly basis respectively by trained Council staff.

3.2. Play Value

Key Issues – Play Value

Unstructured play is essential for children's physical, social, cognitive and emotional development. While play is basically a fun activity, it is also a primary way in which children learn about themselves, others and their world.

> *Through play children develop qualities necessary in adulthood, such as:*
>
> - problem solving;
> - independence;
> - self awareness;
> - creativity;
> - resilience;
> - spatial knowledge; and
> - flexibility to deal with change.
>
> *(DPCD 2007)*

Well designed public playgrounds provide diverse opportunities for children to build these skills. Playgrounds offering high quality play experiences will:

- provide opportunities for children to engage in physical, cognitive and social play, regardless of a child's age, capability or developmental stage;
- offer challenging and fun physical play including climbing, jumping, crawling, swinging, balancing, hanging and running;
- provide stimulation of the mind through free, explorative and imaginative play or encourage fantasy or role play through a themed play environment;
- include opportunities for natural and sensory play;
- enable interaction and utilisation by children of all ages, backgrounds and abilities;
- contain equipment and surrounding infrastructure that encourages interaction from and with carers;
- contain a diversity of play activities and settings within the one play space;
- provide play structures and equipment that enable "play from all sides and all levels" (or 360 degree and multi-level play) and allow children to manipulate their play environment, such as through movable features or parts;
- seamlessly integrate thematically or physically (via path networks) with other park activities, such as skate parks, basketball rings or sports facilities.

Play equipment is limited in that it only inspires play; it should not overtly direct play activity or limit children's imaginations to explore on their own. Everything should not be explained and demystified for them.

> *Play is not only physical, and play spaces are usually only the means to an end for children to use imagination and a range of other skills to create their own 'play experience'.*
>
> *(DPCD 2007)*

An over-reliance on off-the-shelf play equipment can lead to a boring play environment. Incorporating custom designed play structures, integrated artwork and natural elements (such as logs, planting, boulders, mounds and water features etc.) into these standardised playground settings can inspire creative and sensory play responses.

4.3.3 Playground Strategy and Action Plan 2013 - 2023 Six Year Review of Progress (Cont.)

The entertainment value of a playground often depends on the number of children using a playground. Opportunities for social or group play is therefore critical in the success of a playground and should be designed with this in mind.

Using examples from Greater Dandenong and across Melbourne, the following pages illustrate how these design principles can be integrated into larger scale district and neighbourhood playgrounds.

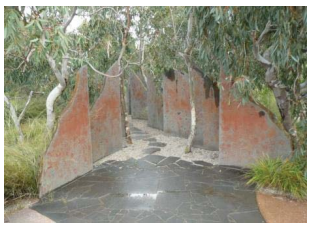
Examples of Challenging and Active Play in Greater Dandenong: a range of climbing frames at Rawdon Hill Reserve (Dandenong North) Timberglade Drive Reserve (Noble Park North) and Hemmings Park (Dandenong) and Council's iconic adventure playground in Burden Park (Springvale).







Incorporating natural and sensory play features: Birrarung Marr playground (Melbourne – City of Melbourne), Alma Park (St Kilda East – City of Port Phillip) and Children's Garden (Royal Botanic Gardens – City of Melbourne) and sound play at Church Reserve (Keysborough – City of Greater Dandenong).




4.3.3 Playground Strategy and Action Plan 2013 - 2023 Six Year Review of Progress (Cont.)

Encouraging cognitive play: - A red model train and giant elephant climbing frame at Bayswater Park playground (Bayswater – The City of Knox)





Social gathering places and social play activities – Keneally Street (Dandenong - City of Greater Dandenong), Hays Paddock (Kew East - City of Boroondara), Wombat Bend (Templestowe Lower – City of Mannigham) and Fotheringham Reserve North (Dandenong, City of Greater Dandenong) playgrounds









Policy Response- Play Value

Playground designs and play equipment will be selected to ensure the highest possible play value is provided at all playgrounds in the City of Greater Dandenong, within available resources. It is recognised that the greater dollar amounts available for district and neighbourhood playgrounds will mean that these facilities will provide a higher degree of play value than is able to be achieved at local level playgrounds.

Play equipment and playground designs shall be chosen to provide for and encourage:

- participation by a diverse range of children of various ages and developmental stages, as well as children and carers with disabilities;
- a range of play activities within each playground to maximise variability in child's play behaviour;
- fun and unique play experiences, stimulating and challenging both the mind and body;

- unstructured, experimental, explorative and imaginative play, enabling children to experience a sense of discovery and surprise in the City's playgrounds;
- a variety of play environments including custom designed play settings and structures offering adventure play opportunities and sensory and natural play experiences;
- themed play environments to encourage creative, dramatic or fantasy role play;
- integration with other facilities and recreational activities within the reserve and, where appropriate, the playground theme should celebrate the qualities and values of the park;
- social interaction and co-operation among children from diverse age groups, backgrounds and abilities;
- the manipulation of the play equipment and features in a variety of ways;
- interaction from and with carers through well designed and located equipment and supporting infrastructure;
- "cubby spaces" that enable children to retreat and hide; yet are still visible to carers to enable easy supervision;
- multifunctional, multipurpose equipment that can be utilised differently by children of different ages and development capacities, and
- play structures and equipment that enable 360 degree play and multi-level play – "play from all sides and all levels."

Playground equipment choice shall respond to community ideas as part of the recommended consultation process for each playground type.

District level and higher order neighbourhood playgrounds should incorporate custom designed equipment to facilitate unique play experiences and environments. Local level and neighbourhood playgrounds are likely to rely on standard, off-the-shelf play equipment. Efforts will be made to ensure that there is a variation of play equipment utilised across the playground network.

District Playground Design Guidelines:

District playgrounds shall be custom designed, premium playgrounds, providing for:

- a large and diverse number of play activities or events (70+) stimulating and challenging both the mind and body;
- large scale themed environments, through unique, innovative, custom designed play structures and equipment (though this can be supplemented with standard equipment as appropriate);
- utilisation by children of diverse age groups (ranging from 2-14 years of age) and abilities, including children with a broad range of physical, social and emotional disabilities, and
- integrated landscaping and the incorporation of natural elements (such as logs, boulders, water features, mounds etc.) both within and around the playground to inspire natural or sensory play.

Neighbourhood Playground Design Guidelines:

Neighbourhood playgrounds shall consist of more standardised elements / equipment drawn from a mix of manufacturers and using a range of materials. They shall provide for and include:

- at least 30+ different play activities or events stimulating and challenging both the mind and body;
- specifically themed play using themed equipment;
- individually designed / and unique elements where possible;
- be suitable for diverse age groups ranging from 2-13 years of age, and
- integrated landscaping and the incorporation of natural elements (such as logs and boulders etc.) around the playground to inspire natural or sensory play.

Local Playground Design Guidelines:

Local playgrounds shall be standardised facilities (not withstanding requirements for play value, accessibility etc.). Local playgrounds will primarily be suitable for junior age groups ranging from 2-8 years of age. They shall provide for and include:

- At least 15+ different play activities or events stimulating and challenging both the mind and body.
- Themed play using themed equipment.
- Perimeter planting/screening.

3.3. Community Safety

Key Issues – Community Safety

A shared community priority identified during the Imagine 2030 consultation is:

> *Feeling and being safe – Safety in streets and public places and improving perceptions of safety.*

Council officers and playground designers need to consider community safety in the design and siting of playgrounds and associated facilities. The community should expect to be able to access play areas without encountering crime, drug use and vandalism or feeling threatened.

The Victoria Police and Victorian Department of Justice (and other equivalent bodies Australia wide) are encouraging all designers and public officers to ensure the design and siting of public facilities take on board and utilise *Crime Prevention Through Environmental Design* (CPTED) principles.

CPTED assumes that that the physical environment can be changed or managed to produce behavioural effects that will reduce the incidence and fear of crime. It aims to reduce the opportunity for specific crimes (or undesirable or threatening behaviour to occur). For instance, features that legitimise users of a space feel safe, (such as a busy picnic ground) can make abnormal or illegitimate users of the same space feel unsafe in pursuing undesirable behaviours (like stealing from motor vehicles).

The *Safer Design Guidelines for Victoria* (DSE and Crime Prevention Victoria, 2005) provides practical design suggestions to improve safety and perceptions of safety in public places. With regards to parks and open space the guidelines suggest the following:

- Maximise natural surveillance of parks and open spaces to encourage use and support people's perceptions of safety.
- To encourage use of parks and open space by a range of users at all times of day to improve the quality of life for the community and improve perceptions of safety in public places.
- To ensure landscaping maintains sightlines of paths in parks and open spaces and allows for natural surveillance.

Policy Response – Community Safety

Council will seek to design and upgrade all playgrounds using appropriate CPTED principles and relevant guiding documents such as *Safer Design Guidelines for Victoria (*DSE and Crime Prevention Victoria, 2005).

Council will seek to foster the enjoyment of playgrounds in a safe, enjoyable and comfortable environment for legitimate users by designing and upgrading all playgrounds using appropriate CPTED principles.

Basic CPTED principles which should be addressed as part of the playground (and whole park) design process include:

- Environment – a design or location decision that takes into account the surrounding environment and minimises the use of space by conflicting groups;

- Image / Maintenance – ensuring that a building or area is clean, well-maintained, and graffiti free.
- Territoriality – fostering stake holders (community) interaction, vigilance, and control over their environment.
- Informal Surveillance – maximising the ability to spot suspicious persons and activities by ensuring good sightlines / visibility.
- Activity Support – encouraging the positive intended use of public spaces by members of the public.
- Creating Hierarchy of Spaces – identifying ownership by delineating private space from public space through real or symbolic boundaries.
- Access Control / Target Hardening – using physical barriers, security devices and tamper-resistant materials to restrict entrance to a space or damage to structures.

The *Safer Design Guidelines for Victoria* (DSE, Crime Prevention Victoria 2005) guidelines suggest the most optimal location for playgrounds should:

- *[Be] visible from neighbouring streets, houses, schools and other buildings;*
- *Have active frontages on at least three sides to provide natural surveillance.*
- *[Be located] where they are clearly visible from surrounding properties and streets. Install see-through fencing to control access and prevent children from roaming while still providing visibility from the street and surrounding area.*

3.4. Accessibility and All Abilities Play

Key Issues – Accessibility and All Abilities Play

Local government is responsible for ensuring that all of its activities related to its infrastructure areas are as accessible as possible to, and consider the needs of, people with disabilities. The 1992 Federal Disability Discrimination Act (DDA) seeks to:

- *Eliminate, as far as possible, discrimination against persons on the ground of disability;*
- *Ensure, as far as practicable, that persons with disabilities have the same rights to equality before the law as the rest of the community; and*
- *Promote recognition and acceptance within the community of the principle that persons with disabilities have the same fundamental rights as the rest of the community.*

The DDA provides protection for everyone in Australia against discrimination based on disability. The DDA makes it unlawful to discriminate in the provision of foods, services or facilities against people on the basis that they have had, or may have, a disability. The Act also makes it unlawful to discriminate against an associate of a person who has a disability. Their definition of disability includes disabilities which are physical, intellectual, psychiatric, sensory (e.g. a hearing or vision impairment), neurological, learning related, physically disfiguring and the result of a disease causing organism.

Playground designs should minimise frustration to children caused by inappropriate design while maximising diverse play opportunities and social interactions between children, and carers and children. *The Good Play Space Guide* (DPCD 2007) states:

Children with a disability may find it more difficult to:

- *Communicate with other players;*
- *Engage in play for long periods;*
- *Be spontaneous;*
- *Draw on all senses to learn;*
- *Physically do many activities;*
- *Develop the skills to join in games;*

4.3.3 Playground Strategy and Action Plan 2013 - 2023 Six Year Review of Progress (Cont.)

- *Play with other children without adult supervision; and*
- *Access nature and the multi-sensory stimulation it provides.*

Therefore, the guide recommends that universal design principles should underpin the design and development of all play facilities, to enable their use by children and carers of all abilities. The guide provides the following definition for universal design:

> *Universal design means that environments, services and products are useable and accessible for people of any age and ability. Universal design improves the quality of life for everyone. Conventional design caters for the 'average' person, while universal design recognises that people have a range of capabilities.*

The Centre for Universal Design (1997) outlines seven principles of Universal Design:

- *Equitable Use – The design is useful and marketable to people with diverse abilities.*
- *Flexibility in Use - The design accommodates a wide range of individual preferences and abilities.*
- *Simple and Intuitive Use - Use of the design is easy to understand, regardless of the user's experience, knowledge, language skills, or current concentration level.*
- *Perceptible Information - The design communicates necessary information effectively to the user, regardless of ambient conditions or the user's sensory abilities.*
- *Tolerance for Error - The design minimises hazards and the adverse consequences of accidental or unintended actions*
- *Low Physical Effort - The design can be used efficiently and comfortably and with a minimum of fatigue.*
- *Size and Space for Approach and Use - Appropriate size and space is provided for approach, reach, manipulation, and use regardless of user's body size, posture, or mobility.*

These principles offer designers guidance to better integrate features at the outset that meet the needs of as many users as possible and consequently, people with disabilities.

Unfortunately, the application of "universal design" principles is often narrowly focused on wheelchair access. *The Good Play Space Guide: "I can play too"* (DPCD, 2007) clearly articulates how different disabilities may affect a child's ability to access and utilise a play space and offers numerous targeted design solutions to maximise accessibility and play value. This has been summarised below in Table 9.

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Table 9: Design Principles for Children with a Disability

Possible Impact on a Child's Ability to Access and Utilise a Play Space	Design Principles
Children with Vision, Hearing or Other Sensory Impediments.	
Impairments to vision, hearing and touch have several implications for children's access to play, depending on their severity and whether children have a combined sensory loss. Children with varying degrees of sensory loss may be affected in their ability to communicate with others, balance, navigate a play space and find and use activities that interest them. They may also be more vulnerable to some hazards.	• Use different textures, tactile indicators or strong colour cues on paths, steps and level changes to improve legibility and help children find different play activities. • Construct paths with raised edges, patterns and textures on paths which meet at right angles (instead of curves) to assist children who use canes to position themselves and gain a sense of direction. • Provide hand grips with high luminance contrast to help children orientate around a space. • Incorporate sensory play activities involving sound, texture, light, movement. • Consider using ramps to elevated areas (rather than ladders or stairs) to assist children with difficulties balancing.
Children with a Range of Intellectual and Cognitive Abilities	
Children with intellectual or cognitive impairments may have difficulties perceiving a challenging situation or potential hazard in a play space. They may find it difficult 'reading' social situations, so they may find it harder to play with a group or create their own imaginative play. Sometimes children who are physically older enjoy activities typically provided for younger children and, therefore, require larger seats or equipment.	• Provide a good range of physical challenges, balancing and stepping activities so all children can find their own level of comfort with height and movement. • Provide adult-sized seats on play components to allow older children to use them. • Consider making elevated decks reachable by stairs and ramps (in addition to more challenging climbing equipment) to enable a greater range of children to access elevated activities. • Define clear boundaries to the play space (via fencing, vegetation etc.) • Provide good protection from falls, especially at the openings on elevated decks (including additional handgrips, a change of direction before encountering the opening, or a hurdle or a barrier over which children must climb before they can exit the deck). • Provide items and activities side-by-side (e.g. double slides, two-seater rockers, two steering wheels at a time). • Provide 'retreat spaces' where a frustrated child can have 'time out' with dignity.
Children with a Range of Physical Abilities	
Different types of physical ability that need to be considered when designing play spaces are: • ambulant (i.e. able to walk) but possibly with some balance impairment and needing physical support such as rails; • ambulant, and using mobility aids such as walking frames or sticks; • dependant on a wheelchair, and including those needing support	• Provide elements which are easy to manipulate for creative play and do not require great physical strength or fine motor skills. This may include: • wheels, spinning items and steering wheels with spokes or knobs to grasp; • play panels and musical instruments which can be struck and continue to move for some time; • musical elements such as gongs, chimes and large key pianos, and • levers, pulleys and other gadgets.

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Possible Impact on a Child's Ability to Access and Utilise a Play Space	Design Principles
in sitting and head control; • restricted in the use of their arms and hands. Limited ability to move freely often affects independence, access and participation. It also limits which parts of a play space a child can use, and the speed at which they can move around and play with a group. For children who use mobility aids such as sticks, wheelchairs or walking frames, there are minimum requirements for them to be able to fit into spaces. Designs may also need to accommodate someone to assist them. Frailty and limited muscle control affects some children's stamina, balance and coordination. They may need more support and time to use certain activities, and spaces to relax or gain their composure at intervals during play. Children who are frail or have limited muscle control are more vulnerable to being knocked down by others. Some children who have physical impairments may also have a sensory or intellectual disability.	• Consider the degree of exertion required to reach special parts of a play space. Hand rails and grips on ramps, access ways and some play equipment provide added security for children with limited balance or muscle control. • Easily-negotiated choices of route within climbing structures up to elevated levels, including ramps, wide step decks, flat treads and stairs. • Back support and good handgrips on swings, spring rockers/ see saws, rocking and spinning items and sand pit edges to assist children with limited muscle control to sit independently, hang on or get on and off safely. For children using wheelchairs, provide: • A seamless path of travel (including impact absorbing 'wheelable' surface) into the park and to the play space from the footpath, street or car park into social areas (i.e. picnic shelters, BBQs) and into the play space and to a choice of key play activities. • Items that can be reached or manipulated from a wheelchair such as a shelf, shop counter, steering wheels, drinking fountains, musical items, speaking tubes and other play things. • Sufficient space to manoeuvre/turning spaces for wheelchair use. • Adequate space to park the wheelchair or mobility aid at activities such as at swings and beside climbing structures. • Access to natural elements such as dirt, sand, flowers, wildlife. • A variety of swing types that can accommodate a wheelchair; or are low enough and stable enough to transfer onto; provide back support; or can be operated by hand.

Source: *The Good Play Space Guide: "I can play too"* (DPCD, 2007), pp 50-57

Since the adoption of the 2004 Playground Strategy, Council has made significant strides in retrofitting older playgrounds to improve accessibility to older play facilities by installing paths to connect the playground to the street or car park and hardstand areas adjacent to the playground (containing picnic areas and seating). Council currently has a number of accessibility seats/swings across the City (including Hemmings Park, Tatterson Park, Dandenong Wetlands and Tirhatuan Park). The City's first liberty swing was installed in Hemmings Park in 2010. Smaller scale play elements designed for children with disabilities in mind (such as an accessible sand play area at Tatterson Park) are also available at some playgrounds. However, many of the City's playgrounds still offer limited play opportunities for children with disabilities.

4.3.3 Playground Strategy and Action Plan 2013 - 2023 Six Year Review of Progress (Cont.)

Examples of play features in the City of Greater Dandenong for children of all abilities: The Liberty Swing at Hemmings Park (Dandenong) (installed 2010), and accessibility seat and accessible sand play area at Tatterson Park (Kesyborough)







Examples of all-abilities playgrounds across Melbourne catering for children of all ages, abilities and developmental stages: Stud Park (Rowville – City of Knox) Bayswater Park (Bayswater – City of Knox), Wombat Bend (Templestowe Lower – City of Manningham) Hays Paddock (Kew East – City of Boroondara) and Carlton Gardens (Melbourne – City of Melbourne)













Policy Response – Accessibility and All Abilities Play

This strategy will compliment and reinforce the recommendations of the City of Greater Dandenong's *An Inclusive Model for Leisure* and the *Disability Action Plan.*

Universal design and the design principles outlined in Table 9 should be considered as playgrounds are developed in the City. This will ensure that accessibility is improved at all playgrounds as they are constructed or upgraded for both persons with or without disabilities. It will also ensure Council is continually striving to comply with the DDA legislation. The principles of universal design can equally be applied to other facets of this strategy, to improve whole park design and play value.

4.3.3 Playground Strategy and Action Plan 2013 - 2023 Six Year Review of Progress (Cont.)

All playground design should cater for children and carers with a range of physical, social and emotional disabilities. All playgrounds should include access paths, platform steps for walking frames and activities at ground and elevated levels stimulating both the mind and body such as sound, sight / colour, and tactile elements. Playground activities and features that specifically cater for children with disabilities should be integrated into the playground design where possible, at both ground and elevated levels, rather than included as "add-on" ad-hoc features isolated to the periphery of the playground and play activity.

Path and wheelchair access should:

- Provide an accessible path of travel from the car park / street to the playground; and
- Be particularly targeted to key activity points and social nodes within playgrounds.

It is recognised that Council has to operate within budgetary constraints. As such, while all playgrounds should maximise accessible design, larger district and neighbourhood playgrounds are likely to offer a greater variety of all abilities play features than local level playgrounds.

District Playground Design Guidelines:

District playgrounds should offer more comprehensive play opportunities and equipment for children with special needs. Elements that could be considered include: accessibility seats, accessible sand play and sensory or musical play features.

District playgrounds will be the most accessible playgrounds in the City and shall:

- Include a 1.8m wide (minimum) compacted gravel access path to the playground with compacted gravel or sealed gathering space adjacent to the playground. 1.8m width allows 2 wheelchairs to travel or pass side by side and comfortably allows a wheelchair to turn.
- Paths constructed will be no greater than 1 in 14 grade and will provide adequate turning spaces and resting platforms for every 7 metre length of path at a 1 in 14 grade.
- Include at least 50% of activities (both ground and elevated levels and integrated utilising universal design principles) which are able to be utilised and accessed by both children and carers with a broad range of physical, social and emotional disabilities.

At the planning stage, the playground design or concept plan will be developed in close consultation with Council's Disability Services and, possibly, an external access consultant.

As already discussed, Council is currently lacking a regional, all abilities playground. It is proposed that the district level playground at Hemmings Park (which contains the City's first Liberty Swing) will be redeveloped as the City's regional all abilities playground.

Neighbourhood Playground Design Guidelines:

Neighbourhood playgrounds should offer play opportunities for children with special needs. Neighbourhood playgrounds will provide an intermediate level of accessibility and shall:

- Include a 1.5m wide (minimum) compacted gravel access path to the playground with a compacted gravel gathering space adjacent to the playground and near accessible play events.
- Include at least 25% of activities (integrated utilising universal design principles) which are able to be utilised by both children and carers with a range of physical, social and emotional disabilities.

At the planning stage, the playground design or concept plan will be developed in consultation with Council's Disability Services.

Local Playground Design Guidelines:

Local playgrounds will provide a minimum level of accessibility, but will still be significantly more accessible than previous local playgrounds. Local playgrounds shall:

- Include a 1.5m wide (minimum) compacted gravel access path to the playground with a compacted gathering space adjacent to the playground and near accessible play events.
- Include as many activities as possible (utilising universal design principles) which are able to be used by both children and carers with a range of physical, social and emotional disabilities.

3.5. Play Setting and Whole Park Design

Key Issues – Play Setting and Whole Park Design

The relationship between a playground and the park in which it is located (no matter how large or small) is an important consideration when aiming to provide quality, integrated and fun recreational and play environments. A park where a playground is located should also be comfortable and aesthetically pleasing so that both children and carers have an enjoyable experience.

Playground design, siting and theme should integrate the playground into the broader park setting and respond to existing character, values, culture heritage and natural environment of that park and local area. Playground design and the manner that it is themed can be literal (e.g. taking on the form and shapes of things such as boats and trains) or purely based around groupings of play activities (e.g. climbing theme, sound theme etc).

Similarly, the layout and configuration of a park should complement and add value to a playground installation. Playgrounds act like hubs in parks, where people congregate and undertake other social and recreational activities. Playgrounds should encourage flow on activities to complimentary uses within a park and should therefore be connected to park path networks. Likely facilities which may be considered in the vicinity of or immediately surrounding playgrounds include, but are not limited to: barbeques, bins, shade trees, shelters, walking / cycling paths, open spaces for ball games, seating, fencing, tables, lighting, other active play facilities such as skate / BMX facilities, basketball hoops etc.

Examples in Greater Dandenong where playgrounds are co-located complimentary uses (rebound walls and basketball hoops): Mile Creek (Springvale) and Parkfield Reserve (Noble Park).





Complimenting the existing natural character of the park through integrated landscaping and careful materials selection – Tirhatuan Park (Dandenong North) and Alex Nelson Reserve (Springvale South) playgrounds in the City of Greater Dandenong.





4.3.3 Playground Strategy and Action Plan 2013 - 2023 Six Year Review of Progress (Cont.)

Landscaping and Natural Features

A sprawling playground in a large, flat, undefined area of open space can be uninviting, unappealing and intimidating for children. Moreover, it suggests an overdependence on the play equipment alone to stimulate children's play and limited attention to the importance of sensory or nature based play activities. Integrating landscaping and incorporating natural features (such as logs, vegetation rocks etc.) into a play environment can stimulate creative and explorative play. A playground should consist of multiple "rooms" or activity areas, thus creating smaller scale play settings in a large playground. Landscaping, taking advantage of the natural topography or mounding can be one technique to add a sense of intimacy to an otherwise undefined large area of open space and help define these rooms of play activity.

Providing shade trees in and around a playground can be a more cost effective way of shading playgrounds or adjacent seating areas than installing expensive shade structures.

Integrated landscaping, creating "rooms of activity" and the incorporation of natural elements and topography into a play setting: Stud Park (Rowville – City of Knox), Quarries Park (Clifton Hill – City of Yarra), Wombat Bend (Templestowe Lower – City of Manningham) and the Children's Garden (Royal Botanic Gardens –City of Melbourne)



Policy Response – Whole Park Design

The design of the whole park should be considered when designing new, relocating or upgrading playgrounds. Ideally a master plan would be developed for each park prior to or in conjunction with the installation or upgrading of playgrounds. As discussed below, the level and detail of master plans will vary from park to park and will depend on the playground classification, the type of park, the facilities it contains and availability of staffing and resources. The most basic, but essential, design elements to consider in a plan includes appropriate siting, trees and screen / perimeter planting, path routes and seating.

The design and siting of a playground should enable seamless connectivity to other areas of the park, sporting areas and natural areas via park path networks and appropriately themed playgrounds. The location, siting and design of playgrounds should:

- adhere to CPTED principles, particularly in maximising natural surveillance opportunities by maintaining clear sightlines and easy visibility to (and from) the playground;
- respect and contribute to the overall character of the park with consideration to playground theme or the types of materials or colours selected;
- be inclusive of landscaping to integrate the playground into the park surrounds, provide natural shade and offer opportunities for children to partake in natural and sensory play;
- incorporate and build on existing natural features and the topography of the park where appropriate;
- be located in prominent locations within the park, near hubs of activity and compatible park facilities (such as picnic areas, drinking taps, informal kick about areas etc);
- be located along bicycle and pedestrian path networks to enable easy connectivity to other activities within the park and beyond, to encourage "flow on" use of other park facilities, and
- Accord with Council's *Park Development Standards* (contained in the Open Space Strategy).

In designing and siting a playground within a park, special consideration should be given to appropriately located seating so that children may be supervised in a safe and comfortable manner by carers. Seats should be located to maximise sightlines and comfort for carers, but should also be easily accessible to the playground should children need assistance. Play zones particularly targeting younger children should be located close to adjacent seating and picnic areas to enable easier supervision by carers. All park furniture adjacent to playgrounds should be positioned with consideration to maximising afternoon shade.

Although in some cases fencing may be warranted to minimise potential conflict from adjacent incompatible uses (such as sporting ovals) or hazards (such as major roads or creeks), completely enclosing playgrounds may be detrimental to the overall cohesion of the park and segregate park users and activities unnecessarily. Fencing is expensive, and should only be considered in circumstances where a playground is near a significant hazard and cannot be adequately relocated away from that hazard.

Where fencing is necessary, consideration should be given to fencing only half the playground perimeter adjacent to the hazard and possibly including play events on the fencing to better justify its inclusion. The siting of playgrounds should consider how natural barriers (such as the existing topography or landscaping) could be used to provide a softer barrier between playgrounds and incompatible park uses.

4.3.3 Playground Strategy and Action Plan 2013 - 2023 Six Year Review of Progress (Cont.)

Examples of playgrounds with integrated seating to enable easy supervision: Stud Park (Rowville – City of Knox), Church Reserve (Keysborough – City of Greater Dandenong), Gerard Street Reserve (Dandenong - City of Greater Dandenong), Currajong-Illawarra Reserve (Dandenong North – City of Greater Dandenong), Birrarung Marr (Melbourne – City of Melbourne) and Maranoa (Balwyn – City of Boroondara) playgrounds













District Playground Design Guidelines:

- Preferably, a detailed or intermediate scale master plan for the whole park (depending on the reserve size and its facilities) carried out the year prior to the playground construction. At least, a detailed concept plan of the immediate playground environment, assessing things such as playground siting, CPTED and accessibility principles, associated facilities and basic park elements such as trees / planting, paths, seating, tables, shelters, drinking fountains, BBQ's etc.
- The playground should consist of a number of "rooms" or activity areas at a manageable scale for children to relate. Landscaping, planting or other natural features could be used to help delineate activity areas.
- Each district playground should include a feature element, landmark or icon that children can identify that playground with.
- Where possible, district playgrounds demonstrate a clear sense of entrance.

A clear sense of entrance at Tatterson Park (Keysborough – City of Greater Dandenong) and Wombat Bend (Templestowe Lower, City of Manningham) playgrounds.





Neighbourhood Playground Design Guidelines:

- Preferably, an intermediate scale master plan for the whole park (depending on the reserve size and its facilities) carried out the year prior to the playground construction. At least – a sketch master plan of the immediate playground environment (or the whole reserve if it is less than 1 ha in size), assessing things such as playground siting, CPTED and accessibility principles, associated facilities and basic park elements such as trees / planting, paths, seating, tables, shelters, drinking fountains, BBQ's etc.
- For neighbourhood playgrounds at the higher end of the budget range, a feature or landmark element that children can identify that playground with should be installed where possible.

Local Playground Design Guidelines:

At least – a sketch master plan of the immediate playground environment (or the whole reserve if the reserve is less than 1ha in size), assessing things such as playground siting, CPTED and accessibility principles and basic park elements such as trees / planting, paths and seating.

3.6. Community Consultation

Key Issues – Community Consultation

Inviting community input into such things as playground siting, equipment mix and colours can assist Council in providing facilities that better meet the needs and wishes of the local community, and can also foster a sense of community ownership over playground.

Community consultation is particularly important in a culturally diverse municipality like the City of Greater Dandenong as the concept of play or the types of play equipment and supporting infrastructure expected in other cultures may be radically different to Melbourne. Seeking community involvement early in the design process can ensure that community needs can be incorporated.

Policy Response – Community Consultation

Council will seek to undertake a level of community consultation on all playground projects to ascertain community preferences, ideas and suggestions and improve design outcomes. The type and extent of community consultation will reflect the size and type of playground being installed.

District Playground Design Guidelines:

Due to their greater individuality, budget and catchment, district playgrounds will have the most comprehensive community consultation process. Community consultation for district playgrounds may include:

- potentially, an initial call for ideas and suggestions to inform the playground design;
- on-site workshops and stakeholder / community forums;
- exhibition of playground concept plan/s via:
  - display at appropriate locations (such as a sign in the reserve and Council offices);
  - notification to local residents via local media and a mail out to residents within 600m-1000m radius of the proposed facility,

Where appropriate, the consultation may also specifically target disability services and local schools.

Neighbourhood Playground Design Guidelines:

Neighbourhood playgrounds will have an intermediate community consultation process; typically the exhibition of a playground concept for community feedback via:

- display of the concept at appropriate locations (such as a sign in the reserve and Council offices), and

- notification to local residents via a mail out to residents within 200m-400m radius of the proposed facility and, if necessary, local media.

Local Playground Design Guidelines:

Local playgrounds will have a basic community consultation process, targeted at identifying community preferences for their playground. However, being small scale facilities, it is more difficult to respond to requests than at larger playgrounds. Community consultation for local playgrounds will involve the exhibition of a concept for the playground via either:

- a mail out to residents in the immediate vicinity of the reserve (approximately 150-200m radius of the proposed facility), or
- a sign in the reserve with a sketch of the proposed playground facility.

3.7. Solar Radiation

Key Issues – Solar Radiation

There is an increased awareness by the community of the risks associated with prolonged exposure to solar radiation. Consequently, there is an increased expectation that shade and shelter will be provided in and around play areas. Council sees this issue as a joint responsibility between carers and the City.

There are budgetary and maintenance implications regarding the installation of shade structures at playgrounds. Shade structures are expensive to install, adding approximately 50% to the cost of a new playground. Their non-targeted installation will detract from the play value and quality of new or upgraded playground facilities. Shade structures (depending on their design and materials used) are often vandalised, which places further pressure on Council's playground maintenance budget.

Trees provide an effective and aesthetically pleasing form of shade which can contribute positively to the overall amenity of a park.

Policy Response– Solar Radiation

Where possible, the design and siting of playgrounds seek to locate facilities near existing shade providing features such as trees, or the planting of new trees. The impact of solar radiation at playgrounds will be reduced by implementing a range of siting and design initiatives, including:

- siting playgrounds close to existing (or proposed) shade providers (trees / buildings);
- siting and orienting playgrounds to avoid harsh north westerly and westerly sun, and
- planting of appropriate shade trees in the vicinity of all playgrounds and associated facilities such as seats.

Council will only consider the installation of shade structures over playgrounds in exceptional circumstances, on a site by site basis, and then only at larger neighbourhood and district playgrounds. Where shade structures are deemed necessary, consideration should be given to integrating them with other park shelters and picnic facilities.

As an overall approach to dealing with the hazards of solar radiation, Council endorses the Sun-Smart guidelines of the Anti Cancer Council of Victoria which recognises that carers should not solely rely on Council to provide shade and shelter from the sun, but should also consider and implement sun-smart practices such as:

- ensuring children (and carers) are wearing adequate protective clothing and hats;
- ensuring sunscreen is applied and re-applied, and
- timing visits to playgrounds where possible to avoid the hottest parts of the day.

3.8. Integrated Artwork

Key Issues – Integrated Artwork

The City of Greater Dandenong *Public Art Strategy* calls for public spaces to be enriched with art works that celebrate and reflect local cultures and values and enhance people's daily experiences. The greatest impact from public art is achieved when it is integrated into projects such as the construction of new buildings, streetscapes, urban and parkland designs.

Playgrounds are an ideal vehicle for the integration of artwork into the play experience. Public art in playgrounds need not be something simply to look at. It has the potential to be, and should be, interactive and integral to the physical and cognitive play experiences offered by a playground. There is also potential for artwork to become an iconic landmark feature that children identify that playground with. Thus, the inclusion of artwork in playground developments will aid in the improvement of play value as well as the design of the whole park, and as such should be seen as an important consideration at the planning stages of playground developments.

Thematically designed public art has the potential to spark additional enthusiasm and interest of the local community in playground developments. Use of community artwork (such as specifically inviting artwork from local schools and other community agencies) can assist in fostering a sense of ownership and responsibility over a play space. As a community building project, it also has the potential to enhance feelings of social connectedness for those involved.

Policy Response – Integrated Artwork

The inclusion of public art in some form should be a consideration at all playgrounds. Council will consider and actively pursue the integration of artwork in playgrounds. Public art can be integrated into the playground design or can contribute to the design and fabrication of functional items such as sign, seats, drinking fountains, shelters etc.

All playgrounds will incorporate off-the-shelf artistic or themed elements such as structural play pieces and painted panels. As already outlined in *Section 3.2 – Play Value*, themed play environments can help deliver fun and creative play responses, stimulating and challenging the mind and body. Themed play equipment - along with colour, texture and material selection - can contribute to an overall aesthetic and appearance of a playground. For instance, the use of red, steel and other materials in the recently developed district playground at Dandenong Park has helped create a unique urban / industrial themed play environment.

District and Major Neighbourhood Playground Design Guidelines:

Where possible, custom designed artwork will be incorporated into major neighbourhood and district playground facilities:

- Opportunities to build in custom design artwork that can add to the overall playground theme will be considered from the outset of planning for and designing a district and major neighbourhood play space.
- An artist may be employed - either directly or via the playground manufacturer – to design or craft components of the playground in conjunction with the playground designer (subject to budget) to ensure that the public artwork is thoroughly integrated into the play space.
- The community, led by the design team, should have an opportunity to input into the design process for significant art installations or for play spaces with a rich community history. Community involvement will be based on the principles of Council's *Public Art Strategy* and may be focused on identifying themes, colours or messages to incorporate in public art.

Local and metropolitan Melbourne examples of **integrated artwork**, including local level playground on the off-the-shelf panels, functional artwork that children can interact with and climb on, mosaic way-finding signage and static art installations adding visual interest to playgrounds and stimulating creative and cognitive play: Stud Park (Rowville – City of Knox) Packer Park (Carnegie – City of Glen Eira), Tatterson Park m(Keysborough –City of Greater Dandenong), Wombat Bend (Templestowe Lower – City of Manningham), the Children's Garden (Royal Botanic Gardens- City of Melbourne) and Birrarung Marr (Melbourne – City of Melbourne) playgrounds



3.9. Playgrounds Directly Provided by Developers

Key Issues – Playground Directly Provided By Developers

In some new residential subdivisions across the municipality, developers are directly responsible for installing new playgrounds such as the Meridian development (Dandenong South) and the Somerfield Estate residential development in Keysborough. As Council takes ownership of these playgrounds following their installation and becomes responsible for their ongoing management and maintenance in the long term, it is of critical importance that Council works in partnership with developers to guide the siting, design and development of these facilities.

Policy Response – Playground Directly Provided By Developers

Council will work in partnership with developers installing playgrounds across the City to guide the siting, design and development of all playgrounds to ensure that:

- The location and scale of the playground contributes to the playground network;
- the scale of the playground, the number of play activities offered and the broader park facilities meet the standards established in these *Playground Design and Management Guidelines* and the *Park Development Standards* (contained in the *Open Space Strategy*, 2009);
- they meet the Australian standards and Council's playground design specifications, and

- They are sustainable in the long term and enable easy maintenance and management for Council over their 20 year lifespan.

3.10. Environmental Considerations

Key Issues – Environmental Considerations

The City of Greater Dandenong is committed to achieving strong reductions in its environmental impacts and demonstrating environmental leadership to the community. Council's *Environmental Sustainability Strategy* (2010) provides the strategic framework and policy direction to facilitate a healthier environment and more sustainable City. Council has a key role to play in mitigating environmental impacts and taking action to adapt to the impacts that are unavoidable. Council's role in addressing this includes the reduction of environmental risks associated with its operations and assets.

Like all physical infrastructure, the construction of playgrounds has environmental impacts. The environmental costs of playground manufacture and installation need to be understood in the context of the availability and dollar cost of more environmentally sustainable alternatives and the longevity (durability), reparability and recyclability of materials used.

Materials used for the construction of playgrounds need to be very durable, long lived and able to be repaired easily. This means that materials choice for construction is often limited. It does not mean that there are no choices, however, and where appropriate, careful selection of materials, or minimal use of high impact materials, can reduce environmental impacts.

Recycled Products

There are a number of recycled and composite materials on the market which may be suitable for some aspects of playground construction.

Recycled products offer an alternative to timber edging, bollards and possibly decking, but are not always suitable for structural components. Recycled plastics, particularly in the larger section sizes required in playgrounds, are also more expensive than most alternatives at the moment.

Policy Response – Environmental Considerations

Council's playground network will demonstrate Council's commitment to sustainability by:

- choosing construction materials and methods appropriately and researching and trialling more sustainable products from time to time;
- incorporating drought tolerant plant species, and
- applying Water Sensitive Urban Design (WSUD) principles to landscaped areas in play spaces to capture site water run-off;

Where possible, Council will consider the use of recycled materials and materials with low embodied energy use in playground developments.

Timber used in playgrounds needs to be of the highest durability levels. Native cypress pine is the most commonly available untreated durable timber available in Australia. It is also the most widely used timber for playground construction. Where timber is required in playground construction, Council will utilise plantation grown hardwood timbers and native cypress pine. The availability and possible use of plantation grown durable hardwoods will also be monitored. Given the uncertainty about the long term safety of CCA treated pine, Council will invoke the "precautionary principle" and will not use CCA treated pine in the construction of any playgrounds.

While Council will seek to undertake the above, in doing so it should not compromise on the play value, safety and durability of playgrounds and should take into account the whole of lifetime cost of a playground facility.

3.11. Urban Playgrounds

Key issues – Urban Playgrounds

Freely accessible play facilities are generally located in public parks. Despite increasing urban consolation and residential intensification of established areas, play spaces have not been widely incorporated into "hard urban spaces". While Central Dandenong contains multi-purpose public art, that can also be adapted as a play facility (see below), additional urban play opportunities could be investigated and implemented in major activity centres.

One issue with introducing play spaces into urban environments relates to the difficulty of applying Australian Standards to multifunctional facilities, which may function as artwork, street furniture and play facility.

Policy Response– urban playgrounds

Council will consider how an element of play can be incorporated into hard urban spaces as part of the structure planning processes for Council's major activity centres, the development of civic spaces and place making initiatives. Council will apply the most current and best accepted industry standards and specifications to the design, siting, construction and maintenance of play spaces and infrastructure and will work closely with an external playground safety auditor throughout the design, development and construction process to ensure that Australian Standards are satisfied.

Multi-purpose public art in Central Dandenong which can also be used for informal, imaginative play: moveable blocks (installed 2010) and lounge set and egg display (installed 2008)





Carnegie Library Playground (Carnegie – City of Glen Eira): An example of an innovative play space located in the heart of an activity centre




3.12. Teenage Activities

Key Issues – Teenage Activities

While this strategy primarily targets children aged two to twelve years, there are strong linkages with the provision and siting of recreational facilities for teenagers and young adults such as skate facilities, BMX tracks and half basketball courts.

In most cases, teenage recreational facilities will be co-located with playgrounds, as there is a gradual transition in the types of play children participate in as they grow. Co-locating facilities also encourages interaction between age groups and enables older brothers / sisters to play in a stimulating environment while supervising their siblings.

Policy Response– Teenage Activities

Playgrounds should be co-located with teenage recreational facilities where appropriate.

A Teenage Recreational Facility Strategy should be developed to compliment this Playground Strategy.

3.13. Playground Facilities that aren't Council Owned or Managed

Key Issues – Playground Facilities that aren't Council Owned or Managed

There are playground facilities provided across the City by organisations other than Council. While these are not a substitute for fully publicly accessible playgrounds on public reserves, it is worth noting their contribution. There are three main providers of alternative playgrounds:

- Childcare Centres provide playground facilities for very young children in the care of professional staff. These play facilities are fully fenced and are not accessible to the general public. In most cases, these playgrounds can only be accessed by passing through the childcare building itself. In this regard, childcare facility playgrounds do not provide an alternative to Council playgrounds at all.
- Fast food outlets, such as McDonalds and Hungry Jacks, provide high quality and safe playground facilities associated with their restaurants. Due to space limitations, the playgrounds are usually very compact. While their use is nominally "free" there is an implicit rule that use of a playground in a fast food outlet will be associated with the purchase of meals. In this sense, such playgrounds are not free; they are effectively hired for a period by purchasing food. It is not recommended that Council should see such playgrounds as alternatives to Council facilities.
- Schools, particularly primary schools, usually have a range of playground facilities available to their students. Public access to these playgrounds varies from school to school, with many being fenced off. The quality and safety of school playgrounds is also variable, as the expertise to design and maintain quality facilities is often not available within the school community. In this sense it would be difficult to advocate school playgrounds as alternatives to Council facilities. There may be opportunities, however, where schools are located in areas of the City deficient in public reserves, and where there is adequate space, for Council to enter into partnership arrangements with schools to upgrade and assist in the maintenance of playgrounds on School owned land, pending the playground being accessible to the public after hours.

Policy Response – Playground Facilities that aren't Council Owned or Managed

Council recognises that playgrounds should be placed in public reserves which can be freely accessed by everyone. There are, however gaps in the equitable distribution of playgrounds throughout the city, primarily caused by the location and distribution of public reserves.

The joint use or sharing of school campuses to enable community use for passive and active activities outside school hours in areas lacking sufficient public open space has already been identified as an Action in the *Open Space Strategy* (2009). As part of this investigation, the sharing of playground facilities should be considered. If formal agreements for the sharing of school campuses are developed, this could be incorporated into this strategy as a minor update.

3.14. Implications on Playground Maintenance

These *Playground Design and Management Guidelines* codify many of the design considerations which are undertaken as a matter of course in the playground program as it currently stands. While the

recommendations do not seek to unnecessarily raise maintenance requirements, it is acknowledged, however, that some of the design guidelines may have some impact on the playground maintenance regime.

On the other hand, the proposed rationalisation and minor redistribution of playgrounds will aid in controlling maintenance costs to Council by ensuring that Council is not continuing to manage a range of poorly located facilities.

Approximate recurrent maintenance costs for each playground category were outlined earlier in Table 3. As part of the design process for each new playground installation or upgrade, draft designs, construction methods and proposed materials will be assessed by relevant Council officers to ensure that future maintenance requirements are minimised. Maintenance requirements will be balanced against the need to properly address other design criteria outlined in this strategy such as play value and accessibility.

Addressing accessibility will involve the construction of access paths to and within each playground as they are upgraded and may involve the installation of more rubber surfacing. These will require maintenance, however they will be installed to a high standard so as to minimise the level of maintenance required. Addressing accessibility adequately, will also mean an increase in the amount of diverse or individually designed equipment.

It is expected that local level and neighbourhood playgrounds will largely be designed and manufactured using the standard, off-the-shelf play equipment. While it is still the intention of this strategy to lift the design quality and play value of play facilities, by keeping this standard approach for neighbourhood and local playgrounds, it is expected that maintenance implications of the increased standards will be minimal at this level.

As district and higher order neighbourhood playgrounds will incorporate individual, custom designed structures and include a greater diversity of equipment and manufacturer, this will require Council to invest greater resources to ensure that they are maintained to a high standard. From time to time some specialists' skills or contractors may be required to service or replace some of the equipment.

As the importance natural and sensory play gain increasing currency, this strategy seeks to integrate landscaping and natural elements within and around the play environment. Use of landscaping and the incorporation of natural elements will be more prominent in district and larger neighbourhood level playgrounds while use of perimeter planting/screening will be incorporated where possible in local playgrounds. As this landscaping will require ongoing maintenance and management, this preparation of landscape plans (to occur in tandem with the design of the playground) will be coordinated with Council's Park Services Unit to ensure that the landscaping envisaged can be incorporated into their long term maintenance program.

4. PLAYGROUND DEVELOPMENT ACTION PLAN

4.1. Playground Lifespan and Upgrade Frequency

The following pages outline the development and retention of 111 playgrounds across the City of Greater Dandenong. This represents a total playground asset base of approximately $10.6 million (using replacement costs once all playgrounds are installed and including the value of playgrounds that will be installed at a developer's expense). The breakdown has been outlined in Table 10.

Table 10: Total Playground Asset Base

Playground Category	Proposed Quantity	Nominal Average Replacement Value (per playground)	Total Nominal Replacement Value
District	8	$500,000	$4,000,000
Neighbourhood	29	$100,000	$2,900,000
Local	74	$50,000	$3,700,000
TOTALS	**111**	-	**$10,600,000**

Different playgrounds, constructed of different materials and by different manufacturers, age at different rates. For example, whole sections of the standardised steel bracket and post type equipment currently widely used by Council, can often be removed, reconditioned and re-installed as part of an upgrade. This aids in the reduction of capital upgrade costs and effectively extends the lifespan of the equipment. However, while this is the type of standardised equipment that is proposed to be most commonly used on local scale playgrounds, a drawback of its wider application is that it is more difficult to achieve diverse, good quality, play outcomes.

Conversely, providing more diverse, individually designed and interesting play experiences in neighbourhood and district type playgrounds often involves the utilisation of different design approaches, construction techniques and materials use, some of which may have a lesser life expectancy.

Experience shows, that the average life expectancy of a municipal playground, before it requires replacement or a full upgrade / refurbishment, is approximately 15 to 20 years.

4.2. Playground Assessments and Criteria

To inform the development of this strategy, Council's existing 107 playgrounds have been assessed using the following criteria:

- physical condition (including its age, condition, structural integrity and visual appearance);
- the play value and accessibility it offers;
- its classification within the hierarchy (district, neighbourhood or local), and
- its location in the City and in relation to other playgrounds.

At a more strategic level, the playground hierarchy and the distribution of playgrounds across the city was reviewed in light of:

- the park hierarchy established in Council's *Open Space Strategy* (2009);
- other major open space and sports facility planning and developments that have occurred since 2004 (such as park master plans and other initiatives);
- newly emerging residential areas (such as the Somerfield Estate, Meridian and Metro 3175), and

- major infrastructure projects constructed since 2004 that may impact on local playground catchments and pedestrian accessibility (such as EastLink).

Some broad points can be drawn from this assessment:

- playgrounds are well maintained and meet acceptable safety standards;
- many older playgrounds do not meet the design standards outlined in this strategy or the play level / equipment mix expected of each playground category in the hierarchy, and therefore will require upgrading over time;
- some existing hierarchy classifications are not appropriate and need to be altered;
- some playgrounds are located far closer than necessary to other playgrounds and therefore are proposed to be removed over time;
- new sites have been identified where additional playgrounds are required or would be beneficial, and
- there are a number of gaps across the city where there are no public reserves, which in-turn means that is difficult to achieve an even distribution of playgrounds.

This assessment has contributed to the development of a playground installation and upgrade program (Table 11 - the *Playground Development Action Plan*), which will guide the installation and upgrade of playgrounds across the city for 20 years.

4.3. Playground Development Action Plan

The Playground Development Action Plan (Table 11) outlines the recommendations for each existing and proposed playground throughout the City of Greater Dandenong for the next 20 years. This timeline is based on the approximate lifespan of a playground.

Following the physical assessment of each playground and a review of the playground distribution across the City; playground redevelopment and installation priorities were established. In principle, those playgrounds in worse condition should be installed or upgraded before those in better condition. Given the quantity and age structure of the playground stock, priorities for installation and upgrades were determined by taking into account:

- the condition of playgrounds in the immediate vicinity;
- the location of the playground (is it isolated or part of a cluster),
- the type and use of the reserve in which it is situated (e.g. will upgrading playground “A” in a well used reserve benefit more people than upgrading playground “B” in a less frequented park?).

This comprehensive listing of priorities for upgrading playgrounds is designed to ensure that playground upgrades and installations are appropriately sequenced so that the redevelopments occur in accordance with the priority rankings.

The *Playground Development Action Plan* (Table 11) is outlined on the following pages. The playground name or code number of each playground in the table should be used to locate each playground in the playground network maps (found earlier in this strategy at Figures 2, 3, 4 and 5).

4.3.3 Playground Strategy and Action Plan 2013 - 2023 Six Year Review of Progress (Cont.)

Table 11: Playground Development Action Plan

Priority Number	Code	Playground	Street	Suburb	Current Classification	Proposed Classification	Installation Year	Cost
1	92827	Burden Park Reserve	Heatherton Rd	Springvale South	District	District	1994	$500,000
2	92828	Coolivan Reserve	Coolivan Rd	Noble Park North	Local	Local	1993	$50,000
3	311735	Dandenong Park Stage 2 – Youth Precinct	Lonsdale Street	Dandenong	District	District	2012 (Stage 1)	$200,000
4	153481	Haldane St Reserve	Haldane St	Keysborough	Local	Neighbourhood	2003	$100,000
5	-	Davis Way Reserve	Davis Way	Springvale	-	Local	-	$50,000
6	-	Thomas St	Thomas St	Noble Park	-	Local	-	$50,000
7	92830	Dawn Ave Reserve	Dawn Ave	Dandenong South	Local	Local	1994	$50,000
8	92855	Shelton Reserve	Shelton Cres	Noble Park North	Local	Local	1994	$50,000
9	92833	Keysborough Parish Church Grounds	Loxwood Ave	Keysborough	Neighbourhood	Local	1994	$50,000
10	261974	Hidden Grove	Hidden Grove BVD	Keysborough	Local	Neighbourhood	2004	$100,000
11	92842	Thomas P. Carroll Reserve	Box St	Dandenong	Local	Local	2000 - onsite refurbishment	$50,000
12	92858	Lois Twohig Reserve	Carlton Rd	Dandenong North	Neighbourhood	Neighbourhood	1995	$100,000
13	145138	W.J. Turner Reserve	Jackson's Rd	Noble Park North	Local	Local	2000 - onsite refurbishment	$50,000
14	92856	Springvale Civic Centre	Hillcrest Grove	Springvale (Major Activity Area)	Neighbourhood	Local	2000 - onsite refurbishment	$50,000
15	92829	Corio Drive Reserve	Corio Drive	Springvale South	Local	Local	1995	$50,000
16	92854	Golding Court Reserve	Golding Court	Dandenong North	Local	Local	1995	$50,000
17	92839	Ross Reserve Nth	Memorial Drive	Noble Park	Local	Local	1995	$50,000
18	92857	Coomoora Reserve	Coomoora Rd	Keysborough	Neighbourhood	Neighbourhood	1995	$100,000
19	92825	Amersham Ave Reserve	Amersham Ave	Springvale South	Local	Local	1995	$50,000
20	92832	J.C. Mills Reserve	Cleeland St	Dandenong	Neighbourhood	Neighbourhood	1995	$100,000
21	92834	Markham Ct Reserve	Markham Ct	Keysborough	Local	Local	1995	$50,000
22	92841	Frederick Wachter Reserve	Bloomfield Rd	Keysborough	Neighbourhood	District	1999	$500,000
23	92905	Geoffrey Carson Reserve	Woomera Ave	Keysborough	Local	Local	1999	$50,000

4.3.3 Playground Strategy and Action Plan 2013 - 2023 Six Year Review of Progress (Cont.)

Priority Number	Code	Playground	Street	Suburb	Current Classification	Proposed Classification	Installation Year	Cost
24	92880	Olinda Ave Reserve	Olinda Ave	Springvale	Local	Local	1999	$50,000
25	145117	Regent Reserve	Regent Ave	Springvale	Local	Local	1999	$50,000
26	145103	Noble Park Reserve	Aenone Ave	Noble Park	Neighbourhood	Neighbourhood	1999	$100,000
27	92862	Bowmore Reserve	Bowmore Rd	Noble Park	Local	Local	1999	$50,000
28	92899	Parkfield Reserve	Dunblane Rd	Noble Park	Local	Local	1999	$50,000
29	92882	Sandra Ave Reserve	Sandra Ave	Noble Park	Local	Local	1999	$50,000
30	-	Springvale Reserve	Ericksen Street	Springvale	-	Local	-	$50,000
31	92889	Bakers Rd Reserve	Bakers Road	Dandenong North	Neighbourhood	Neighbourhood	2000	$100,000
32	92870	Brown Rd Reserve	Browns Rd	Noble Park North	Local	Local	2000	$50,000
33	92895	Keysborough Reserve	Cheltenham Road / Sunnyvale Cres	Keysborough	Neighbourhood	Neighbourhood	2000	$100,000
34	92891	Edinburgh Rd Reserve	Edinburgh Road	Springvale	Neighbourhood	Neighbourhood	2000	$100,000
35	92898	Norman Luth Reserve	Heritage Ave	Springvale	Local	Neighbourhood	2001	$100,000
36	92885	Thornton Ct Reserve	Thornton Ct	Dandenong North	Local	Local	2001	$50,000
37	92887	Victoria Ave Reserve	Victoria Ave	Springvale	Local	Local	2001	$50,000
38	155180	Leon Trembath Reserve	Elt Cres / Corrigan Rd	Noble Park	Local	Local	2001	$50,000
39	92875	Henderson Rd Reserve	Henderson Road	Keysborough	Local	Local	2001	$50,000
40	92888	George Andrews Reserve	Vivien St	Dandenong South	Neighbourhood	Local	2002	$50,000
41	92873	Gardiner Reserve	Rylands Rd	Dandenong	Local	Local	2002	$50,000
42	153486	Robert Booth Reserve Nth	Bess Ct	Dandenong	Neighbourhood	Neighbourhood	2002	$100,000
43	92894	Greaves Reserve	Bennet St	Dandenong	Local	Neighbourhood	2002	$100,000
44	92848	Ross Reserve Central	Memorial Drive	Noble Park	Neighbourhood	Neighbourhood	2003	$100,000
45	153480	Purley Reserve	Purley Drive	Dandenong North	Local	Local	2003	$50,000
46	153485	Glendale Reserve	Whitworth Ave	Springvale	Local	Neighbourhood	2003	$100,000
47	153487	Robert Booth Reserve Sth	Clow St	Dandenong	Local	Local	2003	$50,000
48	153482	Police Paddocks Reserve (North)	Brady Rd	Endeavour Hills	Local	Local	2003	$50,000
49	92864	Barry J. Powell Reserve (South)	Halton Rd	Noble Park North	Neighbourhood	District	2003	$500,000
50	153489	Falkiner Reserve	Falkiner Cres	Dandenong	Local	Local	2003	$50,000
51	153488	Kinnoul Ave Reserve	Kinnoul Ave	Keysborough	Local	Local	2003	$50,000

4.3.3 Playground Strategy and Action Plan 2013 - 2023 Six Year Review of Progress (Cont.)

Priority Number	Code	Playground	Street	Suburb	Current Classification	Proposed Classification	Installation Year	Cost
52	145111	Downard Pittman	Downard St	Dandenong North	Local	Local	2003	$50,000
53	145113	Police Paddocks Reserve (South)	The Lea	Endeavour Hills	Local	Local	2003	$50,000
54	155967	Springvale Sth Reserve	Mackay St	Springvale South	Local	Local	2004	$50,000
55	92865	Warner Reserve West	Furnew St	Springvale	Neighbourhood	District	2004	$500,000
56	155966	Mile Creek Reserve	Hope St	Springvale	Local	Local	2004	$50,000
57	155181	Tirhatuan Park	Kriegel Way	Dandenong North	District	District	2004	$500,000
58	153484	Simpson Drive Reserve	Simpson Drive	Dandenong North	Local	Local	2004	$50,000
59	165544	Bergen St Reserve	Bergen St	Keysborough	Local	Local	2004	$50,000
60	165547	Dunern Reserve	Dunern Rd	Dandenong North	Local	Local	2004	$50,000
61	165545	Charnfield Cres Reserve	Charnfield Cres	Noble Park	Local	Local	2004	$50,000
62	165546	Booth Cres Reserve	Booth Cres	Dandenong North	Local	Local	2004	$50,000
63	165549	Mills Reserve	Pau St	Noble Park	Local	Local	2004	$50,000
64	261978	Lake View Boulevard Reserve	Lake View Bvd	Keysborough	Local	Local	2004	$50,000
65	165548	Nimbin Reserve	Nimbin Court	Noble Park North	Local	Local	2004	$50,000
66	92836	Menzies Ave Reserve	Menzies Ave	Dandenong North	Neighbourhood	Neighbourhood	2004	$100,000
67	261976	Donnici Drive Reserve South	Cafardi Bvd	Keysborough	Local	Local	2005	$50,000
68	169082	Greenglade Ct Reserve	Greenglade Ct	Noble Park	Local	Local	2006	$50,000
69	169084	Spring Valley Reserve	Clarke Rd	Springvale South	Neighbourhood	Neighbourhood	2006	$100,000
70	169087	Briarhurst Ave Reserve	Briarhurst Ave	Dandenong North	Local	Local	2006	$50,000
71	169086	Apex Park	Cleeland St	Dandenong	Local	Local	2006	$50,000
72	169083	Edith McPherson Reserve	Namur St	Noble Park	Local	Local	2006	$50,000
73	92831	Hemmings Park	Princes Hwy	Dandenong	District	District	1989, 1991 and 2007	$500,000
74	254543	Bilbungra Drive Reserve	Bilbungra Drive	Keysborough	Local	Local	2007	$50,000
75	169046	Dandenong Wetlands	Stud Rd	Dandenong North	Neighbourhood	Neighbourhood	2007	$100,000
76	92851	Blackmore-Madison Reserve	Madison Avenue	Dandenong North	Local	Local	2007	$50,000
77	92874	Gately Reserve	Gladstone Rd / Gately Ct	Dandenong North	Local	Local	2007	$50,000
78	92861	Rosene Ct Reserve	Rosene Ct	Keysborough	Local	Local	2007	$50,000

4.3.3 Playground Strategy and Action Plan 2013 - 2023 Six Year Review of Progress (Cont.)

Priority Number	Code	Playground	Street	Suburb	Current Classification	Proposed Classification	Installation Year	Cost
79	261977	Keneally Street (Metro 3175)	Keneally Street	Dandenong South	Local	Local	2007	$50,000
80	261979	McFees Rd	McFees Rd	Dandenong North	Local	Local	2008	$50,000
81	92838	Oakwood Park	Joan Court	Noble Park North	Neighbourhood	Neighbourhood	2008	$100,000
82	257527	Noreen Cox Reserve	Patchell Road / Tarene St	Dandenong South	Neighbourhood	Neighbourhood	2008	$100,000
83	257524	Alex Nelson Reserve	Harold Rd	Springvale South	Neighbourhood	Neighbourhood	2008	$100,000
84	92853	Gerard St Reserve	Gerard St	Dandenong	Local	Local	2008	$50,000
85	257526	Kiwanis Park	Goodman Drive	Noble Park	Local	Local	2008	$50,000
86	258433	Copas Park	Buckley St	Noble Park	Neighbourhood	Neighbourhood	2008	$100,000
87	261975	Tatterson Park	Cheltenham Rd	Keysborough	District	District	2009	$500,000
88	257525	Roth Hetherington Gardens	Woollahra Ave	Keysborough	Local	Local	2008	$50,000
89	260960	Maralinga Reserve	Maralinga Ave	Keysborough	Local	Local	2009	$50,000
90	261965	Fotheringham Reserve Nth	Alexander Ave	Dandenong	Neighbourhood	Neighbourhood	2010	$100,000
91	145069	Fotheringham Reserve Sth	Pyke St	Dandenong	Local	Local	2010	$50,000
92	92847	Luxford Reserve	Noble Street / Jennings St	Noble Park	Local	Local	2010	$50,000
93	165543	Warner Reserve Central	Davidson St	Springvale	Neighbourhood	Neighbourhood	2010	$100,000
94	92871	Currajong-Illawarra Reserve	Currajong Street	Dandenong North	Local	Local	2010	$50,000
95	145133	Timberglade Drive Reserve	Timberglade Dve	Noble Park North	Local	Local	2011	$50,000
96	92876	Kandra St Reserve	Kandra St	Dandenong North	Local	Local	2011	$50,000
97	92881	Rawdon Hill Drive Reserve	Rawdon Hill Dve	Dandenong North	Local	Local	2011	$50,000
98	456045	Church Reserve	Church Road/Harlequin Drive	Keysborough	Local	Local	2011	$50,000
99	145068	Fillmore Reserve	Fillmore rd	Dandenong North	Local	Local	2012	$50,000
100	92878	Manks Ct Reserve	Manks Ct	Dandenong North	Local	Local	2012	$50,000
101	92886	Tirhatuan Park (Somerset Dr)	Somerset Drive	Dandenong North	Local	Local	2012	$50,000
102	92835	McKeon Circuit Reserve	Mckeon Circuit	Dandenong North	Local	Local	2012	$50,000
103	92852	G.J. Duggan Reserve	Browns Rd	Noble Park North	Local	Neighbourhood	2012	$100,000
104	92850	Naomi Ct Reserve	Naomi Ct	Noble Park	Local	Local	2012	$50,000
105	451290	Meridian Reserve	Keshava Grove	Dandenong South	Neighbourhood	Neighbourhood	2012	$100,000

Priority Number	Code	Playground	Street	Suburb	Current Classification	Proposed Classification	Installation Year	Cost
106	844	Somerfield Drive North Reserve	Somerfield Drive North / Newbury Street	Keysborough	Neighbourhood	Neighbourhood	2012	$100,000
	-	*Somerfield Estate Stage 24 Reserve*	-	*Keysborough*	-	*Local*	-	*$0*
	-	*Somerfield Estate Stage12 Reserve*	-	*Keysborough*	-	*Local*	-	*$0*
	-	*Somerfield Estate Stage 29 Reserve*	-	*Keysborough*	-	*Neighbourhood*	-	*$0*
	-	*Central Dandenong*	-	*Dandenong*	-	*Neighbourhood*	-	*$0*
	-	*Springvale Activity Centre*	-	*Springvale*	-	*Neighbourhood*	-	*$0*
Total Cost to Council								**$9,900,000**

General Notes:

- *This Action Plan may be reviewed and changed as part of Council's CIP process.*
- *The above budgets and timings are recommendations, which will necessarily have to be balanced against other projects in Council's CIP process.*
- *The amounts shown on the attached table are 2013 dollars and it is envisaged that they would be adjusted annually in accordance with the CPI.*
- *The above costs include some supporting infrastructure, such as an access path to the playground, adjacent seating and possibly some perimeter planting. Generally speaking, other park infrastructure beyond the immediate play environment will be provided via Council's Park Improvement Program, with park improvement projects timed to occur in conjunction with the playground redevelopments where possible. Park infrastructure will be provided in accordance with the Playground Design and Management Guidelines and the Park Development Standards (contained in the Open Space Strategy (2009).*

Notes for Specific Playgrounds

- *Priority 3, **Dandenong Park**: Typically, a district playground has a budget range of $500,000 to $800,000 (subject to external funding). However, as the redevelopment of Dandenong Park Playground has already commenced, the Playground Development Action Plan allocates $200,000 for the completion of Stage 2 (the Youth Precinct).*
- *Two local playgrounds and one neighbourhood playground in the **Somerfield Estate** (Keysborough) have been allocated $0 in this redevelopment program as they will be installed by developers, at no cost to Council, and their subsequent redevelopment is unlikely to occur during the lifespan of this strategy.*
- *The proposed playgrounds at **Central Dandenong and Springvale Activity Centres** have not been allocated a priority rating or budget allocation as these are tentative proposals that are subject to activity centre structure planning processes.*
- *Council currently manages two local level playgrounds in **Police Paddocks** (Endeavour Hills), which are located on Parks Victoria land, within the City of Casey. Council currently has a leasing arrangement with Parks Victoria for this land, which also includes softball and soccer facilities. Council is responsible for maintaining and redeveloping these playground facilities while this lease arrangement is in place. For this reason, the 2013 Playground Strategy and Action Plan includes these two facilities, despite that they are located outside the municipality.*

4.4. Recommended Annual Funding Allocation

Given an eventual playground asset base of $10.6 million and an estimated playground lifespan of 20 years, the expected annual capital works allocation required to replace and upgrade the playground asset base is in the order of $530,000 per annum. However, the *Playground Development Action Plan* discounts three playgrounds that will be installed by developers (in the Somerfield Estate, Keysborough) along with two tentative playground proposals in Central Dandenong and Springvale Activity Centres. As a result, the *Playground Development Action Plan* amounts to $9,900,000. Thus, the real figure required to retain and renew Council's playgrounds assets is actually $495,000 per annum over twenty years.

As a point of comparison, Councils 2012/2013 Budget had an allocation of $300,000 for the "Playground Renewal and Upgrade Program". This is significantly less than the $495,000 per annum required to ensure the adequate replacement and renewal of the playground asset base.

Failure to expend an amount in the vicinity of $495,000 per annum will ultimately result in the running down of the playground asset base and subsequent reduction in play value and possibly playground safety. A significant backlog of playground developments will arise if the development program is not implemented annually as recommended. Left unchecked, this could result in a significant asset redevelopment gap as fewer playgrounds are renewed within the 20 year timeframe. Council should provide adequate ongoing capital funding for the playground upgrade and installation program so that the asset base is improved and maintained to the standards outlined in this strategy

4.4.1. Funding Mechanisms

Council's Capital Improvement Program (CIP) has traditionally been the primary funding mechanism to implement Council's playground strategies. The CIP funds all of Council's capital works projects and is developed via a whole of Council application process. All capital bids are measured against weighted ranking criteria, which determine the relative priority of all capital projects and, consequently, their success in a given financial year. Successful capital works bids are then presented to Council for consideration as part of the overall *Annual Budget.* This funding model does not guarantee recurrent funding for Council's playground facilities as the funding allocation for playground renewals and development must be balanced against competing capital projects and commitments each year. Council will explore alternative funding mechanisms to secure recurrent annual funding, including it's incorporation into the *Long Term Financial Strategy* (LTFS).

Additionally there may be opportunities to utilise funding from developer contributions for playgrounds that service new residential areas. This is what has, and will continue, to occur in the Somerfield Estate (Keysborough) and the Meridian development (Dandenong South).

In April 2011, Planning Scheme Amendment C114 introduced a public open space contribution of 5% on all residential zoned land (excluding land that is already subject to a development contributions overlay). The funds generated from this levy will be used to improve the existing open space network, which can potentially include improvements to the City's playground network.

Additionally, external funding can sometimes be sought to help offset the cost to Council of major district (and possibly neighbourhood) scale playground facilities, however it is far less likely that Council would be able to obtain any external funding for local facilities.

Table 3 outlined the budget ranges for neighbourhood and district playgrounds. The costs specified in the *Playground Development Action Plan* reflect the lower end of these budget ranges as this is considered the minimum base line amount necessary to install neighbourhood and district playgrounds. Council will investigate and actively pursue external funding opportunities and grants to supplement CIP funding for neighbourhood and district playgrounds.

4.4.2. Funding for Supporting Park Infrastructure

The *Playground Design and Management Guidelines* seek to improve the overall quality of the play experience and environment by establishing minimum design standards for all new and upgraded playgrounds. Park infrastructure will be provided in accordance with these guidelines and the *Park Development Standards* (contained in *the Open*

Space Strategy, 2009) to ensure that the facilities and infrastructure provided is appropriate to the classification of the park and playground.

The cost for some supporting infrastructure, such as an access path to the playground, adjacent seating and possibly some perimeter planting can be absorbed in the *Playground Development Action Plan* (which will underpin the *Playground Renewal and Upgrade Program* within Councils annual CIP budget). However, other park infrastructure beyond the immediate play environment will be provided via Council's *Park Improvement Program*. Where possible, park improvement projects will be timed to occur in conjunction with the playground redevelopments.

4.5. Reviewing the Strategy

The *Playground Development Action Plan* will be subject to review and adjustment annually at the time of CIP development. While the strategy provides the overarching strategic framework for playground redevelopment across the City, the *Playground Development Action Plan* shall be flexible to enable new or revised recommendations to be endorsed or modified as required. While it is recommended that budget allocations for playgrounds remains closely linked to the *Playground Development Action Plan*, expenditure on the playground renewal and upgrade program will need to be balanced against other council projects and commitments.

This strategy will be reviewed every four years to ensure that underlying principles of the plan remain sound and that the playground network and redevelopment priorities are appropriate. This four year review will involve a report to Council evaluating how well the strategy is being implemented. This report to Council may also recommend an adjustment to the annual CIP requirement if the capital cost to develop playgrounds increases or reduces substantially during that four period.

Building on the annual and four yearly reviews, a new strategy will be presented to Council for consideration and adoption in ten years time.

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4.3.3 Playground Strategy and Action Plan 2013 - 2023 Six Year Review of Progress (Cont.)

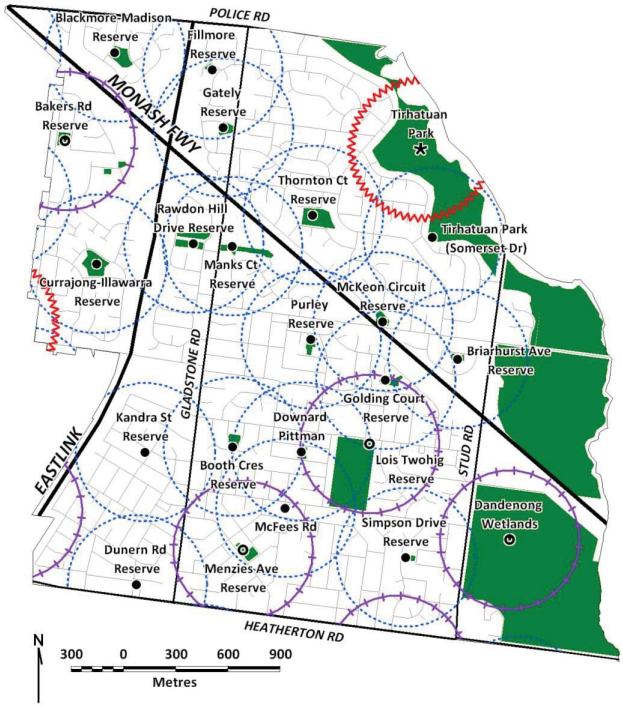
APPENDICES

APPENDIX 1: Playground Network by Suburb

Legend for all Playground Network Suburb Maps

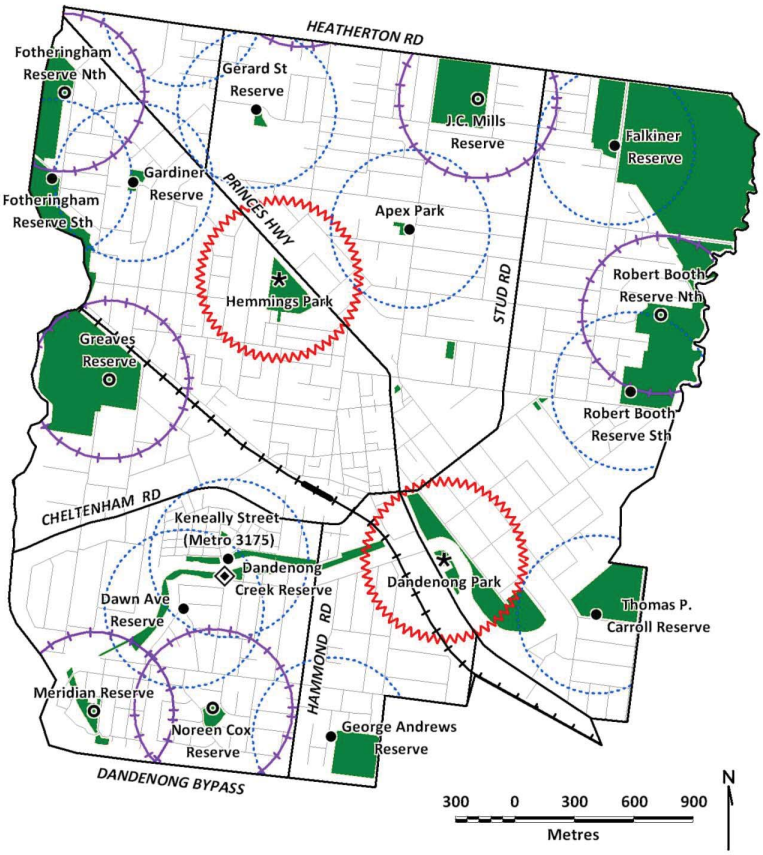
- District Playground
- 400 Metre Radius from a District Playground
- Neighbourhood Playground
- 400 Metre Radius from a Neighbourhood Playground
- Local Playground
- 400 Metre Radius from a Local Playground
- Proposed Playground Removals
- Open Space
- Railway
- Major Roads and Freeways
- Minor Roads

Figure 6: Playground Network - Dandenong North



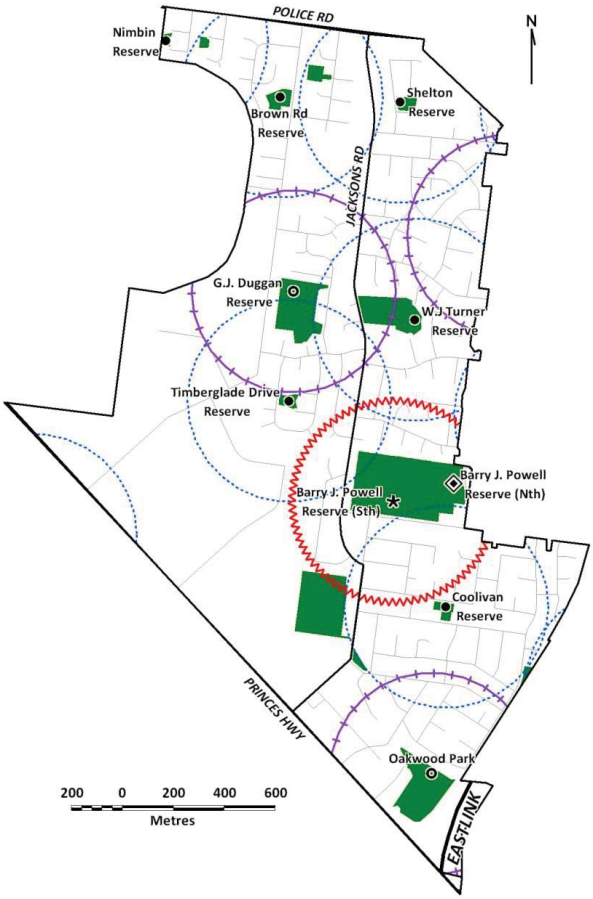
4.3.3 Playground Strategy and Action Plan 2013 - 2023 Six Year Review of Progress (Cont.)

Figure 7: Playground Network – Dandenong and Dandenong South



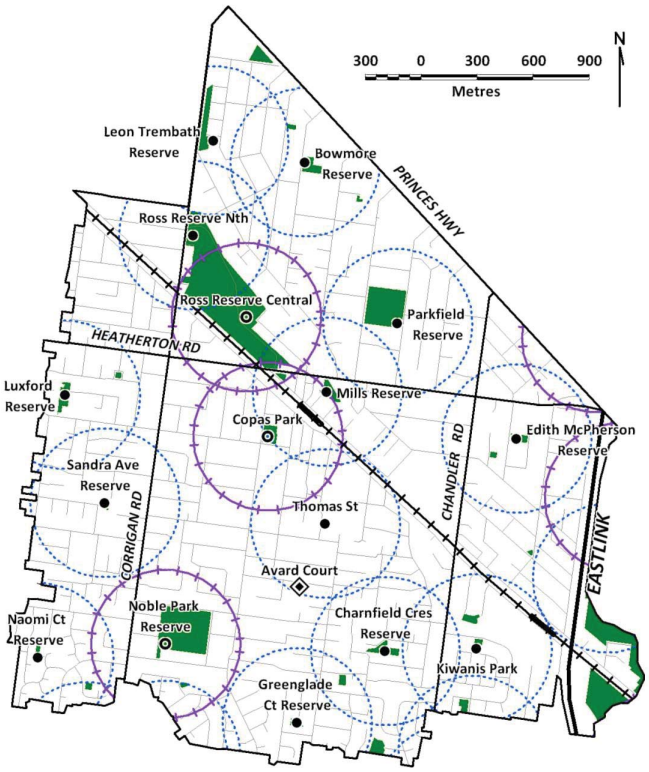
4.3.3 Playground Strategy and Action Plan 2013 - 2023 Six Year Review of Progress (Cont.)

Figure 8: Playground Network - Noble Park North



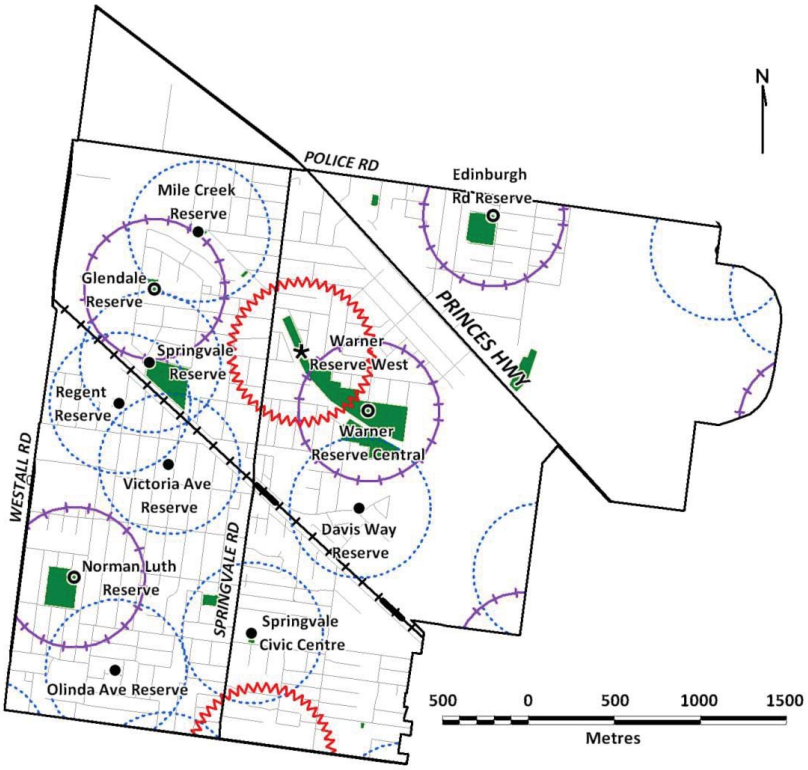
4.3.3 Playground Strategy and Action Plan 2013 - 2023 Six Year Review of Progress (Cont.)

Figure 9: Playground Network - Noble Park



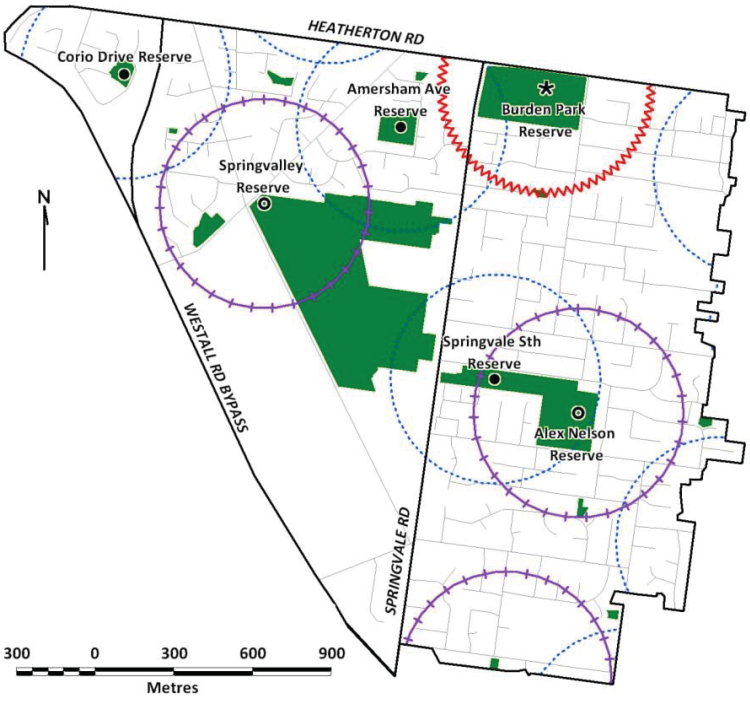
4.3.3 Playground Strategy and Action Plan 2013 - 2023 Six Year Review of Progress (Cont.)

Figure 10: Playground Network - Springvale



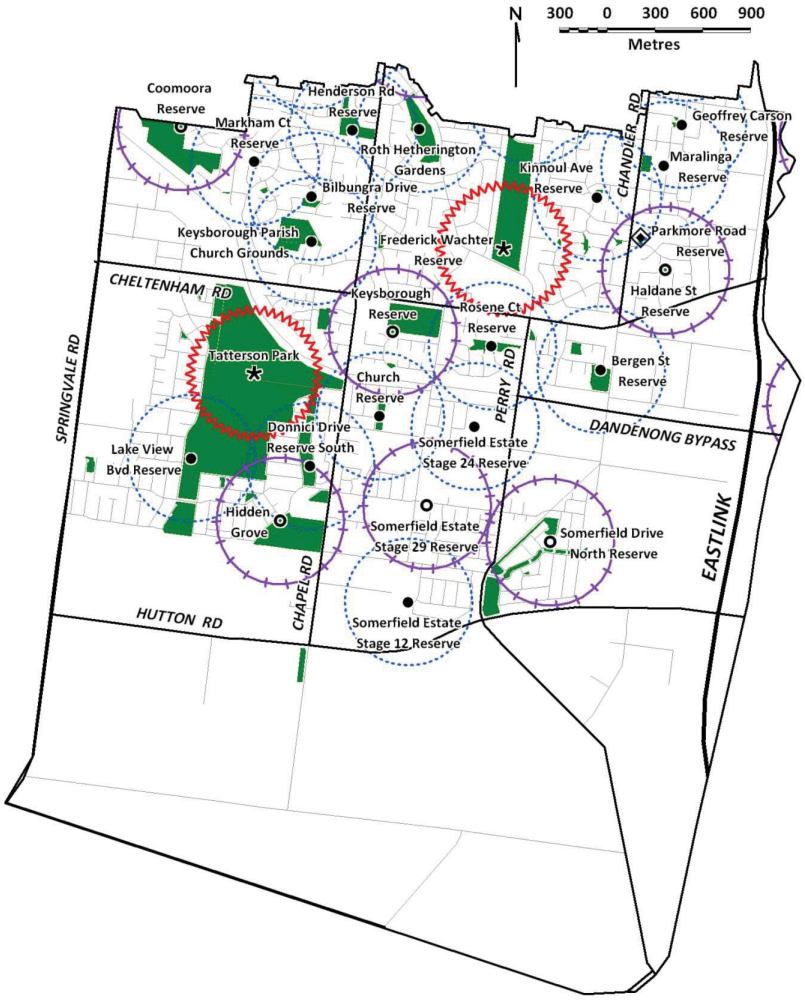
4.3.3 Playground Strategy and Action Plan 2013 - 2023 Six Year Review of Progress (Cont.)

Figure 11: Playground Network - Springvale South



4.3.3 Playground Strategy and Action Plan 2013 - 2023 Six Year Review of Progress (Cont.)

Figure 12: Playground Network - Keysborough



4.3.3 Playground Strategy and Action Plan 2013 - 2023 Six Year Review of Progress (Cont.)

APPENDIX 2: Index of Playground Photos

Playground/Park	Council	Address
Alex Nelson Reserve	Greater Dandenong	Harold Road, Springvale South (Mel Ref: 89 A4)
Alma Park	Port Phillip	Alma Road, St Kilda East (Mel Ref: 58 E9)
Bayswater Park	Knox	King Street, Bayswater (Mel Ref: 64 F4)
Beckett Park	Boroondara	Parring Road, Balwyn (Mel Ref: 46 F7)
Birrarung Marr Playground	Melbourne	Artplay Playground, Birrarung Marr (Mel Ref: 2F H6.)
Burden Park	Greater Dandenong	Heatherton Road, Springvale South (Mel Ref: 88 K1)
Carlton Gardens	Melbourne	Rathdowne Street, Carlton (Mel Ref: 2B H11)
Carnegie Library Playground	Glen Eira	Shepparson Avenue, Carnegie (Mel Ref: 68 J5)
Children's Playground - Royal Botanic Gardens	Melbourne	Birdwood Avenue, South Yarra (Mel Ref: 2F K12).
Church Reserve	Greater Dandenong	Church Road / Harlequin Drive, Keysborough (Mel Ref: 89 C11)
Currajong – Illawarra Reserve	Greater Dandenong	Currajong Street, Dandenong North (Mel Ref: 81 A10)
Fotheringham Reserve North	Greater Dandenong	Alexander Avenue, Dandenong (Mel Ref 89 K3)
Hays Paddock	Boroondara	Longstaff Street, Kew East (Mel Ref: 45 J1-2)
Gerard Street Reserve	Greater Dandenong	Gerard Street, Dandenong (Mel Ref: 90 C3)
Hemmings Park	Greater Dandenong	Princes Highway, Dandenong (Mel Ref: 90 C6)
Hidden Grove Playground	Greater Dandenong	Hidden Grove Boulevard, Keysborough South (Mel Ref: 89 A12)
Kandra Street Reserve	Greater Dandenong	Kandra Street, Dandenong (Mel Ref: 81 B12)
Keneally Street (Metro 3175)	Greater Dandenong	Keneally Street, Dandenong (Mel Ref: 90 B9)
Luxford Reserve	Greater Dandenong	Noble Street / Jennings Street, Noble Park (Mel Ref: 89 B2)
Maranoa Gardens	Boroondara	Yarrbat Avenue, Balwyn (Mel Ref: 46 F7)
Mile Creek	Greater Dandenong	Hope Street, Springvale (Mel Ref: 79 K5)
Quarries Park	Yarra	Ramsden Street, Clifton Hill (Mel Ref 2C C2)
Parkifeld Reserve	Greater Dandenong	Dunblane Road, Noble Park (Mel Ref: 89 G1)
Rawdon Hill Drive Reserve	Greater Dandenong	Rawdon Hill Drive, Dandenong North (Mel Ref: 81 C9)
Robert Booth Reserve South	Greater Dandenong	Clow Street, Dandenong (Mel Ref: 90 G7)
Stud Park	Knox	Fulham Road, Rowville (Mel Ref: 81 K1)
Tatterson Park	Greater Dandenong	Cheltenham Road, Keysborough (Mel Ref: 89 A10)
Tiimberglade Drive Reserve	Greater Dandenong	Timberglade Drive, Noble Park North (Mel Ref: 80 J9)
Tirhatuan Park	Greater Dandenong	Kriegal Way, Dandenong North (Mel Ref: 81 F8)
Victoria Avenue	Greater Dandenong	Victoria Avenue, Springvale (Mel Ref: 79 J9)
Wombat Bend (Finns Reserve)	Manningham	Duncan Street, Templestowe Lower (Mel Ref. 33 B4)

For further information, please contact:

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4.3.4 Springvale Community Precinct - Strategic Plan

File Id:	
Responsible Officer:	Director Community Services
Attachments:	Springvale Community Precinct Draft Strategic Plan – 2020-25

Report Summary

Council has developed this Strategic Plan to guide the direction and expectations of the Springvale Community Precinct for the next 5 years.

The attached 'Springvale Community Precinct – Draft Strategic Plan' is presented to Council for endorsement.

Recommendation Summary

This report recommends that Council endorse the Springvale Community Precinct – Draft Strategic Plan to go for Public Consultation.

4.3.4 Springvale Community Precinct - Strategic Plan (Cont.)

Background

The Springvale Community Precinct is located on the eastern side of Springvale Road and nearby the Springvale retail precinct. It is the former location of the City's Civic Precinct and was flagged for development in Council's *Springvale Civic Master Plan* in 2012-13.

The precinct has been developed to build on the unique strengths of the Springvale community and its surrounds, aimed at creating a community and civic heart for Springvale.

The development seeks to strengthen community connections and improve educational outcomes while addressing the need for new and improved facilities.

The community can connect to develop lifelong learning, engage with one another, celebrate and embrace with pride it's rich cultural heritage and unique strengths. This will be achieved through the provision of an integrated and flexible space that meets the needs of current and future generations.

The draft Strategic Plan was presented to the Springvale Major Projects Advisory Committee on Thursday 24 October and later distributed for Councillors to provide feedback on this plan.

Proposal

The development of the Springvale Community Precinct – Strategic Plan, will guide the direction and expectations of the entire precinct for the next 5 years. The strategic plan will inform other plans for the site including programming and activation, venue hire, communications and open space use.

The plan will be accompanied by a yearly action plan, developed by the Strategy and Operation Groups. The actions incorporated into each yearly action plan will be informed by Community feedback, consultation, needs or issues identified.

The Strategic Plan is an integral plan that will guide the direction of the precinct for the next 5 years and deliver on the vision:

Encouraging active participation in cultural exchange, creative celebrations and life-long learning, through a welcoming community-led hub that inspires learning and creative living.

Council Strategic Objectives

The objectives, delivery and programming of items within the Springvale Community Precinct will be informed by relevant Council Plans.

The Springvale Community Precinct directly responds to the Council Plan objectives relating to; vibrant, connected and safe community, a creative city that respects and embraces its diversity, a healthy, liveable and sustainable city, a city planned for the future and a diverse and growing economy.

Strategic Objectives

The following strategic objectives are proposed for the Springvale Community Precinct and have been collated based on achieving the vision, delivering priorities and responding to public consultation:

4.3.4 Springvale Community Precinct - Strategic Plan (Cont.)

1. ***Engagement and Activation –*** The precinct is a gathering place where everyone feels welcome and engaged, spaces and outdoor areas will promote learning, participation and engagement through stimulating programs and activities.
2. ***Connectedness*** – The community is connected, people participate, celebrate and embrace their cultural heritage with pride and feel like they belong.
3. ***Learning and Creative Living*** – The precinct will provide pathways for lifelong learning, literacy and the love of reading, through a contemporary leading library, digital engagement and flexible adaptable community programs and activities.
4. ***Safety and Sustainability -*** The precinct will engage in proactive programs that reduce anti-social behaviours and respond to safety concerns.

Public Consultation

It is proposed to release the draft Strategic Plan to the community for public consultation to ensure that the plan reflects the community aspirations, suggestions and feedback from the original Public Consultation processes in 2012 / 2013.

Further to this, additional public consultation, including community group consultation will occur early in 2020 to inform the Annual Action Plan development.

Community Plan 'Imagine 2030' and Council Plan 2017-21 – Strategic Objectives, Strategies and Plans

After consultation with the Greater Dandenong community on what kind of future they wanted to see for themselves and the City in 2030, the result was the Greater Dandenong Community Plan 'Imagine 2030'. This report is consistent with the following community visions:

Community Plan 'Imagine 2030'

People

- *Pride* – Best place best people
- *Cultural Diversity* – Model multicultural community
- *Outdoor Activity and Sports* – Recreation for everyone

Place

- *Sense of Place* – One city many neighbourhoods
- *Safety in Streets and Places* – Feeling and being safe
- *Appearance of Places* – Places and buildings

Opportunity

- *Education, Learning and Information* – Knowledge

4.3.4 Springvale Community Precinct - Strategic Plan (Cont.)

Council Plan 2017-21

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

People

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

Place

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

Opportunity

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

- Create and Connect – Arts and Cultural Heritage Strategy 2016 and Action Plan 2016-18
- Library Strategy 2018 - 23

Related Council Policies

- Community Wellbeing Plan 2017 - 21
- Activity Centre's Placemaking Framework 2016
- Greater Dandenong People Seeking Asylum and Refugees Plan 2018-21
- Multi-purpose Use of Community Facilities Policy 2018
- Community Facilities Management Policy
- Community Hub Framework 2016
- Community Development Framework 2016
- Community Engagement Policy and Framework 2018
- Youth Strategy Action Plan 2016-19
- Open Space Strategy 2009
- Sustainability Strategy 2016-2030
- Waste & Litter Strategy 2015-2020

Victorian Charter of Human Rights and Responsibilities

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

Financial Implications

There are no financial implications associated with this report.

4.3.4 Springvale Community Precinct - Strategic Plan (Cont.)

Consultation

Three significant consultations were undertaken which lead to the development of the Springvale Community Precinct:

- Greater Dandenong Community Plan 2030
- Springvale Community Infrastructure Plan - Community Service Provider Consultation 2012/2013
- Springvale Civic Masterplan Community Consultation 2012/2013

The information received during these consultations, has assisted in informing the naming.

This report is also recommending Public Consultation to provide feedback on the draft Strategic Plan.

Conclusion

The Springvale Community Precinct – Draft Strategic Plan, identifies the direction and expectations of the precinct over the next 5 years. The plan will deliver targeted priorities and measures against the proposed objectives; Engagement and Activation, Connectedness, Learning and Creative Living and Safety and Sustainability.

Recommendation

That Council endorses the Springvale Community Precinct – Draft Strategic Plan for Public Consultation.

POLICY & STRATEGY

SPRINGVALE COMMUNITY PRECINCT - STRATEGIC PLAN

ATTACHMENT 1

SPRINGVALE COMMUNITY PRECINCT DRAFT STRATEGIC PLAN – 2020-25

PAGES 9 (including cover)

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

GREATER DANDENONG
City of Opportunity





Springvale Community Precinct

Strategic Plan / 2020-2025







Vision

Encouraging active participation in cultural exchange, creative celebrations and life-long learning, through a welcoming community-led hub that inspires learning and creative living.

4.3.4 Springvale Community Precinct - Strategic Plan (Cont.)

Background



The Springvale Community Precinct is located on the eastern side of Springvale Road and nearby the Springvale retail precinct. It is the former location of the City's Civic Precinct and was flagged for development in Council's Springvale Civic Master Plan in 2012-13.

The precinct has been developed to build on the unique strengths of the Springvale community and its surrounds, aimed at creating a Community and civic heart in Springvale.

The development seeks to strengthen community connections and improve educational outcomes while addressing the need for new and improved facilities.

The community can connect to develop lifelong learning, engage with one another, celebrate and embrace with pride it's rich cultural heritage and unique strengths. This will be achieved through the provision of an integrated and flexible space that meets the needs of current and future generations.

Consultation

The following key principles were identified as priorities from the feedback:



Three significant community consultations were undertaken which led to the development of the Springvale Community Precinct:

- Greater Dandenong Community Plan Imagine 2030 (Last updated 2016)
- Springvale Community Infrastructure Plan Community Service Provider Consultation 2012–2013
- Springvale Civic Masterplan Community Consultation 2012–2013

Learning	• Education and information • Pathways to jobs, information for personal and community wellbeing, and for literacy
Engagement	• Area should have plenty of open spaces for all ages • The civic area should be a key attraction in Springvale, providing facilities for cultural and community programs
Inspiration	• Important to build a place which builds community pride and celebrates all the cultures of Springvale • Important to provide strong integration of multilingual and multicultural components
Safety	• Safety in streets and public spaces, and improving perceptions of safety
People	• Friendly and helpful people
New Library	• Springvale Library is very important to the community, a library to stand the test of time • A cafe component would add value to the building and precinct

4.3.4 Springvale Community Precinct - Strategic Plan (Cont.)

Council
Strategic Objectives

The objectives, delivery and programming within the Springvale Community Precinct will be informed by relevant Council Documents. This includes the following strategies, plans and frameworks.



- Imagine 2030 Community Plan
- Council Plan 2017–2021
- Community Wellbeing Plan 2017–2021
- Create and Connect – Arts and Cultural Heritage Strategy 2016 and Action Plan 2016–2018
- Library Strategy 2018–2023
- Activity Centre's Placemaking Framework 2016
- Greater Dandenong People Seeking Asylum and Refugees Plan 2018–2021
- Multi-purpose Use of Community Facilities Policy 2018
- Community Facilities Management Policy 2016
- Community Engagement Policy and Framework 2018
- Community Hub Framework 2006
- Community Development Framework 2016
- Youth Strategy Action Plan 2016–2019
- Open Space Strategy 2009
- Sustainability Strategy 2016–2030
- Waste and Litter Strategy 2015–2020

These plans guide the City of Greater Dandenong's strategic framework. The Council Plan outlines six strategic objectives that sit under the three key priority areas of;

People, Place and Opportunity

The Springvale Community Precinct responds to the objectives relating to;

- a vibrant, connected and safe community,
- a creative city that respects and embraces its diversity,
- a healthy, liveable and sustainable city,
- a city planned for the future,
- and a diverse and growing economy.

People	Place	Opportunity
A vibrant, connected and safe community • Community safety • Learning and literacy • Community participation • Health and wellbeing	**A healthy, liveable and sustainable city** • Parks, reserve and sportsgrounds • Environmental sustainability • Roads, traffic and parking • Trees and our natural environment • Streetscapes and public places	**A diverse and growing economy** • Jobs and business • Tourism and visitation • Activity centre revitalisation • Investment
A creative city that respects and embraces its diversity • Cultural diversity • Community arts • Cultural heritage • Positive ageing • Access and equity	**A city planned for the future** • Urban design • Asset management • Residential, commercial and industrial development • Place making • Transport advocacy	**An open and effective Council** • Advocacy and community engagement • Transparency and accountable decision making • Digital innovation and leadership

Springvale Community Precinct
Strategic Objectives

Engagement & Activation
The precinct is a gathering place where everyone feels welcome and engaged, spaces and outdoor areas will promote learning, participation and engagement through stimulating programs and activities.

Connectedness
The community is connected, people participate, celebrate and embrace their cultural heritage with pride and feel like they belong.

Learning & Creative Living
The precinct will provide pathways for lifelong learning, literacy and the love of reading, through a contemporary leading library, digital engagement and flexible adaptable community programs.

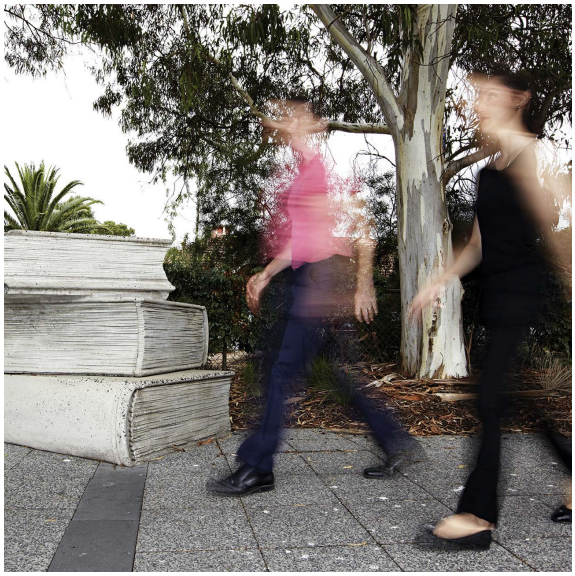
Safety & Sustainability
The precinct will engage in proactive programs that reduce anti-social behaviours and promote more sustainability practices.

4.3.4 Springvale Community Precinct - Strategic Plan (Cont.)

Strategic Objectives

Engagement & Activation

The precinct is a gathering place where everyone feels welcome and engaged, spaces and outdoor areas will promote learning, participation and engagement through stimulating programs and activities.



We will:

- Provide welcoming and inspiring places and programs for the community to connect.
- Develop effective partnerships with stakeholders to deliver increased opportunities for the community.
- Develop a year-round calendar of programmed activities across the precinct.
- Seek to identify sponsorships or grants to broaden service offering and programs.
- Engage with visitors to support programming and identification of needs for services and programs.
- Provide opportunities and programs within the open space that enhance health and wellbeing opportunities for the community.
- Provide opportunities for Occasional Care to operate from the precinct.

How will we know we have been successful:

- Collaborative programs delivered (internal and external partners) that cover all demographics and age groups.
- Identify and encourage community to apply for grants to deliver inclusive programs, events and services each year to support strategic priority.
- Grants applied for to support that the delivery of programs at the precinct.
- Feedback mechanism for community suggestions on programs and activities delivered.
- Programs and opportunities that increase health and wellbeing opportunities delivered.
- Implement a process that enables community groups to identify programs and services that they can deliver collaboratively or independently at the precinct each year.
- Identify and encourage positive informal activation of the open space area and specific areas of the building.
- Identify and support agencies or groups that will operate Occasional Care services from the precinct.

4.3.4 Springvale Community Precinct - Strategic Plan (Cont.)



Strategic Objectives

Connectedness

The community is connected, people participate, celebrate and embrace their cultural heritage with pride and feel like they belong.

We will:

- Connect people to Council customer service, Council information, events and services and Libraries through up to date information and responsive practices.
- Promote and enhance opportunities for community participation, including those that support connections and reduce isolation and exclusion.
- Provide multi-purpose spaces that enable a range of programs, services and venue hire options for the community.
- Provide opportunities to learn about, celebrate and honour the rich cultural heritage of the local community.
- Extend current and support volunteering options within the precinct.
- Connect with youth population in the area, leading to stronger engagement opportunities for this demographic and recognising the strengths of young people as engaged citizens.
- Increase connections and activities that support both the precinct and the broader Springvale Activity Centre.

How will we know we have been successful:

- Number of support groups that provide services to the community with access for pop up, outreach or interview services for the community.
- Number of community participation opportunities offered.
- Enable delivery of programmed events or exhibitions that celebrate diversity.
- Celebrate cultural and positive connection stories by submitting articles to local media outlets, Council publications and social media that connect to local culture and history.
- Volunteer participation increased.
- Deliver programs for Youth, Children and Seniors.
- Engage with Youth to assist in programming / implementing youth events.
- Establish connections and cross promotional opportunities to the Springvale Activity Centre (retail precinct).
- Deliver at least two heritage exhibitions or programs annually.
- Enhance links between Springvale District Historical Society and the broader community.

4.3.4 Springvale Community Precinct - Strategic Plan (Cont.)

Strategic Objectives

Learning & Creative Living

The precinct will provide pathways for lifelong learning, literacy and the love of reading, through a contemporary leading library, digital engagement and flexible adaptable community programs.



We will:

- Deliver a dynamic library service that responds to community feedback, trends and needs.
- Develop partnerships that assist in delivering literacy, learning and creative opportunities.
- Extend and encourage learning opportunities within the open space aspects of the precinct.
- Connect the community with lifelong learning opportunities within the precinct and broader community.

How will we know we have been successful:

- Learning and creative opportunities delivered in the open space of the precinct.
- Learning and creative opportunities delivered in the buildings of the precinct.
- Increase connection of the community to external lifelong learning and creative opportunities.
- Increase the number of physical visits to the library and overall precinct by 5 percent per annum.

4.3.4 Springvale Community Precinct - Strategic Plan (Cont.)



Strategic Objectives

Safety & Sustainability

The precinct will engage in proactive programs that reduce anti-social behaviours and respond to safety concerns.

We will:

- Address safety concerns and any vandalism immediately.
- Engage in proactive programs and security measures to reduce anti-social behaviours.
- Identify programs and outreach providers that can assist with public health and welfare.
- Ensure the site is always presented to a high standard.
- Achieve a 5 star Green Rating and aim for a 6 star Green Star Rating.

How will we know we have been successful:

- Develop strong partnerships with Victoria Police and security personnel.
- Develop a sense of pride and ownership of the site within the local community, by delivering community connectedness goals and aspirations.
- Maintain a high level of security presence, CCTV and removal of vandalism and graffiti immediately.
- Monitoring presence of programs and outreach providers within the precinct.
- Develop measures and mechanisms to identify the community's views on the presentation of the site.
- Actively measure the deliverables of the Green Star Rating and community benefit.

4.3.4 Springvale Community Precinct - Strategic Plan (Cont.)











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4.3.5 Development Plan Overlay 13 - 15-29 Coomoora Road Springvale South

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

Report Summary

The purpose of this report is to consider the proposed Development Plan to Schedule 13 of the Development Plan Overlay of the Greater Dandenong Planning Scheme.

The development plan would cover one (1) lot abutting Coomoora Road, 15-29 Coomoora Road, Springvale South.

The development plan seeks to guide the form and conditions of future residential development of the subject land. The development plan outlines broad building envelopes for the medium density residential development and indicative lots with setbacks for conventional residential development. The plan identifies building heights across the site to be limited to a two storey scale.

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

An informal public notification of the proposal was undertaken and in response to that notification twenty-one (21) submissions were received from the surrounding properties.

Once the development plan is approved to Council's satisfaction, future planning permit applications may be considered and granted for subdivision and/or the development of the land, provided that it is generally in accordance with the approved Development Plan.

Recommendation Summary

This report recommends that Council resolves to:

- Accept the officer recommendations on the submissions received;
- Approve the Development Plan for 15-29 Coomoora Road Springvale South in the form of Attachment 1 subject to conditions; and
- Advise the applicant and submitters of Council's decision.

Background

The Development Plan was submitted to Council on 31st May 2019. The application was accompanied by the following supporting documentation:

- Development Plan comprising:
    - Site Analysis Plan;
    - Urban Context Analysis Response;
    - Development Concept Plan;
    - Landscape Concept Plan;
- Statement of Environmental Audit prepared by AAA Environmental Pty Ltd.
- Arboriculture Impact Assessment prepared by Tree Logic and the Existing Tree Plan and Retention Plan and Removal Plan (p. 38-40).
- Infrastructure Servicing Report and Stormwater Management Plan prepared by Wood & Grieve Engineers.
- Environmentally Sustainable Design (ESD) Strategy prepared by Wood & Grieve Engineers.
- Transport Impact Assessment and Integrated Traffic Management Plan prepared by One Mile Grid.

Prior to this, Amendment C190 was gazetted on 14th July 2016 and rezoned the land at 15-29 & 55-67 Coomoora Road Springvale South from Public Use Zone to Neighbourhood Residential Zone and applied Schedule 13 to the Development Plan Overlay.

Since the land was rezoned to Neighbourhood Residential Zone the following has occurred:

- Prior to lodging the development plan application with Council, the applicant undertook notice of the proposal to the surrounding properties and held a community consultation meeting.
- On 31st May 2019 the development plan application was submitted to Council.
- On 5th August 2019 the applicant presented to the Councillors outlining the application history and the multiple revisions of the proposed development plan based on previous feedback.
- On 16th August 2019 the development plan went on exhibition with letters sent to properties surrounding the site notifying them of the opportunity to make a submission to the proposed development plan.
- On 21st August the applicant distributed a fact sheet to neighbouring properties via mail outlining the various iterations of the proposed development plan and providing a response to the concerns raised by residents at an earlier community consultation meeting undertaken by the applicant.
- Exhibition of the development plan finished on 30th August 2019 with 21 submissions received.
- On 7th October 2019 the applicant again presented to the Councillors at a Councillor Briefing Session (CBS). The presentation provided background of Development Victoria's (Applicant) motivations for the development plan to contribute to housing affordability and a diversity of

housing. The presentation also detailed a design response to issues raised by the Councillors and residents concerning neighbourhood character, density and traffic.

- On the 25th October 2019 the applicant submitted an amended masterplan to the development plan following the CBS including the following changes:
    - All dwellings fronting Coomoora Road now provided with ground floor living and secluded private open space, separation between the first floor elements and an increased setback of approximately 22 metres from Coomoora Road.
    - Subsequent increase in public open space provision along Coomoora Road (through the greater street setbacks) and overall open space provision increased to approximately 20% of the site.
    - Reduction in the number of 'reverse living' dwellings being limited to the mid-section of the site
    - The dwellings along the Coomoora Road frontage reoriented to have a direct frontage to the public open space.
    - The land lots along the northern boundary increased in width reflecting the lot widths of the adjacent lots to the north.
    - Area of conventional lots defined along eastern and northern boundaries.
    - Subsequent increase in the on-street visitor parking ratio to 1 space per 2.2 homes (a total of 30 remains as previously proposed).

Subject Site Context

The subject site is a vacant lot located on the northern side of Coomoora Road, approximately 400 metres east of the intersection with Springvale Road. The property is described as Lot 1 on PS647548 and has a total area of 4.406 hectares at 15-29 Coomoora Road (Springvale South). There is an extensive coverage of established vegetation spread across the site.

The site is located in an established residential area abutting Keysborough Primary School. The site context is shown in Figure 1 below. The site is located in the Neighbourhood Residential Zone 1 and the subject to Schedule 13 of the Development Plan Overlay (DPO13) of the Greater Dandenong Planning Scheme.



Figure 1: Site Context

Figure 1: Site Context

Proposal

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

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

4.3.5 Development Plan Overlay 13 - 15-29 Coomoora Road Springvale South (Cont.)

The development plan masterplan (Drawing DP03) details the following information, as depicted in Figure 2:

- Neighbouring properties of subject site;
- Vegetation to be retained on-site;
- Public Open Space;
- Communal road network;
- Visitor car parking, approximately 30 spaces;
- Subdivision layout including:
    - Land only lots with 3 metre street setback and 5 metre rear and side setback (northern and western boundaries);
    - Two storey scale built form with 3 metre street setback and 5 metre rear setback (northern medium density section);
    - Two storey scale built form with 1 metre street setback and 5 metre rear setback (eastern boundary medium density middle section);
    - Two storey scale built form with reverse living option, with 3 metre street setback and 1 metre rear setback (middle section of medium density);
    - Two storey scale built form with rear loaded access, with one storey scale abutting the street as a zero-lot-line properties (western medium density middle section);
    - Two storey scale built form with rear loaded access, with 5 metre street setback and 1 metre rear setback (southern medium density section).

4.3.5 Development Plan Overlay 13 - 15-29 Coomoora Road Springvale South (Cont.)

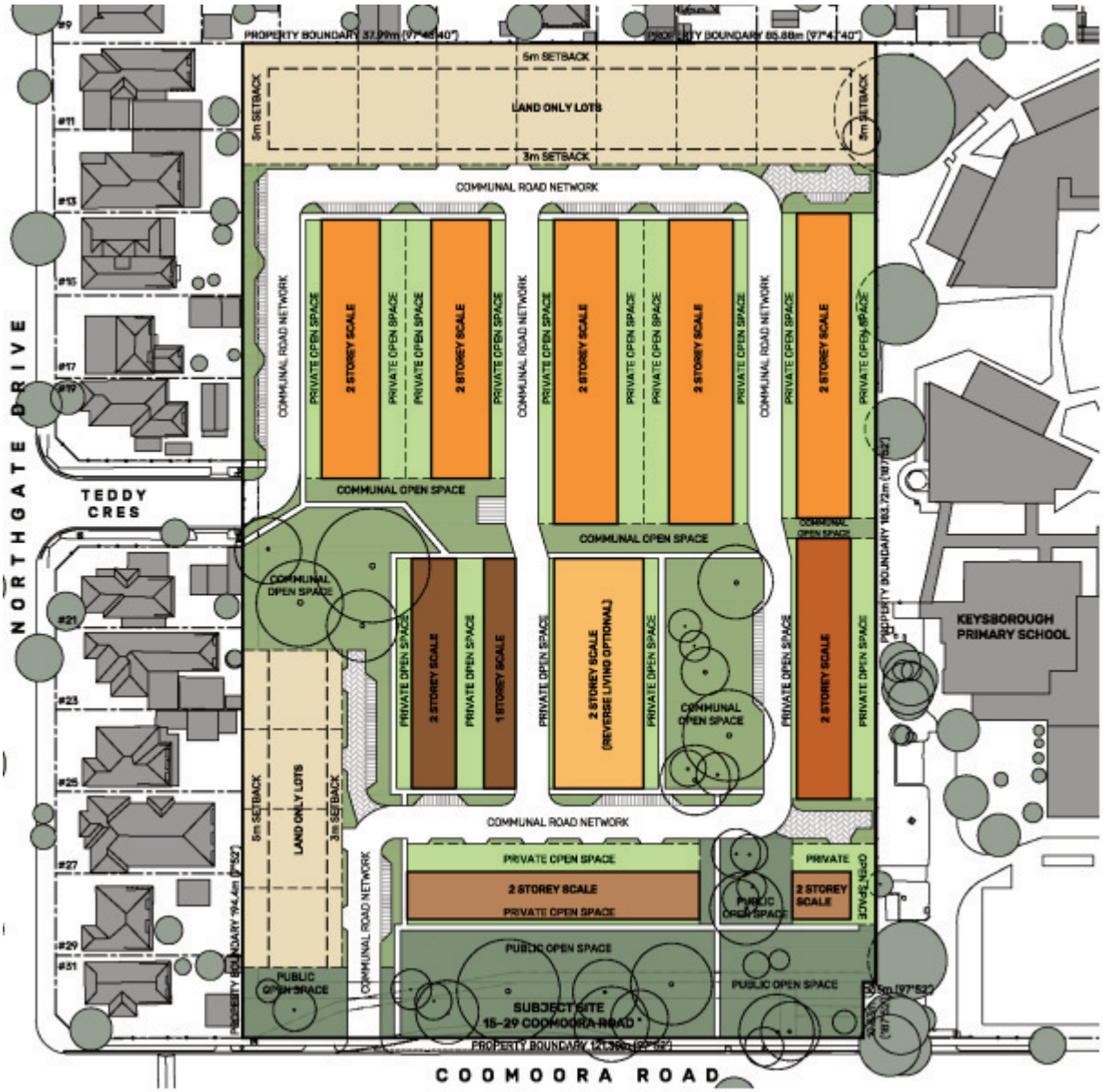


Figure 2: Masterplan – Built form, distribution and scale

Figure 2: Masterplan – Built form, distribution and scale

Community Plan 'Imagine 2030' and Council Plan 2017-2021 – Strategic Objectives, Strategies and Plans

After consultation with the Greater Dandenong community on what kind of future they wanted to see for themselves and the City in 2030, the result was the Greater Dandenong Community Plan 'Imagine 2030'. This report is consistent with the following community visions:

Community Plan 'Imagine 2030'

Place

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

Council Plan 2017-2021

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

People

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

Place

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

Related Council Policies

The relevant clauses of the Planning Scheme include:

Planning Policy Framework

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

Local Planning Policy Framework

Clause 21.02 (Municipal Profile)
Clause 21.03 (A Vision for Greater Dandenong)
Clause 21.05 (Built Form)

Clause 21.06 (Open Space and Natural Environment)

Clause 22.06 (Environmentally Sustainable Development)
Clause 22.09 (Residential Development and Neighbourhood Character)

Victorian Charter of Human Rights and Responsibilities

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

Financial Implications

The only financial implication for Council will be the costs associated with staff resources. All other costs associated with the Development Plan Application including the cost of exhibition has been borne by the proponent.

Informal Consultation

The *Planning and Environment Act 1987* governs exhibition and notice requirements. The, 'Act' does not provide any provision for the notification or exhibition of Development Plans. Whilst this is the case the proposed Development Plan was placed on informal notification over a two (2) week period from 16th October – 30th October 2019 by sending notification letters to all neighbouring owners and occupiers. No signs were required to be placed on site. The development plan application documents were also published on Council's website.

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

Submissions

A total of twenty-one (21) submissions were received from the surrounding properties. A map of the submitters' location is included in Figure 3.

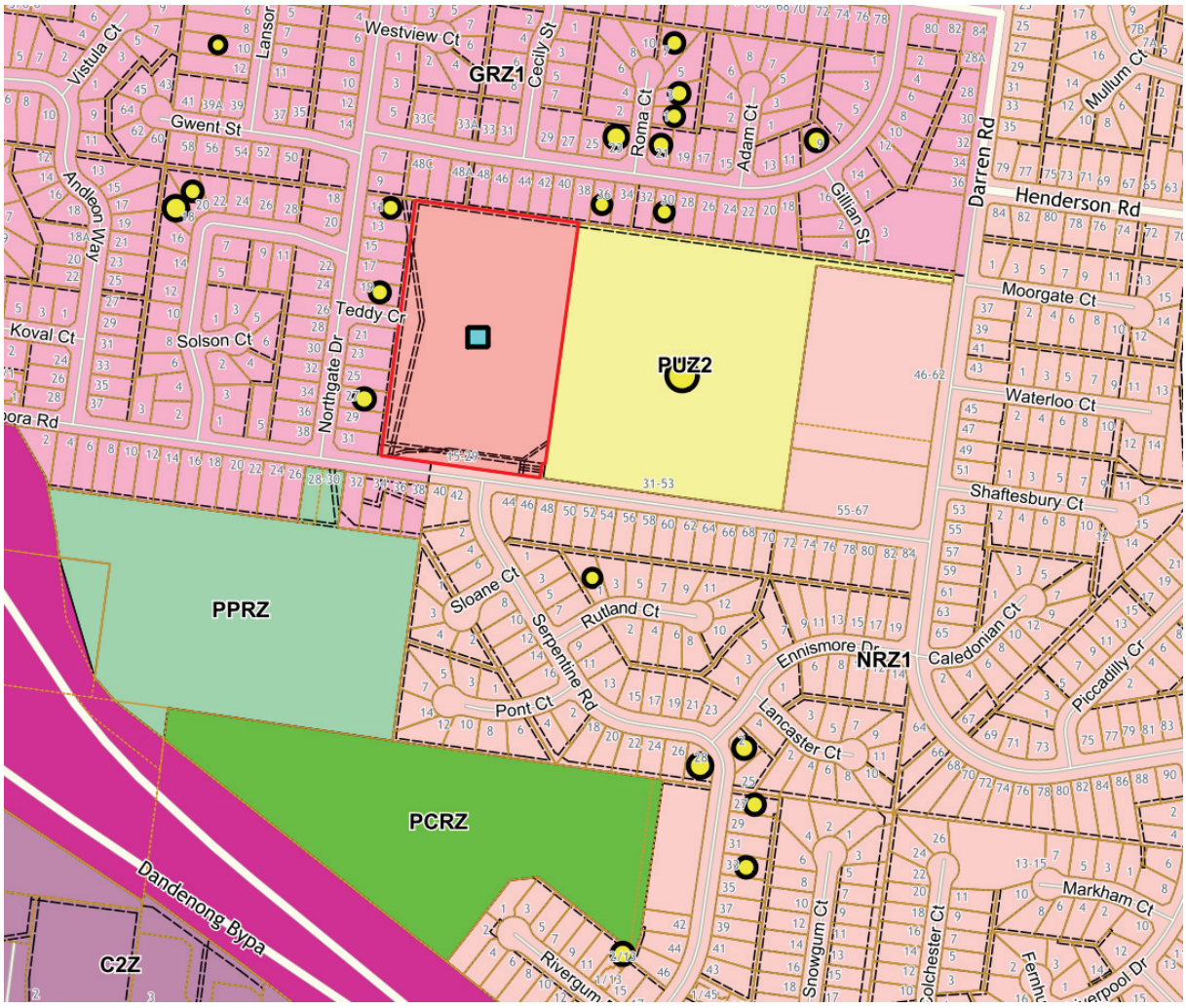


Figure 3 – Location of Submitter s

Figure 3 – Location of Submitters

The submissions raised the following concerns:

- Density/ Overdevelopment;
- Lack of Private Open Space;
- Overshadowing;
- Insufficient Setbacks;
- Traffic Congestion;

- Inadequate Car Parking;
- Neighbourhood Character/ Building Bulk;
- Cumulative Impact;
- Departure from Policy;
- Road Widths/ On-street Car Parking;
- Building Height;
- Landscaping;
- Car Parking Dimensions;

One (1) submission supported the proposal in the following ways:

- Contribute to Affordable Housing;
- Supporting Documentation;
- No Impact on School;
- Connection to Existing Infrastructure;
- Passive Surveillance;
- Provision of Public Open Space.

The submitters' concerns are summarised below (underline) followed by the Officer Response (*in italics*).

In terms of the concerns raised by submitters to the development plan application, it should be noted that matters relating to overshadowing and car parking dimensions would be addressed at detailed design stage as part of any future planning permit applications, whilst this assessment will consider the higher level planning matters.

Density/Overdevelopment

The proposed development plan would implement density control measures as part of the design principles and masterplan. The dwelling typology would be limited to single occupancy dwellings which are attached or semi-detached in form. Future development proposals would be required to incorporate a mix of housing types to contribute to housing diversity, which comprises 2-bedroom, 3-bedroom and 4-bedroom dwellings. The conventional lots would be located along the northern and western boundaries at the residential interfaces to provide a responsive subdivision layout, which incorporates a range of lot sizes. The sole section of reverse living housing would be oriented to the public open space, centrally located within the site. The reverse living section would also contribute to housing diversity within the overall development plan. Overall, the development plan adequately responds to Clause 11 – Settlement and Clause 16 – Housing of the Greater Dandenong Planning Scheme.

Lack of Private Open Space

The development plan masterplan provides a minimum rear setback of 5 metres for each building envelope, with the exception of the reverse living section. The 5 metre rear setback ensures that the minimum dimension of secluded private open space is met for each dwelling in accordance with the

4.3.5 Development Plan Overlay 13 - 15-29 Coomoora Road Springvale South (Cont.)

varied Clause 55 (ResCode) requirements of Schedule 1 to the Neighbourhood Residential Zone under the Greater Dandenong Planning Scheme. In addition, the public open space areas account for 20% of the total site, which contributes to the overall useability of open space within the site.

Insufficient Setbacks

The most-recent revision of the masterplan on 25th October 2019, implemented minimum side and rear setbacks of 5 metres for the conventional lots positioned adjacent to residential properties along the northern and western boundaries. The setbacks ensure that the built form of any new dwelling is setback from the sensitive interfaces and an adequate provision of landscaping can be accommodated along these boundaries to soften the interface. The 5 metre setback also ensures that an adequate provision of secluded private open space is provided for the conventional lots.

All dwellings would front a private accessway. The development plan masterplan incorporates a 3 metre street setback where possible to increase the provision of landscaping along the private accessway streetscape. To ensure car parking within driveways does not create encroachment issues into the roadway, a garage setback of 5 metres must be applied to all 3 metre building street setback envelopes, as a condition of any approved development plan (see condition 3.1.1).

Traffic Congestion

The development plan was accompanied by a Transport Impact Assessment and Integrated Traffic Management Plan. That assessment was reviewed by Council's Transport Department who have not raised any concerns regarding the traffic to be generated by the development envisaged by the development plan.

Inadequate Car Parking

The development plan would include indicative visitor car parking in the form of 30 off-street indented car spaces. This number of visitor car spaces could serve up to 150 dwellings, although it is anticipated that the dwelling density would be closer to half of that figure providing a substantial excess of visitor car parking pursuant to Clause 52.06. It is noted that the provision of car parking for residents and visitors on-site will be assessed under Clause 52.06 and Clause 55 (ResCode) of the Greater Dandenong Planning Scheme as part of any future planning permit applications ensuring that the car parking requirements of Clause 52.06-5 are met.

Neighbourhood Character/Building Bulk

The land is located in the Neighbourhood Residential Zone which is identified in Council's Future Change Area C – Limited Change under Clause 22.09-3.5. Clause 22.09 contains overarching design principles and more specific design principles relevant to the Limited Change Area which guide the future neighbourhood character of residential development. In addition, Schedule 1 to the Neighbourhood Residential Zone lists a number of neighbourhood character objectives which also guide the future neighbourhood character of residential development. The development plan would implement a maximum building height of two storeys, promote attached and semi-detached housing and provide landscaping along accessways, which is generally in accordance with the identified future character for this area. Consistency with the identified future character of Clause 22.09 is a key objective of Schedule 13 to the Development Plan Overlay. Whilst the development plan provides a

4.3.5 Development Plan Overlay 13 - 15-29 Coomoora Road Springvale South (Cont.)

higher level of implementation for neighbourhood character, the more specific neighbourhood character objectives and design principles are to be met as part of the consideration of any future planning permit application to develop the land. That being said, the provision of attached or semi-detached housing is not specifically in line with the identified future character envisaged by Clause 22.09-3.4. Therefore, the dwelling typology design principles listed in the development plan must be reworded to include separation at the upper level for at least every second dwelling with the exception of the dwellings fronting Coomoora Road and the reverse living dwellings, as a condition of any approved development plan.

Cumulative Impact

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

Departure from Policy

Council's Great Homes, Greater Neighbourhoods Strategy was implemented as part of Amendment C182 (Part 1). This amendment rezoned certain land within the municipality whilst implementing new standards to achieve high quality outcomes for residential development. The subject land was not rezoned under Amendment C182 (Part 1) and remains in the Neighbourhood Residential Zone. As this development plan seeks to introduce high level guidance for future residential development, consideration of the new standards brought in by the amendment will be undertaken in the assessment of any future planning permit applications for the development of the land. However, the development plan is considered to be generally in accordance with all relevant policies.

Road Widths/On-street Car Parking

The Transport Impact Assessment Report accurately depicts the accessway widths that would be provided throughout the development plan site. A 6.5 metre wide carriageway would be provided throughout the site, with the exception of a 50 metre section of accessway in the eastern pocket of the site which comprises a 5.5 metre wide carriageway. The reduced width of this section of accessway is acceptable as the design of the accessway ensures that the retention of established vegetation is maximised. Furthermore, housing would be limited to one side of this section of accessway with less vehicle manoeuvres being undertaken in this section. The indented off-street car parking bays also remove the demand for on-street car parking providing more space for vehicles traversing these accessways. It is noted that whilst there are three sections of accessway which are 3.5m in width, these accessways would only serve up to a maximum of five dwellings and are not utilized as carriageways. Private accessways are required to comply with Clause 56.06-7 – Neighbourhood street network detail and Clause 56.06-8 – Lot access. These clauses consider traffic volume, target speed and carriageway width. It is considered that the private accessways would comply with the objectives of these clauses.

Building Height

The development plan provides for a maximum height of two storeys for all residential development on-site. Whilst the development does not specify a maximum height in metres, the Neighbourhood Residential Zone does. Any future planning permit application proposed for the development of the land must be generally in accordance with an approved development plan and is restricted to a maximum building height of 9 metres under Clause 32.09-10.

Landscaping

The development plan has demonstrated that it would maximise the retention of existing vegetation on-site, retaining a high number of trees that were recommended in the Ecology and Arboriculture Assessment and Tree Retention Plan prepared by Jacobs on 10 November 2015. The development plan would contribute approximately 20% of public open space which encompasses the retained vegetation. The development plan also provides for the planting of new trees along each of the accessways and within the public open space areas as depicted in the landscape plans prepared by MALA Studio. The provision of landscaping on-site would be in line with the landscaping objectives of Schedule 13 to the Development Plan Overlay as it facilitates high quality landscape outcomes that integrate with the overall layout and design of the site and protects existing vegetation.

Referrals

The development plan application has been referred to internal Council departments including the following:

Internal Referral Department	Response
Arborist	No objection, no conditions
Asset Planning	No objection, subject to conditions Details of the internal roads including longitudinal and cross sections required as a condition.
Civil Development	No objection, provided that the road network is kept as a private accessway and not a Council road and the Stormwater Management Plan is amended subject to conditions.
ESD/Sustainability	No objection, subject to conditions The ESD Strategy would form part of the development plan. Therefore, the recommendations made by the ESD Unit would be required as conditions.

Strategic Planning	Raised concerns regarding the design response to the objectives of Schedule 13 to the DPO. These concerns were raised prior to the amended development plan being submitted by the applicant on 25th October 2019. It is considered that the applicant has appropriately responded to the objectives of the schedule, as detailed in the assessment section of this report.
Transport Unit	No objection, provided that the road network is kept as a private accessway and not a Council road.

Assessment

The development plan must first and foremost respond to the objectives of Schedule 13 to the Development Plan Overlay (DPO). The objectives for the subject site are as follows.

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

Design Principles – Section 6 of proposed Development Plan (DP)

The proposed Development Plan seeks to meet these objectives by providing an assessment criteria in the form of design principles for any future planning permit applications. Any future planning permit applications must be generally in accordance with the Development Plan pursuant to Clause 43.04-2 – Requirements before permit is granted. This report recommends a number of changes to the design principles, with key changes discussed below. A full set of revised design principles are included as conditions to this report.

The form and density that would be adopted by the future residential development of the land is guided by the design principles proposed in the development plan. These design principles reflect the design principles listed in Clause 22.09. The design principles in the development plan are discussed in two sections Site Design & Layout and Exterior Building Design, which guide design responses in the following elements:

Site Design & Layout

- *Typology, Density and Housing Diversity*

4.3.5 Development Plan Overlay 13 - 15-29 Coomoora Road Springvale South (Cont.)

The dwelling typology would be single-occupancy dwellings (attached or semi-detached townhouses). Whilst the development plan provides a higher level of implementation for dwelling typology, the provision of attached or semi-detached housing is not specifically in line with the identified future character envisaged by Clause 22.09-3.4 for Limited Change Areas. Therefore, this dwelling typology design principle listed in the development plan must be reworded to include 'separation at the upper level for at least every second dwelling with the exception of the dwellings fronting Coomoora Road and the reverse living dwellings', as a condition of any approved development plan.

This design principle envisages conventional lot sizes of a minimum size of 300 square metres along the northern and western boundaries. However, the conventional lots should provide a range of lot sizes. Therefore, the wording would be amended to limit the number of conventional lots to 11 to ensure a range of appropriate lot sizes are provided, as a condition of any approved development.

- *Building Height*

  The maximum building height would be limited to two storeys, which is in line with Clause 22.09.

- *Site Setbacks/Green Buffers*

  The 13.7 metre building setback from Coomoora Road ensures that the retention of existing vegetation is maximised, ensuring that the development plan capitalizes on the existing landscaping features. The minimum side and rear setback of 5 metres for the conventional lots positioned adjacent to residential properties along the northern and western boundaries ensure that the built form of any new dwelling is setback from the sensitive interfaces and an adequate provision of landscaping can be accommodated along these boundaries to soften the interface.

- *Lot Layout/Orientation*

  Future residential development and subdivision would be required to provide a range of lot sizes and layouts to support dwelling diversity and housing affordability within the development plan site, satisfying the objectives and strategies of Clause 16.01-3S – Housing Diversity and Clause 16.01-4S – Housing Affordability. The orientation of lots would also ensure passive surveillance is maximised opposite public open space areas and northern solar access is maximised to private open space areas.

- *Site Coverage*

  The breakdown of site coverage for the development plan site comprises:

  - 40% of the total lots to have a maximum site coverage of 50% of the lot;
  - 35% of the total lots to have a maximum site coverage of 60% of the lot;
  - 25% of the total lots (reverse living optional dwellings primarily) to have a maximum site coverage of 75%.

This breakdown of site coverage requirements is problematic on two fronts, including auditing the percentage of lots that fit into each bracket as the site is developed and the departure from the varied requirements of Schedule 1 to the Neighbourhood Residential Zone. Therefore, all lots comprising dwellings with a traditional ground floor living arrangement are to have a maximum site coverage of 50% of the lot and all lots comprising reverse living optional dwellings are to have a maximum site coverage of 75%, as a condition of any approved development plan.

- *Site Permeability*

The site permeability principles would ensure that future residential development would ensure that the impact of stormwater run-off on the drainage system is reduced.

- *Tree Retention/Communal Open Space*

The layout of public open space and communal open space accounts for approximately 20% of the subject site. These areas also enhance the retention of existing vegetation on the land. Furthermore, these spaces establish pedestrian connectivity through the site and positive amenity outcomes for future residents. Rather than the design principles specifying the exact square metreage of the open space areas and tree retention initiatives, it is recommended that the design principles be amended to the following, as conditions of any approved development plan.

  - Trees are to be retained in accordance with the approved Arborist Report and Tree Retention Plan.
  - Public Open Space and Communal Open Space must be provided in accordance with the masterplan.

- *Road Network/Footpaths/Landscaping*

The road network links to both Teddy Crescent to the west and Coomoora Road to the south of the site, providing connectivity for all vehicles and pedestrians to the existing infrastructure that abuts the site. The development plan provides a separate footpath network along the accessways and public open space areas to ensure all dwellings and connecting streets are safely accessible by foot. In addition, street lighting would be provided within accessways and open space areas for the safety of future residents. The road network also ensures that appropriate space is provided for canopy tree planting along accessways to create positive streetscape outcomes for the development plan site. The internal road network can accommodate a 10.5 metre long waste collection truck to ensure the adequate collection of waste from the site, noting this waste collection would be in the form of a private collection, rather than a Council waste collection. Off-street visitor car parking would be directly accessible from the road network, however the design principles must ensure that the visitor car parking does not intrude on the 6.5 metre or 5.5 metre carriageway. In addition, the communal road network must be kept as private. These changes to the design principles would be required as conditions of any approved development plan.

<u>Exterior Building Design</u>

- *Building Forms*

4.3.5 Development Plan Overlay 13 - 15-29 Coomoora Road Springvale South (Cont.)

The street setbacks for each building envelope would ensure appropriate space is provided for landscaping and minimises the appearance of built form where abutting sensitive interfaces. These design principles require refined wording to ensure appropriate separation between dwellings on conventional lots and adequate separation at the upper level for at least every second dwelling is provided, with the exception of the dwellings fronting Coomoora Road and the reverse living dwellings. This would be required as conditions of any approved development plan.

- *Streetscapes*

  As discussed in the consideration of the dwelling typology and building forms design principles of the development plan, the built form does not adequately respond to the identified future character of Limited Change Areas envisaged by Clause 22.09-3.4 which seeks separation between dwellings. As built form separation is dealt with under other design principles, reference to this requirement can be deleted, as a condition of any approved development plan.

- *Building Materiality/Façade Design*

  This design principle does not adequately demonstrate an appropriate design response to the outcomes sought by the materials and finishes design principles under Clause 22.09. Therefore, this design principle must be reworded in line with the principles of Clause 22.09, as a condition of any approved development plan.

- *Orientation*

  This design principle would ensure that all future residential development orientates dwellings to maximise northern solar access and provides direct connection between living areas and private open space areas.

- *Secluded Private Open Space*

  The provision of secluded private open space would be in accordance with the varied requirements of Schedule 1 to the Neighbourhood Residential Zone. It is also noted that the provision of private open space and secluded private open space would be considered in any future planning permit applications for the residential development of the site. However, this design principle must make reference to the 60 square metres required by Schedule 1 to the Neighbourhood Residential Zone, as a condition of any approved development plan.

- *Services*

  Dwelling services for future residential development would be located to minimise visibility from the public realm.

- *Storage*

  Storage provisions would be considered would be considered in any future planning permit applications for the residential development of the site.

- *Waste*

4.3.5 Development Plan Overlay 13 - 15-29 Coomoora Road Springvale South (Cont.)

This design principle ensures that waste bins are not located at the front of dwellings or where they are visible from the public realm.

The following requirements must be satisfied before the approval of any development plan pursuant to Section 4.0 of Schedule 13 to the Development Plan Overlay (DPO).

Development Plan – Sections 4 & 5 of DP

The development plan adequately specifies the necessary details of the land whilst providing an urban context analysis response and detailed masterplan. The masterplan identifies the existing vegetation to be retained, a subdivision layout, internal open space network exceeding the 5% land contribution, road and pedestrian network and location of ingress and egress for vehicles, satisfying the requirement of Section 4.0 of Schedule 13 to the DPO.

The density controls that are implemented by the proposed Development Plan would ensure that the delivery of residential development is respectful of the existing neighbourhood character and contributes to the preferred neighbourhood character envisaged by Clause 22.09. The layout of conventional lots bordering the site's residential interface would adopt an almost identical lot width and promote similar built form outcomes to the abutting properties through setbacks along boundaries, maximum two storey scale, building separation, dwelling orientation, rear located private open space areas and landscaping provisions. In addition, the public open space area and front setback along the Coomoora Road frontage would protect the established vegetation that is part of the existing neighbourhood character. The added design response of orientating the dwellings abutting Coomoora Road to the street would ensure that passive surveillance is encouraged and a sense of address for each dwelling is provided. The denser elements of the Development Plan, being the reverse living dwellings, would be contained to the middle of the site. This would ensure that this housing type would not have a direct interface with either the existing dwellings, the school or Coomoora Road and Teddy Crescent, which is an acceptable outcome in this context.

The proposed Development Plan depicts Public Open Space and Communal Open Space equal to 20% of the site. The significant contribution of open space ensures that the development site has adequate space to retain established vegetation whilst also servicing the needs of the community. The open space areas also provide an outlook for a number of dwellings and provide breaks in the built form. The open space network contributes to a preferred character that is envisaged by Clause 22.09, thus satisfying the objectives of Schedule 13 to the Development Plan Overlay.

However, the central passage of public open space narrows in width between the northern and central medium density building envelopes. These building envelopes would be occupied by two storey buildings which would be constructed up to the edge of the communal open space. It is recommended that this narrow passage of the open space be widened, as a means to increasing the useability of this space and improving amenity outcomes. Rather than deleting the bottom two lots of the orange building envelopes, a more balanced approach would be to delete one of the reverse living dwelling lots on the northern abuttal to the communal open space as a response to this concern. This change would be required as a condition of any approved development plan (see condition 3.1.3).

Landscape Concept Plan – Section 7 of DP

4.3.5 Development Plan Overlay 13 - 15-29 Coomoora Road Springvale South (Cont.)

The Landscape Concept Plans specify the landscape themes and species to be planted within the accessways and public open space areas. The Landscape Concept Plans also identify the vegetation that is to be retained within the public open space areas in response to the recommendations of the *Ecology and Arboriculture Assessment and Tree Retention Plan (Jacobs, 2015).* The Landscape Concept Plans satisfy the requirement of Section 4.0 of Schedule 13 to the DPO.

Environmentally Sustainable Design – Section 8 of DP

The Environmentally Sustainable Design (ESD) Strategy would ensure that best practice is implemented for all future residential development. In particular, the requirements of recommended condition 3.1.7 would ensure that all dwellings exceed minimum compliance and achieve a best practice approach to energy efficiency and thermal performance, satisfying the requirement of Section 4.0 of Schedule 13 to the DPO. Further details regarding ESD will be required to be submitted as part of the future planning application, with a full detailed assessment in accordance with Clause 22.06 to occur at this time.

Transport, Traffic and Car Parking – Section 9 of DP

The Transport Impact Assessment and Integrated Traffic Management Plan investigates the existing conditions of the area surrounding the subject site detailing the traffic volumes of the streets and intersections nearby. The development plan specifies that vehicle access to the site would be obtained from Teddy Crescent and Coomoora Road via the internal private road network. The internal road network comprises 6.5 metre wide accessway with one 50 metre section of road at 5.5 metres. The reduced width of this section of road is acceptable as the road design ensures that the retention of established vegetation is maximised. Furthermore, housing would be limited to one side of this section of road with less vehicle manoeuvres being undertaken in this section. The indented off-street car parking bays also remove the demand for on-street car parking providing more space for vehicles traversing the private road network. Overall, the Transport Impact Assessment Report finds that the proposed road network is sufficient to accommodate anticipated traffic volumes and will have a minimal effect on the operation of nearby intersections at Springvale Road/Patterson Road and Henderson Road/Corrigan Road.

Stormwater Management – Section 10 of DP

The Infrastructure Servicing Report and Stormwater Management Plan demonstrates that the development plan would meet best practice for water quality performance objectives. Stormwater management would also be considered in the assessment of any future planning permit application for subdivision under Clause 53.18 – Stormwater Management in Urban Development. Melbourne Water has also commented on the development plan providing in principle support subject to further consideration of any future planning permit applications for residential development/subdivision on the land. The development plan site would have access to the existing infrastructure, which would be connected to the site as part of any future subdivision of the land. The parts of the land affected by the Special Building Overlay would be considered under any future planning permit applications.

Tree Retention

The recommendations of the *Ecology and Arboriculture Assessment and Tree Retention Plan (Jacobs, 2015)* were considered in the preparation of the development plan. In addition, the design principles of the development plan incorporate methods of tree retention and specify the area of land provided as communal open space.

Cultural Sensitivity

The land is in an area of cultural sensitivity. Council has been advised by the applicant that the land has likely been subject to significant ground disturbance and it is unlikely that a Cultural Heritage Management Plan (CHMP) is required. Nevertheless, a decision can be made on the development plan application before the land's cultural sensitivity is addressed, which would occur at the planning permit application stage.

Environmental Audit

A Statement of Environmental Audit was submitted with the application, satisfying the requirement of Section 4.0 of Schedule 13 to the DPO.

Drainage Easement

A number of dwellings/lots would be located within the drainage easement which runs north to south along the western boundary. A decision can be made on the development plan application before the easement is removed, which would be subject to a future planning permit application.

Conclusion

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

Recommendation

That Council:

1. receives all submissions made in response to the exhibition of the development plan application;

2. adopts the position on the submissions as set out in this report;

3. approves the Development Plan at Lot 1 PS647548, 15-29 Coomoora Road, Springvale South subject to the following recommendations / conditions:

3.1. The masterplan legend amended:

- Provide a garage setback of 5 metres to all 3 metre building street setback envelopes;

- Estimated development lot yield deleted;

- Indicative crossovers to medium density envelopes deleted;

- Delete the northern most reverse living dwelling lot abutting the communal open space.

3.2. Revise the Design Principles as follows;

<u>Typology, Density and Housing Diversity</u>

- Dwelling typology is to be single-occupancy dwellings (attached or semi-detached townhouses).

- Land only lots to have detached single occupancy housing.

- Separation to be provided at the upper level for at least every second dwelling, with the exception of the dwellings fronting Coomoora Road and the reverse living dwellings.

- Separation to be provided at the upper level for every dwelling fronting Coomoora Road

- The development is to incorporate a mix of lot sizes, housing sizes and housing types comprising 2-bedroom, 3-bedroom and 4-bedroom dwellings that are designed to respond to the unique conditions of the site and orientation within the masterplan.

- Maximum of eleven (11) Land Only Lots to be located along northern and western site boundaries where the site directly abuts the existing residential neighbourhood. Lot boundaries along the north site boundary are to align with the adjacent lot boundaries of the existing residential lots on Gwent Street.

- Land Only Lots proposed within the development are not to be further subdivided.

- Reverse Living housing is to be to limited to the envelopes identified on the masterplan, being located directly opposite communal open space to provide passive surveillance and activation.

<u>Building Height</u>

- Building height is to be limited to 2 storeys (maximum) throughout the site.

- Where affected by the Special Building Overlay (SBO), minimum floor levels for built form to be set to the satisfaction of the Responsible Authority.

Site Setbacks/Green Buffers

- A setback: of 13.7-22 metres is proposed for the lots along the Coomoora Road frontage to enable a substantial number of existing trees to be retained between the lots and Coomoora Road. This setback is to be handed over as public open space.

- A 5 metre (minimum) setback is to be provided along the north, east and west site boundaries to provide a green buffer to adjacent properties.

Lot Layout/Orientation

- Lot size and layout to facilitate a range of housing types, house sizes and living arrangements.

- Lot layout to minimise removal of existing high-grade trees on the site, promote passive surveillance over public and communal open space, and activate edges of open space with pedestrian traffic.

- Lot layout and housing types should enable secluded private open space to receive direct sunlight during the course of the day.

- Lot layout to minimise secluded private open space on the south side of dwellings.

Site Coverage

- All lots comprising dwellings with a traditional ground floor living arrangement are to have a maximum site coverage of 50% of the lot and all lots comprising reverse living optional dwellings are to have a maximum site coverage of 75% of the lot.

Site Permeability

- All lots comprising dwellings with a traditional ground floor living arrangement are to have a minimum site permeability of 40% of the lot and all lots comprising reverse living optional dwellings are to have a minimum site permeability of 20% of the lot.

Tree Retention/Open Space

- Trees are to be retained in accordance with the approved Arborist Report and Tree Retention Plan.

- Public Open Space and Communal Open Space must be provided in accordance with the masterplan.

- Two trees to be provided within the rear yards of each dwelling.

- A maximum of 50% of the dwellings boundary fencing abutting public or communal open space areas may be solid fencing with the remainder to be visually permeable.

- Dwelling boundary fences abutting public or communal open space areas are to be set at least three (3) metres behind the principle building line.

Road Network/Car Parking/Footpaths/Landscaping

- New communal road network to connect with existing road network at Coomoora Road & Teddy Crescent.

- The new communal road network is to be a private accessway.

- Dwellings are to be oriented and configured to internal roadways and/or footpaths.

- Internal roads are to be generally 6.5 metres wide throughout the development with slow point along eastern edge of central open space to be 5.5 metres wide.

- Internal roads are to incorporate a kerb and channel generally to discourage parking on the nature strips and to provide a level of protection to the landscaping.

- Internal road network throughout the development is to be suitable for 10.5 metre long waste collection vehicles.

- Extended driveways servicing dwellings that are not located directly on the communal road network are to be generally 3.5 metres (minimum) wide, with a different surface treatment to the internal road network.

- Off-street car parking is to be provided to all lots at a rate of 1 space per 2-bedroom dwelling & 2 spaces per 3-bedroom/4-bedroom dwelling.

- Visitor car parking is to be provided on the internal road network of the development in accordance with the masterplan. A combination of indented visitor car parking bays and perpendicular visitor car parking bays are to be provided, which do not encroach into the 5.5 metre or 6.5 metre wide carriageways.

- Footpaths throughout the development are to be 1.2 metres wide generally.

- Landscaping and public lighting to be incorporated with all roadways and footpaths to the satisfaction of the Responsible Authority. Lighting is to be positioned and baffled as required to avoid creating nuisance to on-site dwellings and neighbouring properties.

- Canopy tree planting to be included in secluded private open space of dwellings to the satisfaction of the Responsible Authority.

Building Forms

- Building forms should incorporate ground floor and first floor setbacks to foster amenity and functionality for dwellings within the development.

- Front setbacks should be at least three (3) metres, with lots facing the proposed public open space along Coomoora Road and approximately half of the lots along the east site boundary opposite the central communal open space to have a front setback of 1 metre.

- Front setbacks to garages of 3-bedroom & 4-bedroom dwellings should be 5 metres (minimum) to accommodate a second off-street car parking space, unless side-by-side car parking arrangements are provided.

- Separation to be provided at the upper level for at least every second dwelling, with the exception of the dwellings fronting Coomoora Road and the reverse living dwellings.

- Dwellings on all Land Only Lots to be detached at ground floor and first floor.

- Separation to be provided at the upper level for every dwelling fronting Coomoora Road

- Roof forms should be orientated towards the north generally with roof heights considered to accommodate solar panels (and the like).

Streetscapes

- Street frontages are to incorporate landscaped setbacks with built form directly on front boundary to be avoided.

- Laneway streetscapes comprising continuous and unbroken runs of rear garage doors should be minimised.

- Front fences to be 1.2 metres (maximum) high throughout the development.

Building Materiality/Façade Design

- Building materials should use quality, durable building materials and finishes that are designed for residential purposes.

- The use of commercial or industrial style building materials and finishes should be avoided.

- Using materials such as rendered cement sheeting, unarticulated surfaces and excessive repetitive use of materials should be avoided.

- Use a consistent simple palette of materials, colours, finishes and architectural detailing.

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

- At least one (1) habitable room window to be provided on the ground floor to all dwellings façade.

Orientation

- Living areas of all dwellings should be located with direct connection to secluded private open space.

- For North-South lots, living areas and secluded private open space should be north facing to take advantage of direct solar access.

- North facing windows should be provided to all dwellings where possible and beneficial.

Private Open Space

- Secluded private open space throughout the site to be well proportioned, well connected to dwelling living areas and have access to direct sunlight during the course of the day.

- All lots comprising dwellings with a traditional ground floor living arrangement to include 60 square metres of private open space with one part provided as secluded private open space comprising 40 square metres (minimum) with a minimum dimension of 5 metres at the rear of the dwellings.

- All lots comprising reverse living dwellings to include 10 square metres (minimum) secluded private open space with a minimum dimension of 2 metres in the form of a balcony/terrace that faces communal open space within the development.

- External folding clotheslines to be provided to all dwellings within the private open space, located so that they are not visible from the public realm.

Services

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

Storage

- All dwellings are to have 6 cubic metres (minimum) external secure storage.

Waste

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

3.3. adds details of the internal roads including longitudinal and cross sections;

3.4. revises the wording of the ESD Strategy under Greenhouse Gas Reduction to 'all dwellings to be designed to exceed the minimum 6-star NatHERS performance requirement'.

3.5. revises the Stormwater Management Plan to ensure that:

- Provide for a Coefficient Run of 0.6 and a Stormwater Frequency of 1 in 10 years; and

- The detention system for the development is designed to cater for 1 in 10 year ARI with a 1 in 100 year ARI overflow.

POLICY AND STRATEGY

DEVELOPMENT PLAN OVERLAY – 15-29 COOMOORA ROAD SPRINGVALE SOUTH

ATTACHMENT 1

PROPOSED DEVELOPMENT PLAN

PAGES 27 (including cover)

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

4.3.5 Development Plan Overlay 13 - 15-29 Coomoora Road Springvale South (Cont.)

DEVELOPMENT PLAN

15-29 Coomoora Road, Springvale South

Prepared for Development Victoria

8 November 2019

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1 Introduction

This Development Plan provides a framework for the redevelopment of approximately 2.4 hectares of land at 15-29 Coomoora Road, Springvale South (the subject site). This Development Plan has been prepared on behalf of Development Victoria.

This Development Plan provides a framework for the redevelopment of the subject site in accordance with the requirements of the Schedule 13 to the Development Plan Overlay (DPO13), as outlined by the Greater Dandenong Planning Scheme (the Scheme).

The subject site is former education land that was surplus to the needs of the Department of Education and Training. It was rezoned from Public Use Zone 2 – Education (PUZ2) to Neighbourhood Residential Zone, Schedule 1, and had the DPO13 applied as part of Amendment C190 to the Scheme.

The Development Plan consists of the following separate documents.

- This document prepared by Hollerich Town Planning Pty Ltd dated 8 November 2019, and including a series of plans prepared by Bent Architecture.
- Landscape Drawings prepared by MALA Studio.
- An ESD Statement prepared by Wood & Grieve Engineers.
- A Transport Impact Assessment and Integrated Traffic Management Plan prepared by OneMileGrid.
- A Stormwater Management Plan prepared by Wood & Grieve Engineers.
- An Infrastructure Servicing Report prepared by Wood & Grieve Engineers.
- An Arboricultural Assessment and Report prepared by Tree Logic.

2 Development Plan Objectives

The following objectives for the Development Plan are outlined in Part 1.0 of the DPO13.

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

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3 Planning Policy

Various parts of the Scheme are relevant to the subject site and this Development Plan.

The following section outlines the relevant planning policy framework in response to which this Development Plan has been prepared and against which any future planning permit applications within the Development Plan area must be considered

3.1 State Planning Policy Framework

3.1.1 Clause 11 - Settlement

Clause 11 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, employment, recreation and open space, commercial and community facilities and infrastructure*".

The objective of Clause 11.02-1S (Supply of Urban Land) is "*to ensure a sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional and other community uses*".

Strategies outlined by Clause 11.02-1S and that are relevant to the Development Plan are outlined below.

- Ensure the ongoing provision of land and supporting infrastructure to support sustainable urban development.
- Ensure that sufficient land is available to meet forecast demand.
- Plan to accommodate projected population growth over at least a 15 year period and provide clear direction on locations where growth should occur. Residential land supply will be considered on a municipal basis, rather than a town-by-town basis.
- Planning for urban growth should consider:
  - Opportunities for the consolidation, redevelopment and intensification of existing urban areas.
  - Neighbourhood character and landscape considerations.
  - The limits to land capability and natural hazards and environmental quality.
  - Service limitations and the costs of providing infrastructure.

The objective of Clause 11.02-2S (Structure Plans) is "*to facilitate the orderly development of urban areas*".

Strategies outlined by Clause 11.02-2S and that are relevant to the Development Plan are outlined below.

- Ensure effective planning and management of the land use and development of an area through the preparation of relevant plans.
- Undertake comprehensive planning for new areas as sustainable communities that offer high-quality, frequent and safe local and regional public transport and a range of local activities for living, working and recreation

3.1.2 Clause 15 – Built Environment and Heritage

Clause 15 is of particular relevance to this Development Plan. Clause 15 states the following.

- Planning is to recognise the role of urban design, building design, heritage and energy and resource efficiency in delivering liveable and sustainable cities, towns and neighbourhoods.
- Planning should ensure all land use and development appropriately responds to its surrounding landscape and character, valued built form and cultural context.
- Planning should protect places and sites with significant heritage, architectural, aesthetic, scientific and cultural value.
- Planning must support the establishment and maintenance of communities by delivering functional, accessible, safe and diverse physical and social environments, through the appropriate location of use and development and through high quality buildings and urban design.
- Planning should promote development that is environmentally sustainable and should minimise detrimental impacts on the built and natural environment.
- Planning should promote excellence in the built environment and create places that:
  - Are enjoyable, engaging and comfortable to be in.
  - Accommodate people of all abilities, ages and cultures.
  - Contribute positively to local character and sense of place.
  - Reflect the particular characteristics and cultural identity of the community.
  - Enhance the function, amenity and safety of the public realm.

The objective of Clause 15.01-2S (Building Design) is "*to achieve building design outcomes that contribute positively to the local context and enhance the public realm*".

Strategies outlined by Clause 15.01-2S and that are relevant to the Development Plan are outlined below.

- Require a comprehensive site analysis as the starting point of the design process.
- Ensure the site analysis provides the basis for consideration of height, scale and massing of new development.
- Ensure development responds and contributes to the strategic and cultural context of its location.
- Minimise the detrimental impact of development on neighbouring properties, the public realm and the natural environment.
- Ensure the form, scale and appearance of development enhances the function and amenity of the public realm.
- Ensure buildings and their interface with the public realm support personal safety, perceptions of safety and property security.
- Ensure development provides safe access and egress for pedestrians, cyclists and vehicles.
- Ensure development provides landscaping that responds to its site context, enhances the built form and creates safe and attractive spaces.

The objective of Clause 15.01-3S (Subdivision Design) is "*to ensure the design of subdivisions achieves attractive, safe, accessible, diverse and sustainable neighbourhoods*".

The Strategy outlined by Clause 15.01-3S states that redevelopment of existing areas should be designed to create liveable and sustainable communities by achieving the following.

- Creating compact neighbourhoods that have walkable distances between activities.
- Creating urban places with a strong sense of place that are functional, safe and attractive.
- Provide a range of lot sizes to suit a variety of dwelling and household types to meet the needs and aspirations of different groups of people.
- Creating landscaped streets and a network of open spaces to meet a variety of needs.
- Reduce car dependency by allowing for:
  - convenient and safe public transport;
  - safe and attractive spaces and networks for walking and cycling;
  - subdivision layouts that allow easy movement within and between neighbourhoods;
  - a convenient and safe road network.

- Being accessible to people with disabilities.
- Creating an urban structure and providing utilities and services that enable energy efficiency, resource conservation, integrated water management and minimisation of waste and air pollution.

The objective of Clause 15.01-4S (Healthy Neighbourhoods) is "*to achieve neighbourhoods that foster health and active living and community wellbeing*".

The Strategy outlined by Clause 15.01-4S states that neighbourhoods should be designed to foster community interaction and make it easy for people of all ages and abilities to live health lifestyles and engage in regular physical activity through providing the following.

- Connected, safe, pleasant and attractive walking and cycling networks that enable and promote walking and cycling as part of daily life.
- Streets with direct, safe and convenient access to destinations.
- Conveniently located public spaces for active recreation and leisure.
- Accessibly located public transport stops.
- Amenities and protection to support physical activity in all weather conditions.

The objective of Clause 15.01-1S (Urban Design) is "*to create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity*".

Strategies outlined by Clause 15.01-1S and that are relevant to the Development Plan are outlined below.

- Requirement development to respond to its context in terms of character, cultural identity, natural features, surrounding landscape and climate.
- Ensure development contributes to community and cultural life by improving the quality of living and working environments, facilitating accessibility and providing for inclusiveness.
- Ensure the interface between the private and public realm protects and enhances personal safety.
- Ensure development supports public realm amenity and safe access to walking and cycling environments and public transport.
- Ensure that the design and location of publicly accessible private spaces, including car parking areas, forecourts and walkways, is of a high standard, creates a safe environment for users and enables easy and efficient use.

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- Ensure that development provides landscaping that supports the amenity, attractiveness and safety of the public realm.
- Ensure that development, including signs, minimises detrimental impacts on amenity, on the natural and built environment and on the safety and efficiency of roads.

The strategy outlined by Clause 15.01-4R (Healthy Neighbourhoods) is outlined below.

- Create a city of 20 minute neighbourhoods, that give people the ability to meet most of their everyday needs within a 20 minute walk, cycle or local public transport trip from their home.

The objective of Clause 15.01-5S (Neighbourhood Character) is "*to recognise, support and protect neighbourhood character, cultural identity, and sense of place*".

Strategies outlined by Clause 15.01-5S and that are relevant to the Development Plan are outlined below.

- Ensure development responds to cultural identity and contributes to existing or preferred neighbourhood character.
- Ensure development responds to its context and reinforces a sense of place and the valued features and characteristics of the local environment and place by emphasising the:
  - Pattern of local urban structure and subdivision.
  - Heritage values and built form that reflect community identity.

The objective of Clause 15.01-1R (Urban Design – Metropolitan Melbourne) is "*to create a distinctive and liveable city with quality design and amenity*".

Strategies outlined by Clause 15.01-1R and that are relevant to the Development Plan are outlined below.

- Support the creation of well-designed places that are memorable, distinctive and liveable.
- Integrate place making practices into road space management.

The objective of Clause 15.02-1S (Energy and Resource Efficiency) is "to encourage land use and development that is energy and resource efficient, supports a cooler environment and minimises greenhouse gas emissions".

Strategies outlined by Clause 15.02-1S and that are relevant to the Development Plan are outlined below.

- Improve the energy, water and waste performance of buildings and subdivisions through environmentally sustainable development.
- Promote consolidation of urban development and integration of land use and transport.
- Improve efficiency in energy use through greater use of renewable energy technologies and other energy efficiency upgrades.
- Support low energy forms of transport such as walking and cycling.
- Reduce the urban heat island effect by greening urban areas, buildings, transport corridors and open spaces with vegetation.
- Encourage retention of existing vegetation and planting of new vegetation as part of development and subdivision proposals.

3.1.3 Clause 16 – Housing

Clause 16 is of particular relevance to this Development Plan. Clause 16 states the following.

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

The objective of Clause 16.01-4S (Housing Affordability) is "*to deliver more affordable housing closer to jobs, transport and services*".

Strategies outlined by Clause 16.01-4S and that are relevant to the Development Plan are outlined below.

- Improve housing affordability by:
  - Ensuring land supply continues to be sufficient to meet demand.
  - Increasing choice in housing type, tenure and cost to meet the needs of households as they move through life cycle changes and to support diverse communities.
  - Promoting good housing and urban design to minimise negative environmental impacts and keep costs down for residents and the wider community.
  - Encouraging a significant proportion of new development to be affordable for households on very low to moderate incomes.

- Increase the supply of well-located affordable housing by facilitating a mix of private, affordable and social housing in suburbs, activity centres and urban renewal precincts.

The objective of Clause 16.01-3S (Housing Diversity) is "*to provide a range of housing types to meet diverse needs*".

Strategies outlined by Clause 16.01-4S and that are relevant to the Development Plan are outlined below.

- Ensure housing stock matches changing demand by widening housing choice.
- Facilitate diverse housing that offers choice and meets the changing household needs through:
  - A mix of housing types.
  - Adaptable internal dwelling design.
  - Universal design.
- Encourage the development of well-designed medium-density housing that:
  - Respects the neighbourhood character.
  - Improves housing choice.
  - Makes better use of existing infrastructure.
  - Improves energy efficiency of housing.
- Support opportunities for a range of income groups to choose housing in well-serviced locations.

The strategies outlined by Clause 16.01-1R (Integrated Housing) are outlined below.

- Provide certainty about the scale of growth by prescribing appropriate height and site coverage provisions for different areas.
- Allow for a range of minimal, incremental and high change residential areas that balance the need to protect valued areas with the need to ensure choice and growth in housing.

The objective of Clause 16.01-2S (Location of Residential Development) is "to locate new housing in designated locations that offer good access to jobs, services and transport.".

Strategies outlined by Clause 16.01-2S and that are relevant to the Development Plan are outlined below.

- Increase the proportion of new housing in designated locations within established urban areas and reduce the share of new dwellings in greenfield and dispersed development areas.
- Encourage higher density housing development on sites that are well located in relation to jobs, services and public transport.
- Ensure an adequate supply of redevelopment opportunities within established urban areas to reduce the pressure for fringe development.
- Facilitate residential development that is cost effective in infrastructure provision and use, energy efficient, water efficient and encourages public transport use.
- Identify opportunities for increased residential densities to help consolidate urban areas.

The objective of Clause 16.01-1S (Integrated Development) is "*to promote a housing market that meets community needs*".

Strategies outlined by Clause 16.01-1S and that are relevant to the Development Plan are outlined below.

- Increase the supply of housing in existing urban areas by facilitating increased housing yield in appropriate locations, including under-utilised urban land.
- Ensure that an appropriate quantity, quality and type of housing is provided, including aged care facilities and other housing suitable for older people, supported accommodation for people with disability, rooming houses, student accommodation and social housing.
- Ensure housing developments are integrated with infrastructure and services, whether they are located in existing suburbs, growth areas or regional towns.

3.1.4 Clause 18 – Transport

Clause 18 is of relevance to this Development Plan and states the following.

- Planning should ensure an integrated and sustainable transport system that provides access to social and economic opportunities, facilitates economic prosperity, contributes to environmental sustainability, coordinates reliable movements of people and goods, and is safe.

The objective of Clause 18.01-1S (Land Use and Transport Planning) is "to create a safe and sustainable transport system by integrating land use and transport".

Strategies outlined by Clause 18.01-1S and that are relevant to the Development Plan are outlined below.

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- Development integrated and accessible transport networks to connect people to jobs and services and goods to market.
- Plan urban development to be more accessible by:
  - Ensuring equitable access is provided to developments in accordance with forecast demand, taking advantage of all available modes of transport and to minimise advertise impacts on existing transport networks and the amenity of surrounding areas.
  - Coordinating improvements to public transport, walking and cycling networks with the ongoing development and redevelopment of urban areas.
- Integrate public transport services and infrastructure into new development.

The objective of Clause 18.02-4S (Car Parking) is "to ensure an adequate supply of car parking that is appropriately designed and located".

Strategies outlined by Clause 18.02-4S and that are relevant to the Development Plan are outlined below.

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

The strategies outlined by Clause 18.02-1R (Sustainable Personal Transport) are outlined below.

- Improve local travel options for walking and cycling to support 20 minute neighbourhoods.
- Development local cycling networks and new cycling facilities that support the development of 20-minute neighbourhoods and that link to complement the metropolitan-wide network of bicycle routes – the Principal Bicycle Network.

3.1.5 Clause 19 – Infrastructure

Clause 19 is of relevance to this Development Plan and states the following.

- Planning should ensure that the growth and redevelopment of settlements is planned in a manner that allows for the logical and efficient provision and maintenance of infrastructure.

The objective of Clause 19.03-2S (Infrastructure Design and Provision) is "to provide timely, efficient and cost-effective development infrastructure that meets the needs of the community".

The strategy outlined by Clause 19.03-2S and that is relevant to the Development Plan is outlined below.

- Provide an integrated approach to the planning and engineering design of new subdivision and development.

The objective of Clause 19.03-3S (Water Supply, Sewerage and Drainage) is "to plan for the provision of water supply, sewerage and drainage services that efficiently and effectively meet state and community needs and protect the environment.

The strategies outlined by Clause 19.03-3S and that are relevant to the Development Plan are outlined below.

- Provide for sewerage at the time of subdivision, or ensure lots created by the subdivision are capable of adequately treating and retaining all domestic wastewater within the boundaries of each lot.
- Plan urban stormwater drainage systems to include measures to reduce peak flows and assist screening, filtering and treatment of stormwater to enhance flood protection and minimise impacts on water quality in receiving waters.
- Encourage the reuse of wastewater including urban run-off and treated sewerage effluent.
- Minimise the potential impacts of water, sewerage and drainage assets on the environment.

The objective of Clause 19.03-4S (Stormwater) is "*to reduce the impact of stormwater on bays, water bodies and catchments*".

The strategies outlined by Clause 19.03-4S and that are relevant to the Development Plan are outlined below.

- Manage stormwater quality through a mix of on-site measures and developer contributions.

- Mitigate stormwater pollution from construction sites.
- Incorporate water-sensitive urban design techniques into developments to:
  - Protect and enhance natural water systems.
  - Integrate stormwater treatment into the landscape.
  - Protect quality of water.
  - Reduce run-off and peak flows.
  - Minimise drainage and infrastructure costs.

Clause 19.03-5R (Telecommunications) outlines the following relevant strategy.

- Support the provision of high-quality telecommunications infrastructure in Melbourne's employment, urban renewal and growth areas through early planning for fibre-ready facilities and wireless infrastructure.

3.2 Local Planning Policy Framework

3.2.1 Municipal Strategic Statement (MSS)

Various parts of the MSS have relevance to the Development Plan and are summarised below.

Clause 21.04 (Land Use) is a detailed policy relating to all land in the Municipality. Clause 21.04 refers to the Greater Dandenong Housing Strategy 2014-2024, which outlines the expected population increase in the Municipality and the need to accommodate approximately 9,950 new households by 2024. Under the Strategic Residential Framework Plan at Clause 21.04, the subject site is located in a limited change area. It is noted that residential land to the north and west of the subject site is located in an area identified for incremental change.

Clause 21.04 includes a detailed set of objectives and strategies, a number of which are relevant to the subject site. Outlined below are the key objectives as they relate to this Development Plan.

- To encourage and facilitate a wide range of housing types and styles which increase diversity and cater for the changing needs of households.
- To respect and improve residential environments.
- To protect the amenity of residential areas adjacent to particular uses and protect sensitive particular uses from residential development.
- To improve access to affordable and appropriate housing.

- To provide for the orderly development of new residential areas.

Clause 21.05 (Built Form) applies to all land in the Municipality and includes numerous objectives and strategies. Outlined below are the key objectives as they relate to this Development Plan.

- To facilitate high quality building design and architecture.
- To facilitate high quality development, which has regard for the surrounding built environment and built form.
- To improve the quality, consistency and function of the city's environment.
- To provide for connected public open spaces and waterways systems.
- To ensure that design of the public and private environment supports accessibility and healthy living.
- To protect and improve streetscapes.
- To ensure landscaping that enhances the built environment.
- To encourage all development to achieve best practice environmentally sustainable outcomes.

Clause 21.07 (Infrastructure and Transportation) includes a detailed set of objectives and strategies, a number of which are relevant to the subject site. Outlined below are the key objectives as they relate to this Development Plan.

- To minimise the visual impact of physical infrastructure on the built and natural environment.
- To manage the impact of discharge of stormwater to minimise pollution and flooding.
- To minimise damage to physical infrastructure (including trees) from development.
- To ensure new developments meet the cost of infrastructure.
- To increase the use of public transport.
- To promote and facilitate walking and cycling.
- To promote significant modal shift away from the car.
- To protect residential and other sensitive uses from adverse impacts of vehicular traffic.

4.3.5 Development Plan Overlay 13 - 15-29 Coomoora Road Springvale South (Cont.)

- Retain spines of open space at the rear of properties to maximise landscape opportunities and protect SPOS.
- Position more intense and higher built form towards the front and centre of the site, reducing to single storey at the rear.

3.3 Neighbourhood Residential Zone

The subject site is affected by the Neighbourhood Residential Zone (NRZ).

The purpose of the NRZ is outlined below.

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

Under the NRZ, a permit is not required to use land for the purposes of a dwelling.

A planning permit is required under Clause 32.9-3 to subdivide land. An application to subdivide land, other than an application to subdivide land into lots each containing an existing dwelling or car parking space, must meet the requirements of Clause 56 and the objectives and standards as relevant.

A planning permit is required to construct or extend one dwelling on a lot less than 300 square metres in area. Any such application must meet the requirements of Clause 54.

A planning permit is required to construct two or more dwellings on a lot. Any such application must meet the requirements of Clause 55.

The subject site is affected by Schedule 1 to the NRZ (NRZ1).

The following neighbourhood character objectives are outlined by the NRZ1.

- To ensure the scale, built form and setbacks of residential development responds to the existing site circumstances by respecting the valued characteristics of the neighbourhood, including the predominant built form, façade street patters and appropriate separation between dwellings.
- To provide appropriate front, side and rear setbacks, garden areas and private open space to allow for substantial high quality landscaping, including canopy trees to protect the amenity and outlook of adjoining properties and contribute to the landscape character.
- To maximise the opportunities to create high quality landscaping through minimal paving and the use of permeable ground surfaces.
- To ensure vehicle accessways and storage facilities do not visually dominate the streetscape.
- To ensure that residential development achieves high quality useable private open space outcomes for future residents, including the provision of ground level SPOS at the side or rear of each dwelling.

It is noted that the NRZ1 varies requirements of Clause 54 and 55 in terms of site coverage, permeability, landscaping, side and rear setbacks, private open space and front fence height.

A map of the zoning pattern in the local area is provided below at ***Figure 1***.

3.2.2 Local Planning Policies

There are various local planning policies relevant to this Development Plan, as summarised below.

The Environmentally Sustainable Development Policy is outlined at Clause 22.06 and is relevant to this Development Plan and any future planning permit on the subject site. The policy outlines a detailed series of objectives and application requirements. It also outlines the following policies.

- It is policy to ensure innovative technology, design and processes positively influence the sustainability of all development.
- It is policy that applications for the types of development listed in Table 1 of Clause 22.06 to be accompanied by information which demonstrates how relevant policy objectives will be achieved.

While it is noted that the detailed requirements of Clause 22.06 will be addressed and must be met at planning permit stage, the objectives and policies of Clause 22.06 should be considered by this Development Plan as they relate to the master planning of the subject site.

The Residential Development and Neighbourhood Policy at Clause 22.09 is particularly relevant to the Development Plan and applies to all residential development in the Municipality. The policy builds on the Greater Dandenong Neighbourhood Character Study (September 2007) and provides guidance to manage the evolution of neighbourhood character throughout the Municipality. It places an emphasis on development respecting the valued characteristics and identified future character of residential neighbourhoods.

Much of this policy has relevance to the proposal, with the following objectives and design principles considered of particular relevance to the Development Plan.

- Minimise the visual dominance of vehicle accessways and storage facilities, such as garages, carports and basement entrances.
- Incorporate active frontages including habitable room windows at each floor level that overlook the public realm, streets, laneways, internal access ways and car parking areas.
- Provide substantial, high quality landscaping (preferably indigenous), including along vehicular accessways and incorporate at least one substantial canopy tree to each front setback and ground level secluded private open space (SPOS) area.
- Avoid the removal of existing mature trees by incorporating their retention into the site design.
- Use landscaping to soften the appearance of built form.
- Where car parking is located in the front setback it should be fully located within the site boundary and capable of accommodating a vehicle between a garage or carport and site boundary.
- Development should provide appropriate side setbacks between buildings to enable screen planting where required, and at least one generous side setback to enable canopy vegetation.
- Ground level private open space should be able to accommodate boundary landscaping, domestic services and outdoor furniture.
- Private open space should be positioned to maximise solar access.
- Reduce the need for screening through the siting and design of dwellings.
- Use a consistent simple palette of materials, colours, finishes and architectural detailing.
- Domestic and building services should be visually integrated and appropriately screened so as not to be visible from the street or adjoining properties. They should not be located within secluded private open space areas, including balconies.

The subject site is located in a Limited Change Area as identified by Clause 22.09. These areas have been identified primarily as they lack the location and or access advantages compared to other areas close to activity centres and transport. The broad character is defined by detached dwellings and predominantly single storey scale on larger lots. Notwithstanding the location of the subject site in a Limited Change Area, it is noted that land to the north and west of the subject site is located in an Incremental Change Area.

Specific design principles for limited change areas are summarised below.

- The preferred housing type is low density with a maximum building height of two storeys.
- Incorporate substantial landscaping in front and rear gardens to create a landscaped character, particularly canopy trees.
- Garages and car parking areas should be located behind buildings and generally hidden from views or recessed so as not to dominate the streetscape.
- Provide ground level SPOS at the side or rear of each dwelling to avoid excessive screening.
- Built form should respect the scale of prevailing built form and respond to the site circumstances and streetscape.
- Provide separation between dwellings at upper levels.

4.3.5 Development Plan Overlay 13 - 15-29 Coomoora Road Springvale South (Cont.)

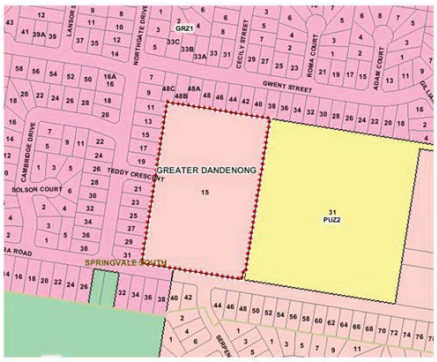


Figure 1: Zoning Map (source, Planning Maps Online)

3.4 Development Plan Overlay

The subject site is affected by a Development Plan Overlay (DPO). The purpose DPO is to:

- implement the State Planning Policy Framework and Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies;
- identify areas which require the form and conditions of future use and development to be shown on a development plan before a permit can be granted to use or develop the land;
- exempt an application from notice and review if it is generally in accordance with a development plan.

It is noted that under Clause 43.04-2 a planning permit must not be granted to use, subdivide or develop land until a development plan has been prepared to the satisfaction of the responsible authority unless otherwise stated in the relevant schedule.

Furthermore, Clause 43.04-3 states that an application under any provision of the Scheme is exempt from notice and review requirements if a development plan has been approved.

Clause 43.04-4 states that a development plan:

- may consist of plans or other documents and may be prepared and implemented in stages;
- must meet the requirements of Clause 56;
- may be amended to the satisfaction of the responsible authority.

More specifically, Schedule 13 to the DPO (DPO13) applies to the subject site. This Development Plan is submitted for approval under the DPO13.

The DPO13 outlines a series of requirements that are responded to by this Development Plan.

3.5 Special Building Overlay

The subject site is partially affected by a Special Building Overlay (DPO). Those parts of the subject site affected by the SBO are indicated by ***Figure 2.***

The purpose of the SBO is outlined below.

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To identify land in urban areas liable to inundation by overland flows from the urban drainage system as determined by, or in consultation with, the floodplain management authority.
- To ensure that development maintains the free passage and temporary storage of floodwaters, minimises flood damage, is compatible with the floor hazard and local drainage conditions and will not cause any significant rise in floor level or flow velocity.
- To protect water quality in accordance with the provisions of the relevant State Environment Protection Policies, particular in accordance with Clauses 33 and 25 of the State Environment Protection Policy (Waters of Victoria).

Under the SBO a planning permit is required for most buildings and works and is also required to subdivide land. An application must be referred to the relevant floodplain management authority.



Figure 2: Special Building Overlay Map (source, Planning Maps Online)

3.6 Particular Provisions

3.6.1 Clause 52.02 – Easements, Restrictions and Reserves

As the subject site is affected by a series of easements, Clause 52.02 is relevant to this Development Plan.

The purpose of Clause 52.02 is "*to enable the removal and variation of an easement or restrictions to enable a use or development that complies with the planning scheme after the interests of affected people are considered*".

Under Clause 52.02 a planning permit is required to remove easements from the Development Plan area.

3.6.2 Clause 52.06 – Car Parking

The purpose of Clause 52.06 is outlined below.

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

Table 1 at Clause 52.06-5 outlines car parking rates for various uses. A planning permit is required under Clause 52.06-3 should the car parking rates outlined at Table 1 not be provided as part of a new or expanded development.

In relation to this Development Plan it is noted that the following car parking rates are outlined by Table 1 for dwellings.

- 1 car space to each one and two bedroom dwelling.
- 2 car spaces to each three or more bedroom dwelling.
- One visitor car space to every 5 dwellings for developments of 5 dwellings or more.

Clause 52.06 also outlines a detailed set of requirements for the design and layout of car parking areas.

3.6.3 Clause 53.01 – Public Open Space Contribution and Subdivision

This clause requires that a proponent seeking to subdivide land must make a contribution to the Council for public open space as required under Section 18 of the Subdivision Act 1988.

More specifically, Clause 53.01 requires that a person who proposes to subdivide land must make a contribution to the council for public open space in an amount specified in the schedule to this clause (being a percentage of the land intended to be used for residential, industrial or commercial purposes, or a percentage of the site value of such land, or a

4.3.5 Development Plan Overlay 13 - 15-29 Coomoora Road Springvale South (Cont.)

combination of both). If no amount is specified, a contribution open space may still be required under section 18 of the Subdivision Act 1988.

It is noted that the Schedule to Clause 53.01 outlines a 5% public open space contribution for the subject site.

3.6.5 Clause 54 – One Dwelling on a Lot

Clause 54 applies to applications to construct or carry out works associated with one dwelling on a lot under the provisions of the Neighbourhood Residential Zone.

The purpose of Clause 54 is as follows:

- To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- 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.

Clause 54 may therefore be applicable to future development on the subject site depending on the nature of future planning permit applications.

Clause 54 outlines a detailed list of objectives that must be met and standards that contain the requirements to meet the relevant objective. Standards should be met but may be varied should the responsible authority be satisfied that an alternative design solution meets the relevant objective.

3.6.6 Clause 55 – Two or More Dwellings on a Lot

Clause 55 applies to applications in the NRZ for the following.

- Construct a dwelling if there is at least one dwelling existing on the lot
- Construct two or more dwellings on a lot.
- Extend a dwelling if there are two or more dwellings on the lot.
- Construct or extend a dwelling on common property.
- Construct or extend a residential building,

The purpose of Clause 55 is as follows.

- To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- 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.

Clause 55 may therefore be applicable to future development on the subject site depending on the nature of future planning permit applications.

Clause 55 outlines a detailed list of objectives that must be met and standards that contain the requirements to meet the relevant objective. Standards should be met but may be varied should the responsible authority be satisfied that an alternative design solution meets the relevant objective.

3.6.7 Clause 56 – Residential Subdivision

Clause 56 applies to applications to subdivide the subject site.

The purpose of Clause 56 is as follows.

- To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- To create liveable and sustainable neighbourhoods and urban places with character and identity.
- To achieve residential subdivision outcomes that appropriately respond to the site and its context for:
  - Metropolitan Melbourne growth areas;
  - infill sites within established residential areas;
  - regional cities and towns.
- To ensure residential subdivision design appropriately provides for:
  - policy implementation;
  - liveable and sustainable communities;

- residential lot design;
- urban landscape;
- access and mobility management;
- integrated water management;
- site management;
- utilities.

Clause 56 outlines a detailed list of objectives that must be met and standards that contain the requirements to meet the relevant objective. Standards should be met but may be varied should the responsible authority be satisfied that an alternative design solution meets the relevant objective.

4.3.5 Development Plan Overlay 13 - 15-29 Coomoora Road Springvale South (Cont.)

DEVELOPMENT PLAN
15-29 Coomoora Road, Springvale South

4 Site and Urban Context Analysis

4.1 Subject Site

The subject site is former education land located to the north of Coomoora Road in Springvale South. The subject site is formally known as Lot 1 on Plan of Subdivision 647548.

A detailed analysis of the subject site and surrounding urban context is provided by the ***Urban Context Analysis & Locality Plan*** and ***Site Analysis Plan*** on the following pages of this report.

A summary of the key features of the subject site is outlined below. The subject site:

- has an area of approximately 2.4 hectares;
- is rectangular in shape;
- has frontage to Coomoora Road (and general east-west dimension) of approximately 121.38 metres;
- has a north-south dimension of approximately 194.4 metres;
- is affected by a series of easements for the purposes of sewerage and drainage;
- abuts the Keysborough Primary School to the east;
- to the west abuts the rear of numerous residential properties that front Northgate Drive;
- To the north abuts the rear of a number of properties fronting Gwent Street;
- is accessed via a crossover from Coomoora Road towards the western end of the street frontage;
- has potential for vehicle and pedestrian access via Teddy Crescent to the west, which terminates at the western boundary of the subject site;
- is generally flat in topography although does have a series of mounds and other minor undulations;
- was previously occupied by education buildings, which have now been removed, however a series of bitumenised areas still exist;
- supports a series of canopy trees as described in further detail elsewhere in this Development Plan and in particular by the **Arboricultural Report and Assessment** prepared by Tree Logic that forms part of this Development Plan.

4.2 Urban Context

The subject site is located within the suburb of Springvale South in the local government area of the City of Greater Dandenong.

It is located in a predominantly residential area bound by Springvale Road to the west, the Dandenong Bypass and adjacent public open space areas to the south, Corrigan Road to the east and Heatherton Road to the North. Notwithstanding this, the Keysborough Primary School is located immediately to the east of the subject site and the Coomoora Reserve is a large area of public open space a short walk to the south west.

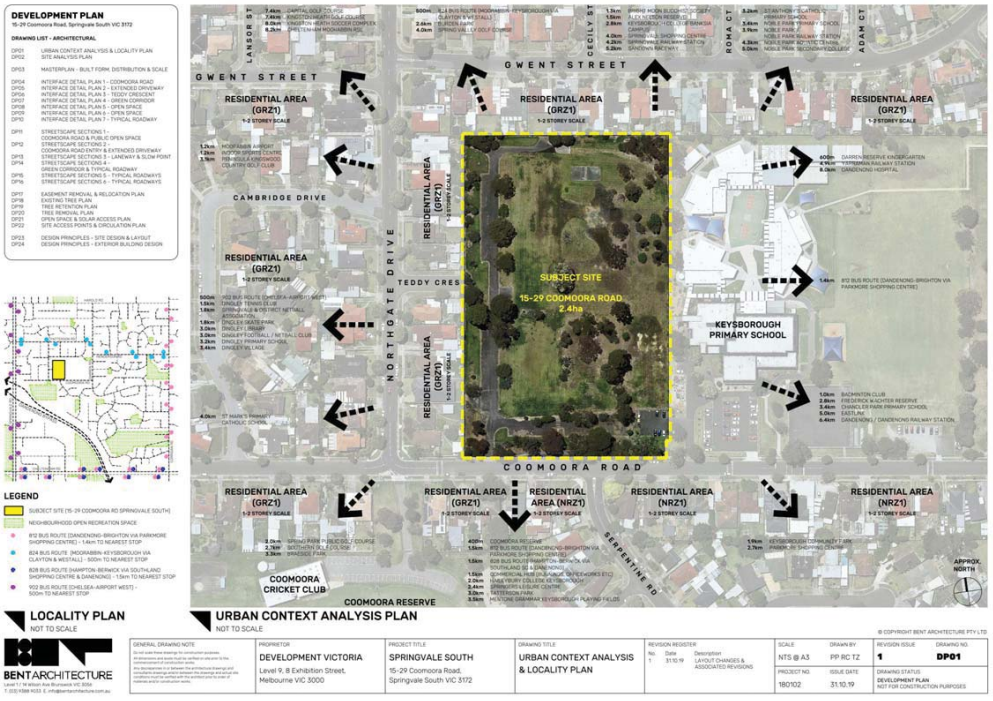
The Site is proximate to a number of public open spaces, education facilities, employment opportunities, transport facilities and retail centres, as generally outlined on the ***Urban Context Analysis & Locality Plan***.

The residential neighbourhood surrounding the subject site appears to have been largely developed in the 1970s and 1980s. Dwellings in these neighbourhoods:

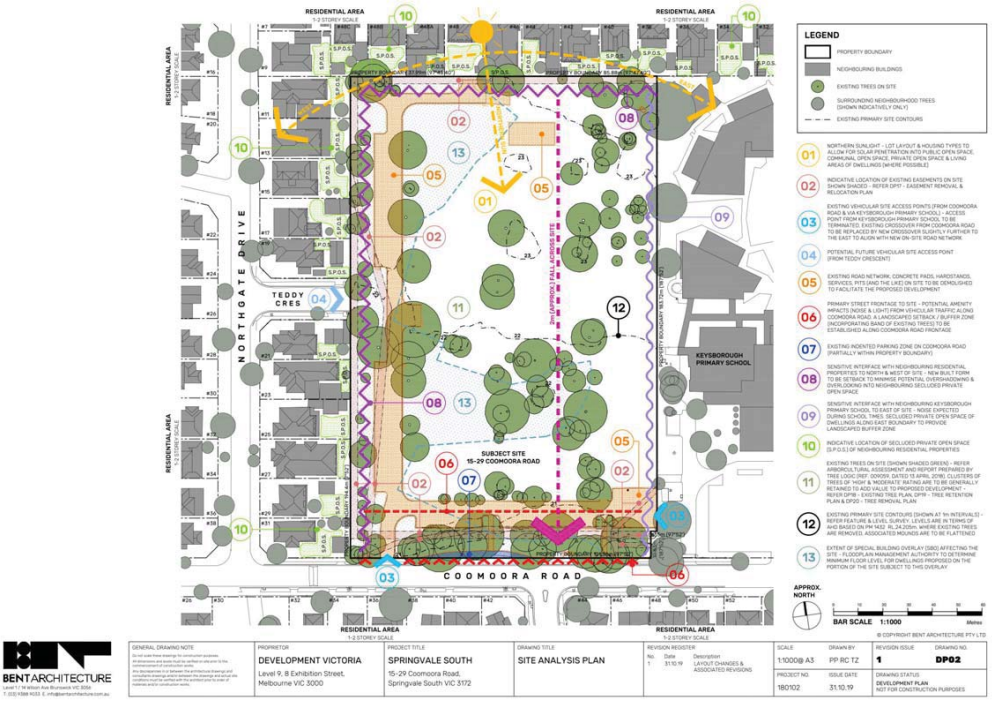
- are predominantly single storey;
- are usually detached, with narrow setbacks to both side boundaries and often outbuildings / extension constructed to one or both side boundaries;
- are constructed of face brickwork;
- have hip roofs constructed of concrete tiles
- have consistent and large front setbacks;
- have large extensions, outbuildings, garages and pergolas built to the side and rear, with many properties having large, freestanding sheds to the rear constructed of iron.

These residential neighbourhoods are based around an irregular street pattern of crescents and cul-de-sac popular to this period of development. While there are generally large front and rear gardens, there is minimal presence of canopy vegetation in the neighbourhood, with trees often limited to street tree planting.

It should be noted that the immediately abutting residential areas to the north and west are located in the General Residential Zone, Schedule 1 (GRZ1), while properties to the south of Coomoora Road are located in the same NRZ1 as the subject site.



4.3.5 Development Plan Overlay 13 - 15-29 Coomoora Road Springvale South (Cont.)



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PROPRIETOR	PROJECT TITLE	DRAWING TITLE	REVISION REGISTER	SCALE	DRAWN BY	REVISION ISSUE	DRAWING NO.
DEVELOPMENT VICTORIA Level 9, 8 Exhibition Street, Melbourne VIC 3000	SPRINGVALE SOUTH 15-29 Coomoora Road, Springvale South VIC 3172	SITE ANALYSIS PLAN	No. 1 Date 31.10.19 Description LAYOUT CHANGES & ASSOCIATED REVISIONS	1:1000@ A3	PP RC TZ	1	DP02
				PROJECT NO. 180102	ISSUE DATE 31.10.19	DRAWING STATUS DEVELOPMENT PLAN NOT FOR CONSTRUCTION PURPOSES	

DEVELOPMENT PLAN
15-29 Coomoora Road, Springvale South

5 The Development Plan

The future development of the subject site is outlined by a series of drawings as follows on the following pages of this report. These drawings address the following themes.

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

It is proposed to develop the subject site with vacant land lots along the north and west boundaries that are ultimately to be developed with single dwellings, and a series of two storey dwellings throughout the central parts of the subject site. These dwellings will be located around a network of public and common open spaces and a communal road network.

The future development layout has been informed by the retention of clusters of canopy vegetation identified to have the highest retention value. As a result, three main clusters of trees are to be retained, resulting in a network of north-south and east-west open space linkages through the subject site.

An area of public open space is proposed along the Coomoora Road frontage that comprises approximately 10.3% of the subject site. This area of public open space is to be complemented by a series of supplementary areas of communal open space extending east-west and north-south through the subject site that assist in retaining high quality canopy vegetation and also providing a clear and legible pedestrian network through the subject site from Coomoora Road to Teddy Crescent. The proposed public and communal open spaces represent a total of approximately 20% of the subject site as open space.

Around this open space network, a street layout has been indicated to ensure that future lots predominantly have an east-west orientation to maximise solar access.

Vacant land lots are proposed along the north site boundary and much of the west site boundary where adjacent to existing dwellings on neighbouring properties. Each of these lots will be developed with a maximum of one dwelling, with larger dwellings expected on these lots than anticipated for the central parts of the subject site. These dwellings will have a minimum 5 metres setback from neighbouring residential properties and breaks in the built form at first floor level. At the northern interface, the side boundaries of future lots adjoining the rear of existing dwellings fronting Gwent Street have been aligned to match the side boundaries of the existing, neighbouring lots. These measures will ensure a landscaped interface along the site boundaries and an appropriate transition in built form intensity from the subject site to neighbouring properties.

Dwellings fronting Coomoora Road will be set back approximately 22 metres from the street, with a series of trees retained within this street setback. These dwellings will be separate at first floor to ensure that the retained vegetation remains the dominant feature of the Coomoora Road address. The land lot that sides onto Coomoora Road at the western end of the subject site will be set back at least 13.7 metres from the street.

Two storey townhouses are proposed internal to the subject site, with a range of 2, 3 and 4 bedroom dwellings anticipated. These dwellings are to have a range of layouts and typologies, including a limited number of potential reverse-living dwellings that front on to an area of communal open space within the subject site.

Dwellings are expected to be set back 3 metres from internal streets, although there are some examples where smaller setbacks are acceptable, as indicated by the following plans.

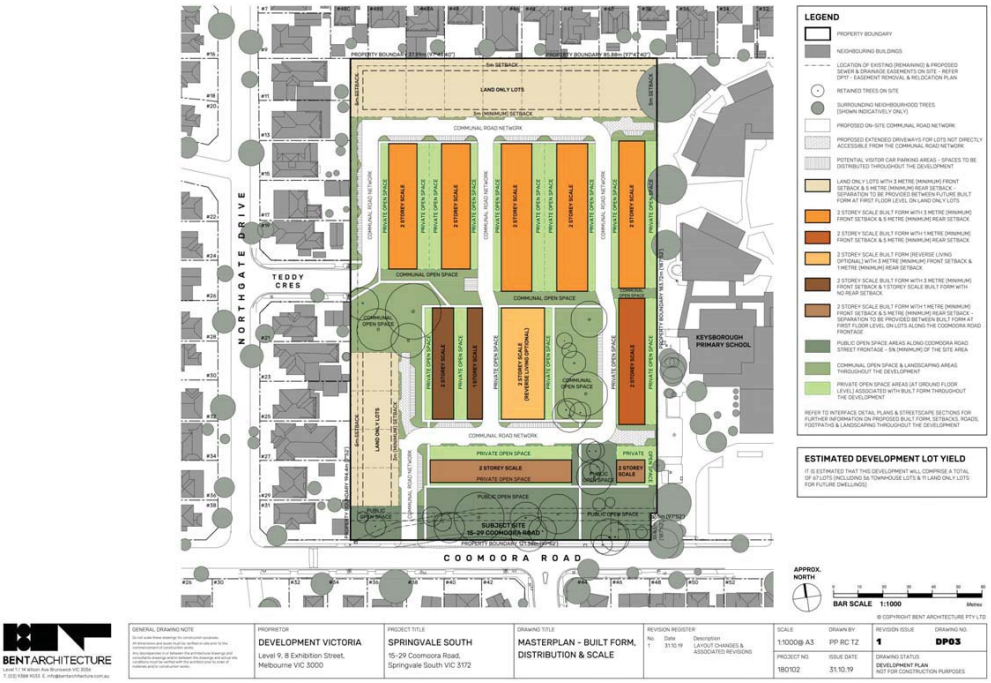
More traditional style dwellings will meet the secluded private open space provisions of the NRZ1. All dwellings apart from those that have a reverse-living arrangement will provide at least 40 square metres of secluded private open space (SPOS) at ground floor level with a minimum dimension of at least 5 metres. Dwellings with a reverse-living arrangement will have smaller areas of SPOS at first floor level, with a size and layout to ensure that these spaces are highly functional for future residents. Areas of SPOS will be designed and sited to ensure they achieve reasonable solar access.

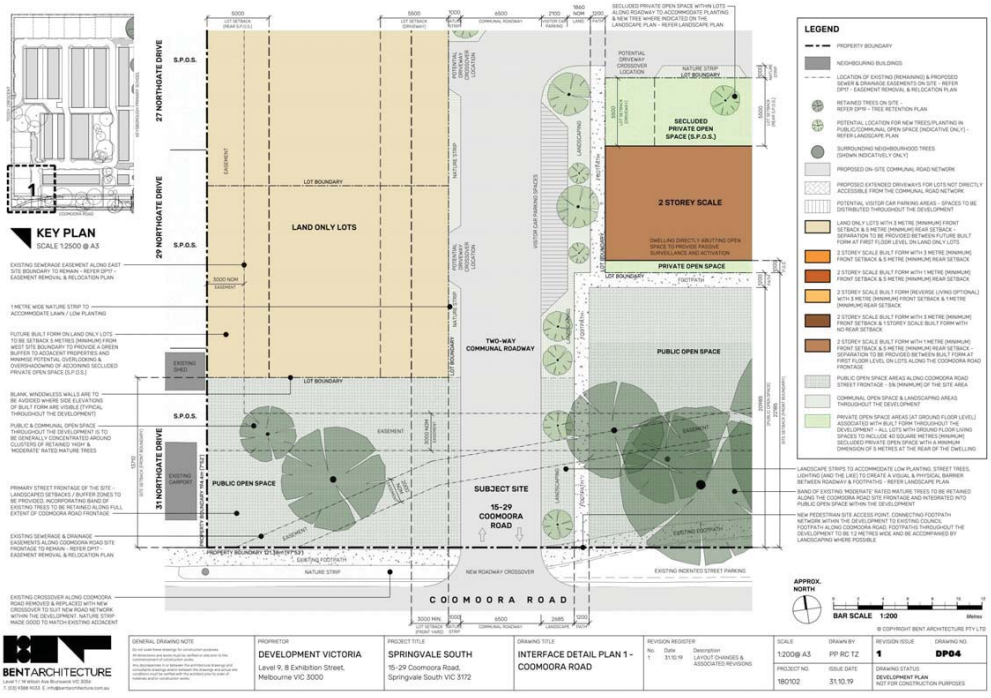
Vehicle access will be provided from Coomoora Road to the south and Teddy Crescent to the west. Car parking will be provided in accordance with Clause 52.06 of the Scheme. Each two bedroom dwelling will be provided with at least one car parking space, and each dwelling with three or more bedrooms will be provided with at least two car parking spaces. Approximately 30 visitor spaces will be accommodated throughout the site through the provision of indented car parking spaces within the internal street network, representing a provision of visitor car parking well in excess of the minimum requirements of Clause 52.06.

The following drawings also indicate what easements require removal, and what easements require relocation to facilitate the future development of the subject site.

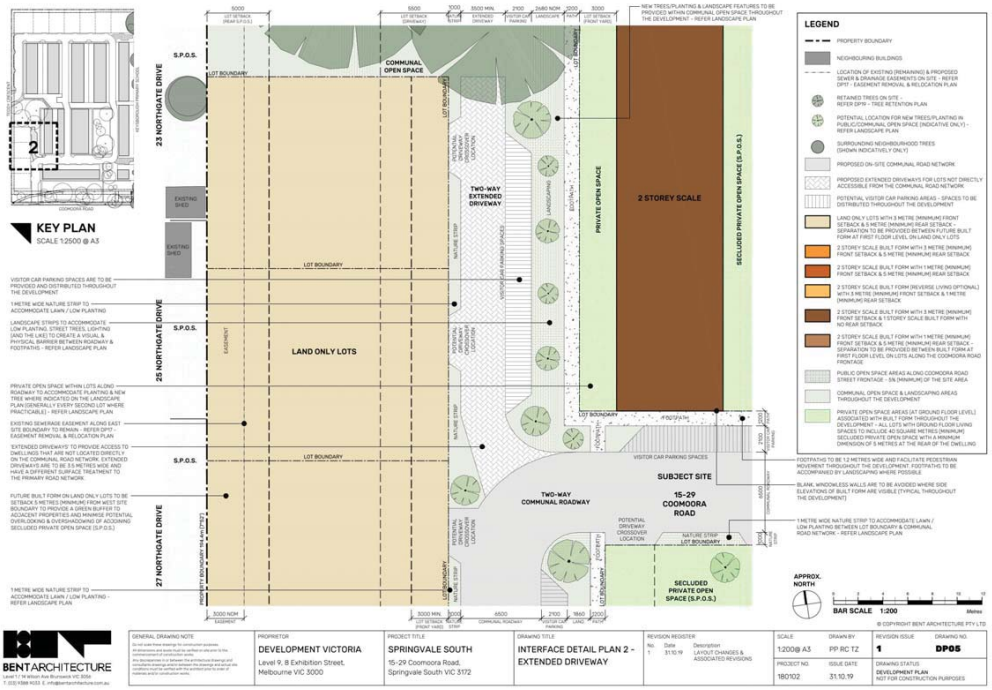
It is noted that while the following drawings contain a high level of detail as to how the subject site is to be developed, the detailed design of any future development will need to be determined at planning permit application stage and therefore the ultimate drawings may be subject to a level of change.

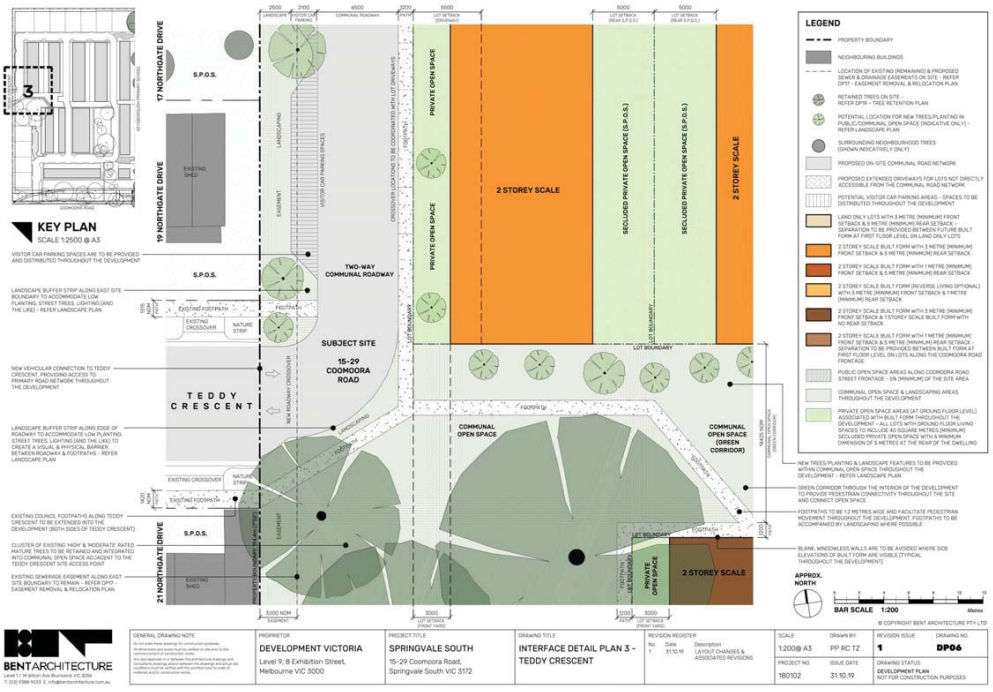
4.3.5 Development Plan Overlay 13 - 15-29 Coomoora Road Springvale South (Cont.)



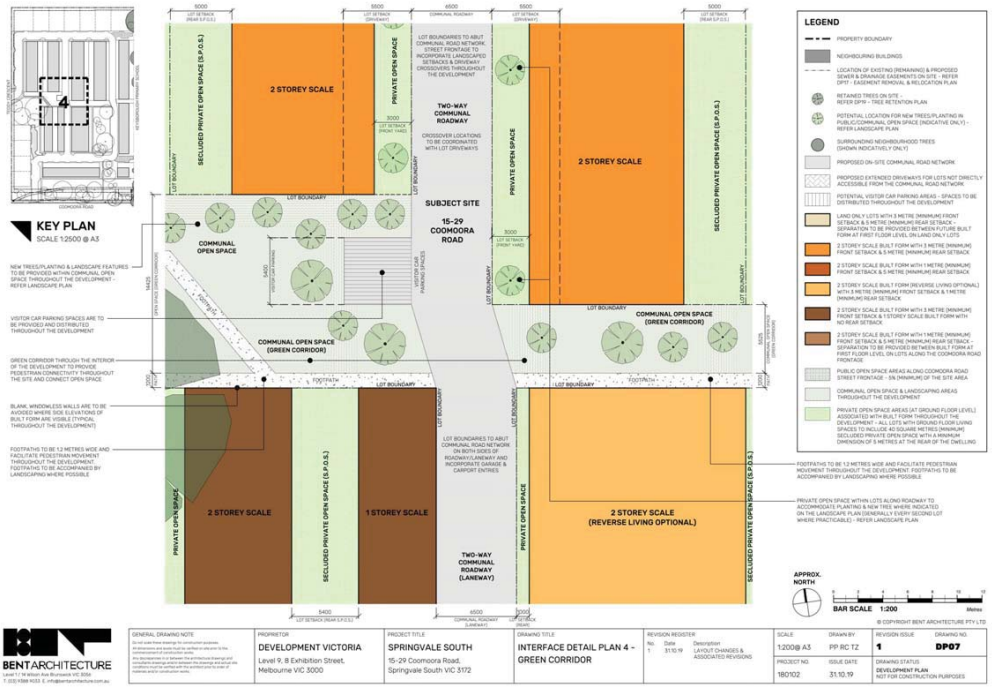


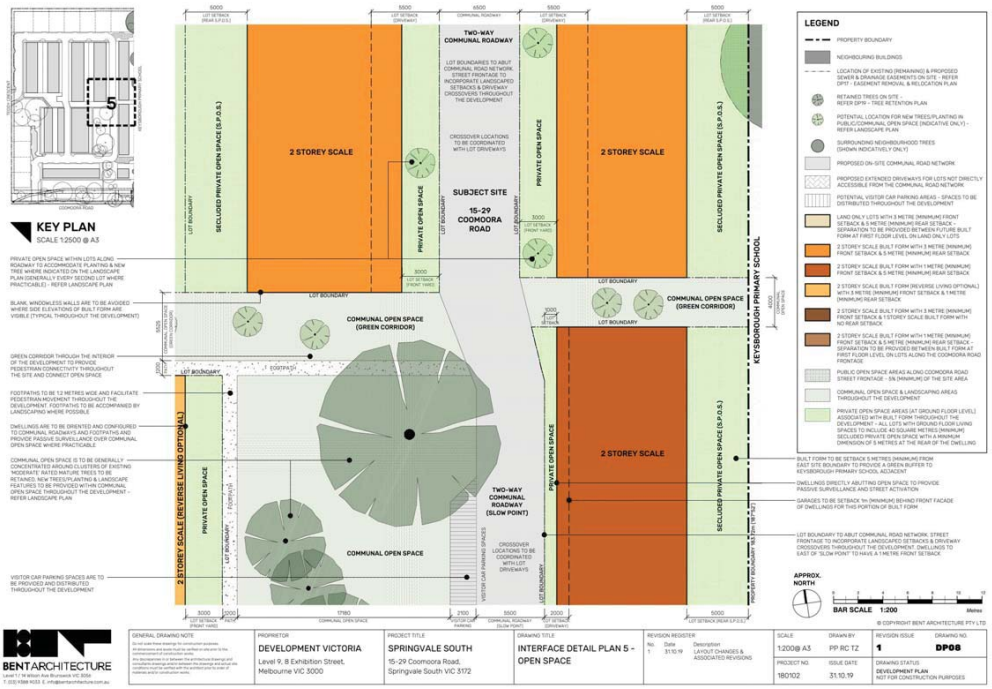
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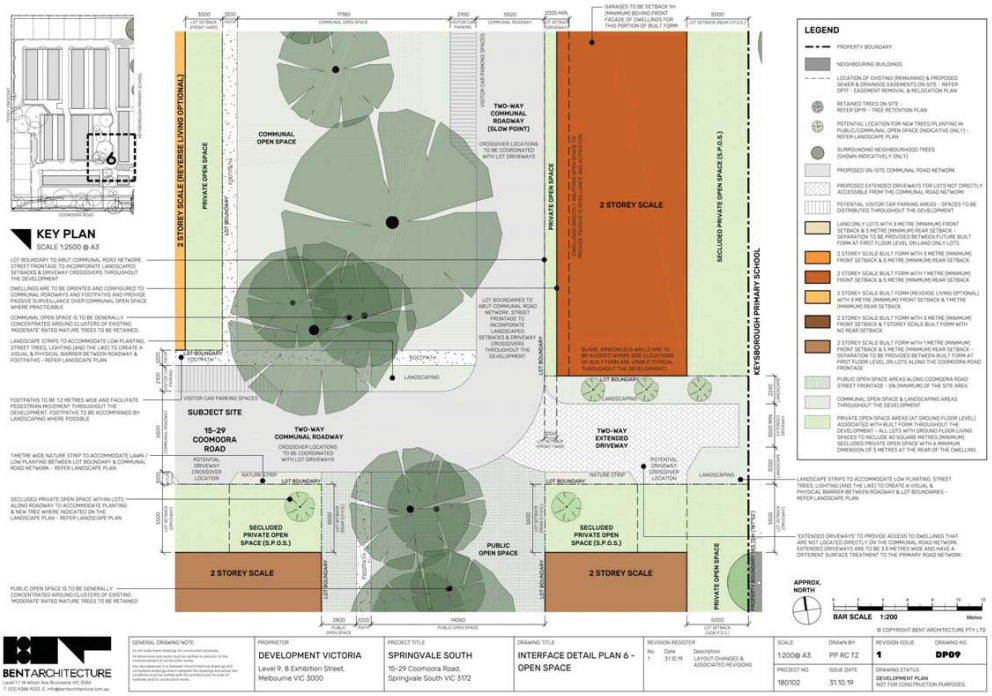


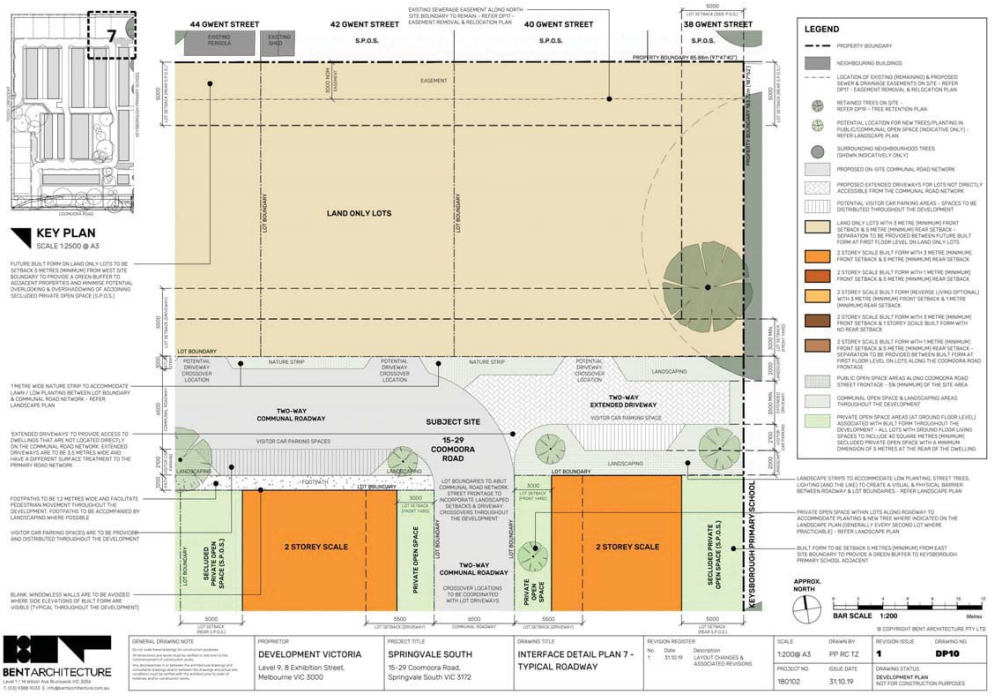
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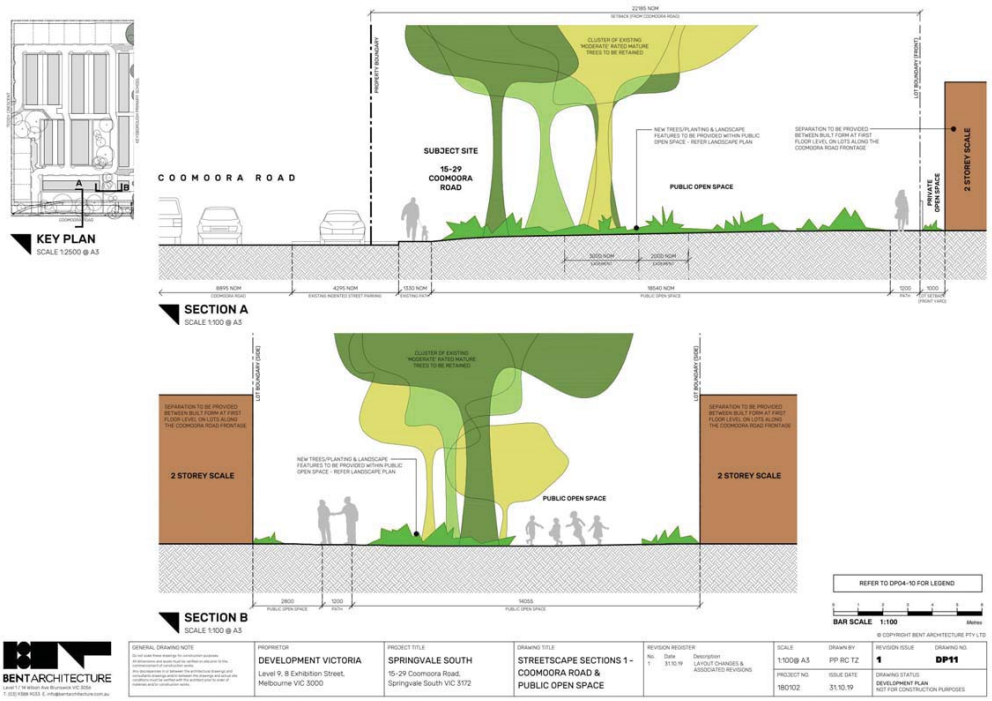


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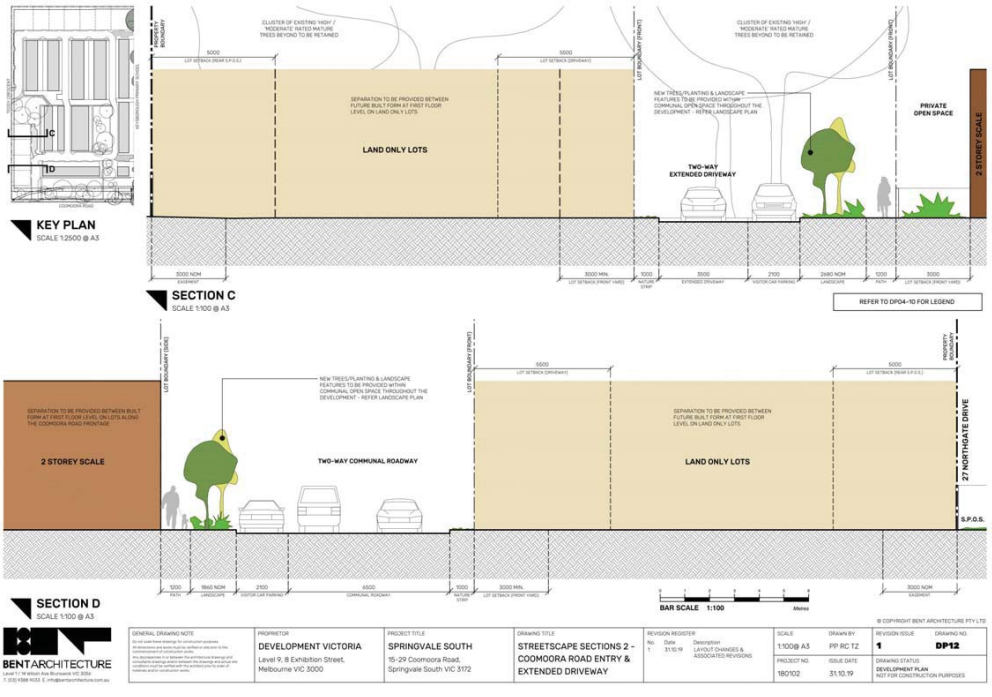




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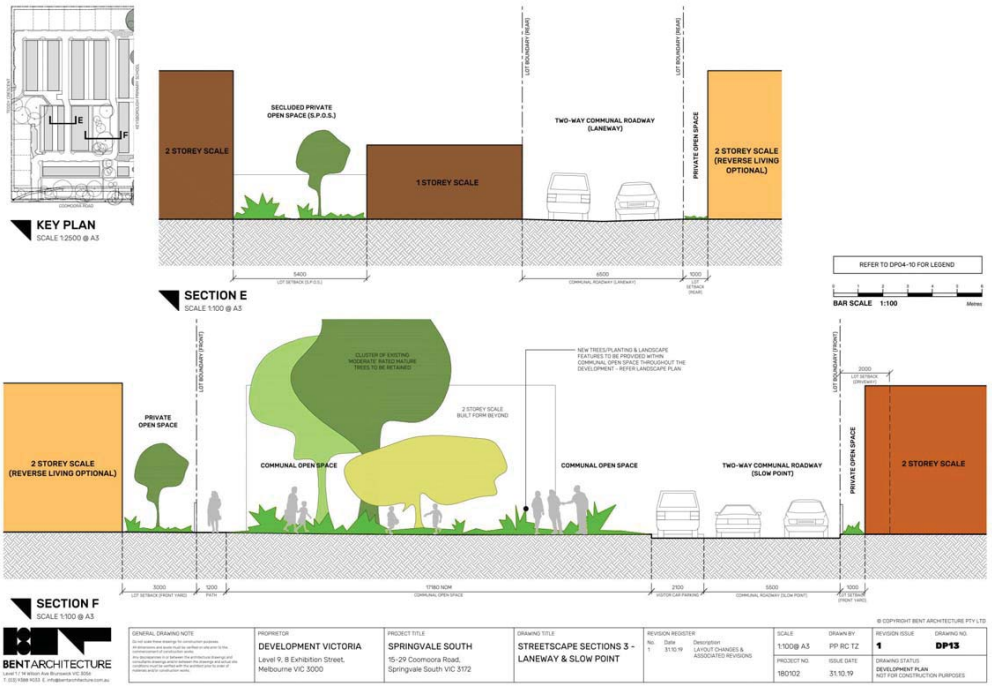


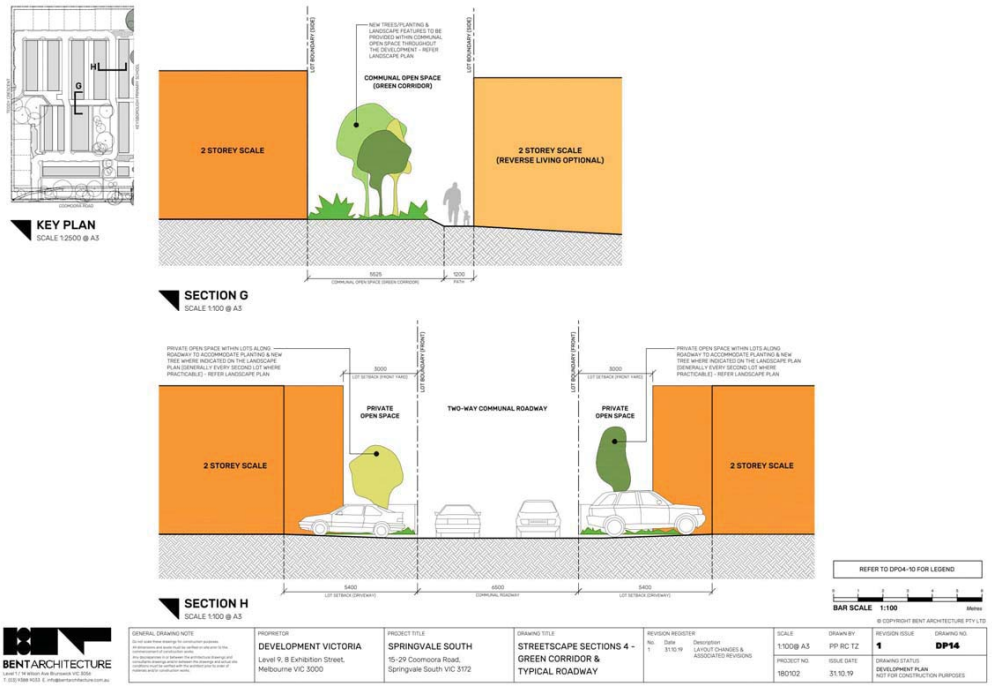
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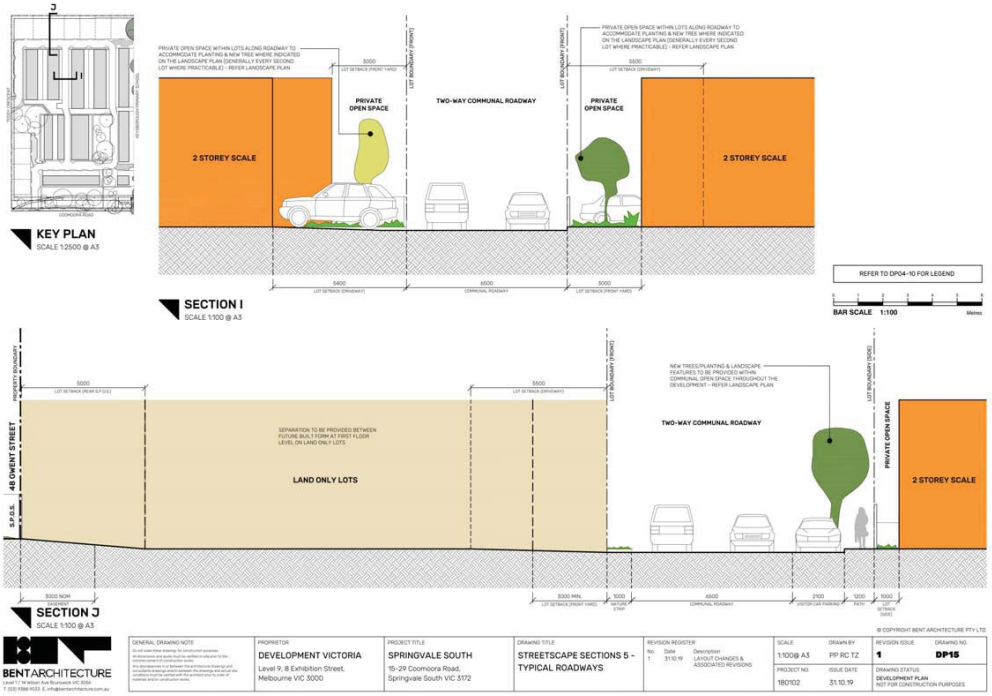
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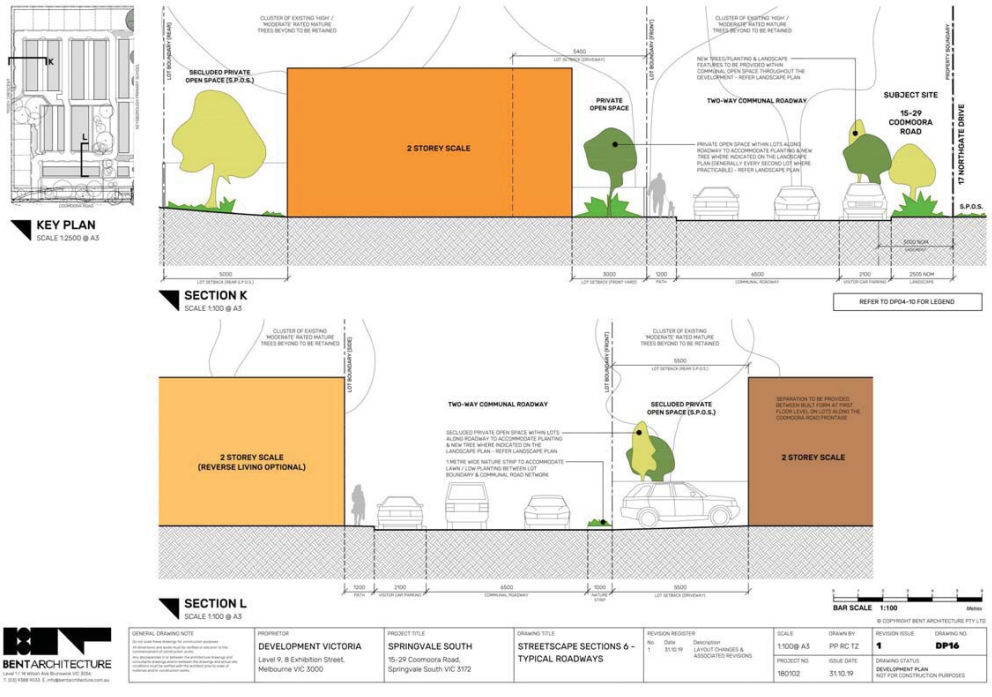
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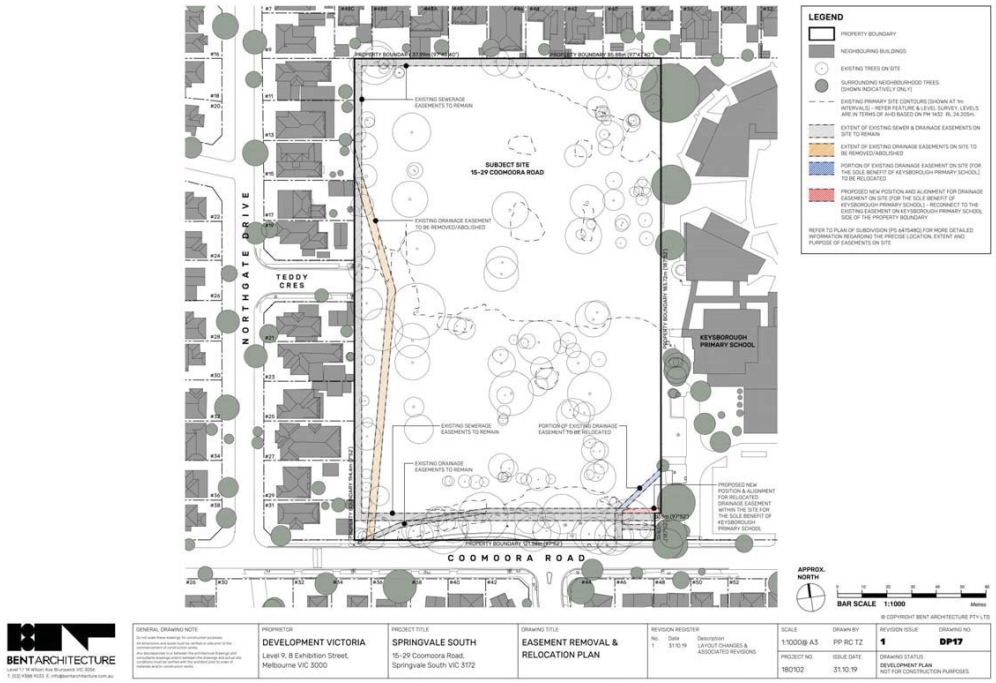


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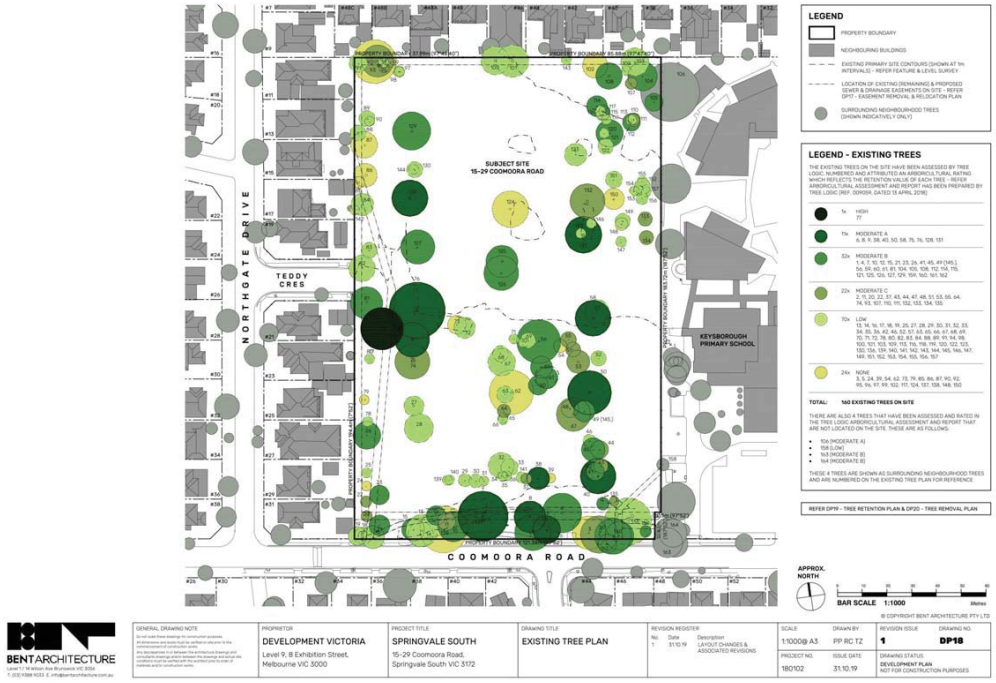
4.3.5 Development Plan Overlay 13 - 15-29 Coomoora Road Springvale South (Cont.)



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GENERAL DRAWING NOTE
Do not scale these drawings for construction purposes. All dimensions and levels must be verified on site prior to the commencement of construction works. Any discrepancies in or between the architectural drawings and consultants drawings and in between the drawings and actual site conditions must be verified with the architect prior to order of materials and/or construction works.

PROPRIETOR	PROJECT TITLE	DRAWING TITLE	REVISION REGISTER	SCALE	DRAWN BY	REVISION ISSUE	DRAWING NO.
DEVELOPMENT VICTORIA Level 9, 8 Exhibition Street, Melbourne VIC 3000	SPRINGVALE SOUTH 15-29 Coomoora Road, Springvale South VIC 3172	EASEMENT REMOVAL & RELOCATION PLAN	No. 1 Date 31.10.19 Description LAYOUT CHANGES & ASSOCIATED REVISIONS	1:1000@ A3	PP RC TZ	1	DP17
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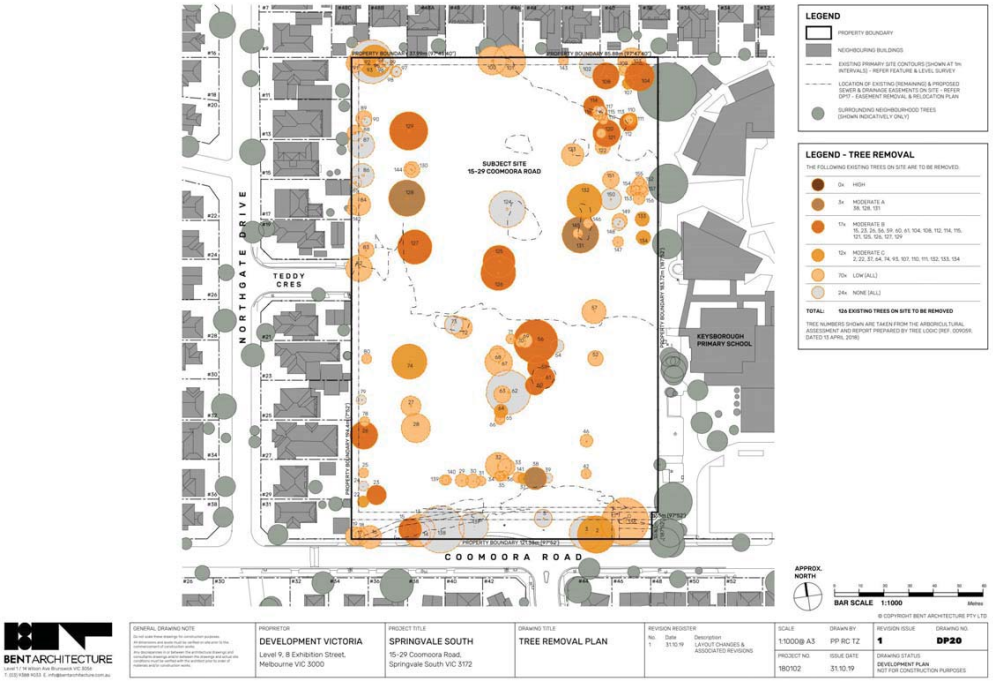
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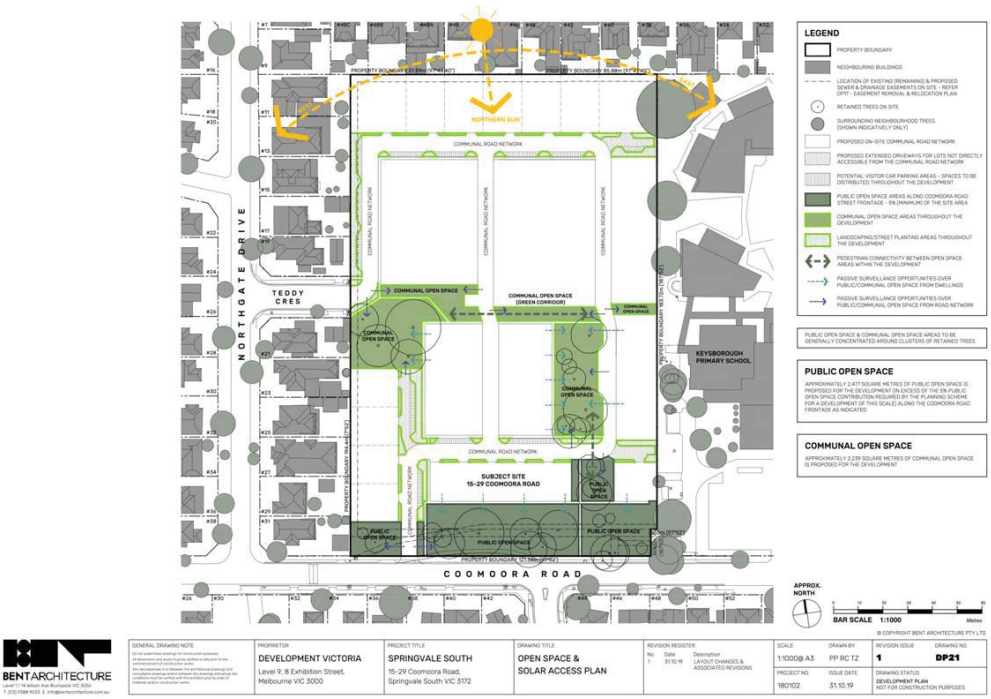
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DEVELOPMENT VICTORIA Level 9, 8 Exhibition Street, Melbourne VIC 3000	SPRINGVALE SOUTH 15-29 Coomoora Road, Springvale South VIC 3172	EXISTING TREE PLAN	No. 1 Date 31.10.19 Description LAYOUT CHANGES & ASSOCIATED REVISIONS	1:1000@ A3	PP RC TZ	1	DP18
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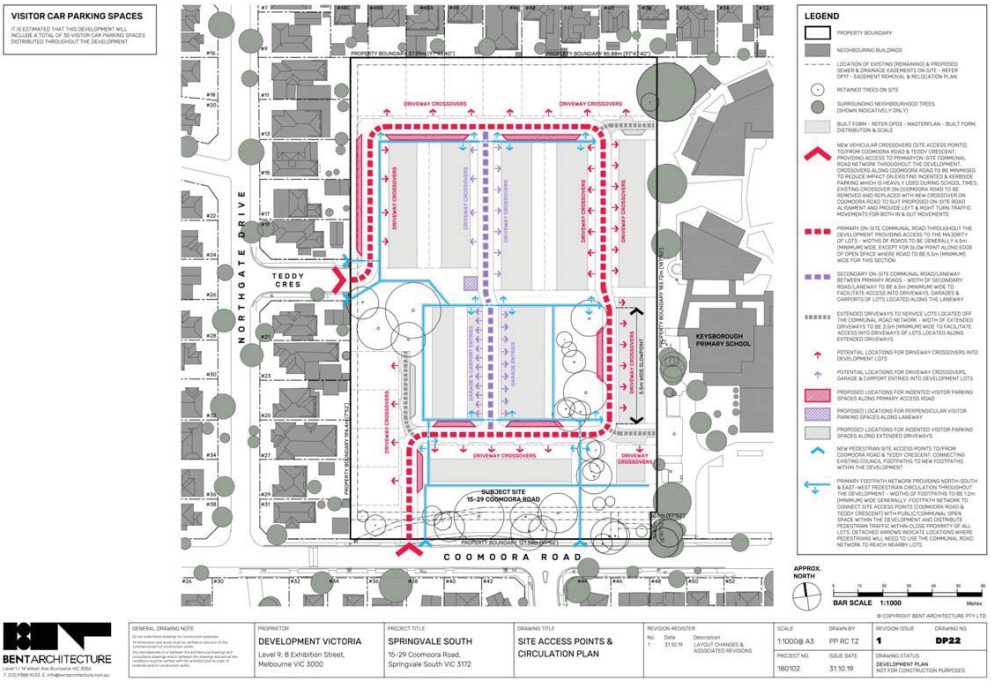
4.3.5 Development Plan Overlay 13 - 15-29 Coomoora Road Springvale South (Cont.)





4.3.5 Development Plan Overlay 13 - 15-29 Coomoora Road Springvale South (Cont.)





4.3.5 Development Plan Overlay 13 - 15-29 Coomoora Road Springvale South (Cont.)

6 Design Principles

The following design principles are intended to guide the future development of the subject site and should be considered when assessing any planning permit application for development of the subject site.

DESIGN PRINCIPLES

SITE DESIGN & LAYOUT

Typology, Density and Housing Diversity:
> Dwelling typology is to be single-occupancy dwellings (attached or semi-detached townhouses).
> The development is to incorporate a mix of lot sizes, housing sizes and housing types comprising 2-bedroom, 3-bedroom and 4-bedroom dwellings that are designed to respond to the unique conditions of the site and orientation within the masterplan.
> Larger lots sizes of 300 square metres (minimum) to be located along north and west site boundaries where site directly abuts the existing residential neighbourhood. Lot boundaries along the north site boundary are to align with the adjacent lot boundaries of the existing residential lots on Gwent Street.
> Land Only Lots proposed within the development are not intended to be further subdivided.
> Reverse Living housing is to be limited throughout the development and be located directly opposite communal open space within the development to provide passive surveillance and activation.

Building Height
> Building height is to be limited to 2 storeys (maximum) throughout the site.
> Where affected by the Special Building Overlay (SBO), minimum floor levels for built form to be set to the satisfaction of the Responsible Authority.

Site Setbacks/Green Buffers
> A setback of 13.7–22 metres is proposed for the lots along the Coomoora Road frontage to enable a substantial number of existing trees to be retained between the lots and Coomoora Road. This setback is to be handed over as public open space.
> A 5 metre (minimum) setback is to be provided along the north, east and west site boundaries to provide a green buffer to adjacent properties.

Lot Layout/Orientation
> Lot size and layout to facilitate a range of housing types, house sizes and living arrangements.
> Lot layout to minimise removal of existing high-grade trees on the site, promote passive surveillance over public and communal open space, and activate edges of open space with pedestrian traffic.
> Lot layout and housing types should enable secluded private open space to receive direct sunlight during the course of the day.
> Lot layout to minimise secluded private open space on the south side of dwellings.

Site Coverage
> 39% (approximately) of the total lots to have site coverage no greater than 50% of the lot.
> 39% (approximately) of the total lots to have site coverage between 50% & 60% of the lot.
> 22% (approximately) of the total lots (reverse living dwellings predominantly) to have site coverage between 60% & 75% of the lot.

Site Permeability
> Front and rear yard areas within lots should be compact with minimal/moderate setbacks from the internal road network generally.
> All lots comprising dwellings with a traditional ground floor living arrangement to have 40% (minimum) permeable surfaces.
> All lots comprising reverse living dwellings to have 20% (minimum) permeable surfaces.

Tree Retention/Communal Open Space
> Approximately 20% of the existing trees on the site are to be retained.
> All 'High' rated, approximately 70% of the 'Moderate A' rated, approximately 45% of the 'Moderate B' rated and approximately 45% of the 'Moderate C' rated trees are to be retained and integrated into public and communal open space within the development (Ratings are based on the Tree Logic Arboricultural Assessment and Report).
> All 'Low' & 'None' rated trees are to be removed (Ratings are based on the Tree Logic Arboricultural Assessment and Report).
> Approximately 2,477 square metres of public open space is to be provided within the development (in excess of the 5% public open space contribution required by the planning scheme for a development of this scale).
> Approximately 2,239 square metres of communal open space is to be provided within the development.
> Public open space and communal open space is to be generally concentrated around clusters of retained trees.
> Green corridor through the interior of the development to provide pedestrian connectivity throughout the site and connect areas of open space.
> Open space along the Coomoora Road frontage allows the development to sensitively integrate with the surrounding neighbourhood.
> Open space within the centre of the site provides green space for the development and an opportunity for communal gathering.

Road Network/Car Parking/Footpaths/Landscaping
> New internal road network to connect with existing road network at Coomoora Road & Teddy Crescent.
> Dwellings are to be oriented and configured to internal roadways and/or footpaths.
> Internal roads are to be generally 6.5 metres wide throughout the development with slow point along eastern edge of central open space to be 5.5 metres wide.
> Internal roads are to incorporate a kerb and channel generally to discourage parking on the nature strips and to provide a level of protection to the landscaping.
> Internal road network throughout the development is to be suitable for 10.5 metre long waste collection vehicles.
> Extended driveways servicing dwellings that are not located directly on the communal road network are to be generally 3.5 metres (minimum) wide, with a different surface treatment to the internal road network.
> Off-street car parking is to be provided to all lots at a rate of 1 space per 2-bedroom dwelling & 2 spaces per 3-bedroom/4-bedroom dwelling.
> Visitor car parking is to be provided on the internal road network of the development at a minimum rate of 1 space per 5 dwellings. A combination of indented visitor car parking bays and perpendicular visitor car parking bays are to be provided.
> Footpaths throughout the development are to be 1.2 metres wide generally.
> Landscaping and public lighting to be incorporated with all roadways and footpaths to the satisfaction of the Responsible Authority. Lighting is to be positioned and baffled as required to avoid creating nuisance to on-site dwellings and neighbouring properties.
> Canopy tree planting to be included in secluded private open space of dwellings to the satisfaction of the Responsible Authority.

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PROPRIETOR
DEVELOPMENT VICTORIA
Level 9, 8 Exhibition Street,
Melbourne VIC 3000

PROJECT TITLE
SPRINGVALE SOUTH
15-29 Coomoora Road,
Springvale South VIC 3172

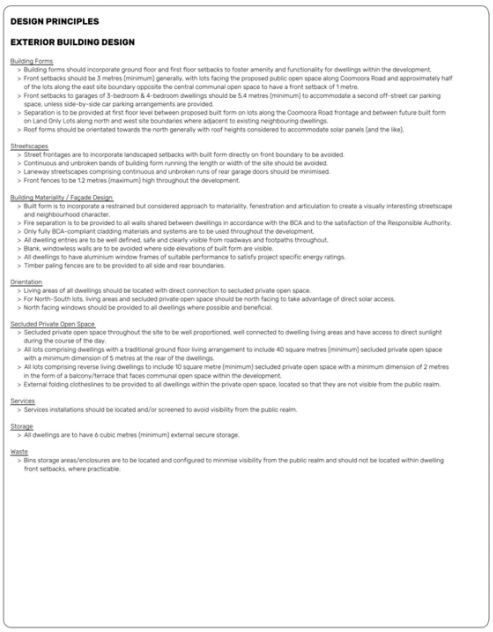
DRAWING TITLE
DESIGN PRINCIPLES -
SITE DESIGN & LAYOUT

REVISION REGISTER

No.	Date	Description
1	31.10.19	LAYOUT CHANGES & ASSOCIATED REVISIONS

SCALE	DRAWN BY	REVISION ISSUE	DRAWING NO.
NTS @ A3	PP RC TZ	1	DP23
PROJECT NO.	ISSUE DATE	DRAWING STATUS	
180102	31.10.19	DEVELOPMENT PLAN NOT FOR CONSTRUCTION PURPOSES	

4.3.5 Development Plan Overlay 13 - 15-29 Coomoora Road Springvale South (Cont.)



DESIGN PRINCIPLES

EXTERIOR BUILDING DESIGN

Building Forms
- > Building forms should incorporate ground floor and first floor setbacks to foster amenity and functionality for dwellings within the development.
- > Front setbacks should be 3 metres (minimum) generally, with lots facing the proposed public open space along Coomoora Road and approximately half of the lots along the east site boundary opposite the central communal open space to have a front setback of 1 metre.
- > Front setbacks to garages of 3-bedroom & 4-bedroom dwellings should be 5.4 metres (minimum) to accommodate a second off-street car parking space, unless side-by-side car parking arrangements are provided.
- > Separation is to be provided at first floor level between proposed built form on lots along the Coomoora Road frontage and between future built form on Land Only Lots along north and west site boundaries where adjacent to existing neighbouring dwellings.
- > Roof forms should be orientated towards the north generally with roof heights considered to accommodate solar panels (and the like).

Streetscapes
- > Street frontages are to incorporate landscaped setbacks with built form directly on front boundary to be avoided.
- > Continuous and unbroken bands of building form running the length or width of the site should be avoided.
- > Laneway streetscapes comprising continuous and unbroken runs of rear garage doors should be minimised.
- > Front fences to be 1.2 metres (maximum) high throughout the development.

Building Materiality / Façade Design:
- > Built form is to incorporate a restrained but considered approach to materiality, fenestration and articulation to create a visually interesting streetscape and neighbourhood character.
- > Fire separation is to be provided to all walls shared between dwellings in accordance with the BCA and to the satisfaction of the Responsible Authority.
- > Only fully BCA-compliant cladding materials and systems are to be used throughout the development.
- > All dwelling entries are to be well defined, safe and clearly visible from roadways and footpaths throughout.
- > Blank, windowless walls are to be avoided where side elevations of built form are visible.
- > All dwellings to have aluminium window frames of suitable performance to satisfy project specific energy ratings.
- > Timber paling fences are to be provided to all side and rear boundaries.

Orientation:
- > Living areas of all dwellings should be located with direct connection to secluded private open space.
- > For North-South lots, living areas and secluded private open space should be north facing to take advantage of direct solar access.
- > North facing windows should be provided to all dwellings where possible and beneficial.

Secluded Private Open Space:
- > Secluded private open space throughout the site to be well proportioned, well connected to dwelling living areas and have access to direct sunlight during the course of the day.
- > All lots comprising dwellings with a traditional ground floor living arrangement to include 40 square metres (minimum) secluded private open space with a minimum dimension of 5 metres at the rear of the dwellings.
- > All lots comprising reverse living dwellings to include 10 square metre (minimum) secluded private open space with a minimum dimension of 2 metres in the form of a balcony/terrace that faces communal open space within the development.
- > External folding clotheslines to be provided to all dwellings within the private open space, located so that they are not visible from the public realm.

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

Storage
- > All dwellings are to have 6 cubic metres (minimum) external secure storage.

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

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PROPRIETOR	PROJECT TITLE	DRAWING TITLE
DEVELOPMENT VICTORIA Level 9, 8 Exhibition Street, Melbourne VIC 3000	SPRINGVALE SOUTH 15-29 Coomoora Road, Springvale South VIC 3172	DESIGN PRINCIPLES - EXTERIOR BUILDING DESIGN

REVISION REGISTER		
No.	Date	Description
1	31.10.19	LAYOUT CHANGES & ASSOCIATED REVISIONS

SCALE	DRAWN BY	REVISION ISSUE	DRAWING NO.
NTS @ A3	PP RC TZ	1	DP24
PROJECT NO.	ISSUE DATE	DRAWING STATUS	
180102	31.10.19	DEVELOPMENT PLAN NOT FOR CONSTRUCTION PURPOSES	

DEVELOPMENT PLAN

15-29 Coomoora Road, Springvale South

7 Response to Neighbourhood Character

There are various relevant considerations relative to neighbourhood character, including the Neighbourhood Character Study September 2007 (revised), the Greater Dandenong Housing Strategy 2014-2024 and the relevant sections of the planning policy framework as summarised previously in this Development Plan but in particular the Residential Development & Neighbourhood Character Policy at Clause 22.09 of the Scheme.

The Neighbourhood Character Study September 2007 (revised) provides guidance to manage the projected growth of dwellings within the Municipality and the impact on established and evolving neighbourhood character areas. In the Neighbourhood Character Study, the subject site is situated between two existing character areas under the 'Existing Character Areas' map. Neighbourhood Character Area 12 is located to the north and west of the subject site, while Area 11 is located to the south and east.

The Strategic Residential Framework Plan at Clause 21.04 however, identifies the subject site as being in a limited change area, with Clause 22.09 therefore needing to be responded to in this regard.

The neighbourhood character response must have consideration for the objectives of the Greater Dandenong Housing Strategy 2014-2024, which sets out a policy framework and plan for the provision of housing that meets the needs of the growing Municipality. Key objectives of the Housing Strategy include to provide an increased diversity of housing type and increase the affordability of housing within the Municipality.

In relation to housing affordability, the large, undeveloped and reasonably well-serviced nature of the subject site presents an opportunity to increase housing diversity in an area where there are almost exclusively large dwellings on large lots. Providing a diversity of housing, and in particular smaller housing on smaller lots, is important to increase housing choice in the area and to also provide housing at a lower price point for entry level for purchasers in the area. This is a clear vision for Development Victoria in relation to the subject site.

As a result, opportunities for smaller housing types are a strong preference for the subject site, as long as the smaller housing products are appropriately located and designed to respond in a manner that respects the neighbourhood character objectives outlined by the Scheme.

The intended future development of the subject site has given due consideration to the valued character elements as identified by the abovementioned documents, as demonstrated through the various responses outlined below.

- The internal road pattern generally reflects a north-south and east-west alignment, consistent with the surrounding area.
- A generous offering of public and communal open space (approximately 20% of the subject site) will ensure retention of canopy vegetation and the planting of new vegetation (including canopy vegetation) throughout the subject site, responding to a key neighbourhood character objective. This landscape character will be further complemented by landscaping within private lots.
- Larger lots have been specifically located along the north and east interfaces, where immediately adjacent to the established neighbourhood. Smaller lots, to add to housing diversity and affordability, have been provided internal to the subject site.
- New lots adjoining existing residential properties are larger and will provide for single dwellings on larger lots that will be well set back (at least 5 metres) from the site boundary to reflect the conventional suburban character of the surrounding area.
- Separation in built form at first floor level will be provided between dwellings adjacent to the north and west site boundaries and dwellings that address Coomoora Road – on all lots that have a direct relationship with existing residential neighbourhoods. The first floor separation of dwellings where adjacent to existing residential neighbourhoods will reinforce the pattern of spacing between dwellings at the sensitive interfaces of the subject site, and will ensure that dwellings appear to sit within landscaped surrounds.
- Dwellings will be no more than two-storey in height, consistent with the maximum building height in the locality.
- Dwellings will be set back in excess of 22 metres from Coomoora Road, apart from a single land lot at the western end of the frontage that will be set back at least 13 metres from the street. All dwellings fronting Coomoora Road will be separated at first floor.
- The large setbacks, retained vegetation and proposed built form with first floor separation, will ensure that the built form address to Coomoora Road is responsive and sensitive in its relationship to this street address.
- Smaller, townhouse style dwellings are located within the central parts of the subject site where they do not have a direct relationship with the existing residential neighbourhoods.
- This development plan does not facilitate apartment style housing.
- The anticipated lot sizes enable the provision of large areas of ground level secluded private open space on the majority of lots, and additional garden area in which to establish landscaping. All dwellings, apart from the limited number of reverse living dwellings, will be provided with at least 40 square metres of SPOS that has a minimum dimension of at least 5 metres. The high majority of dwellings also achieve, or get close to achieving, a minimum 60 square metres of total private open space. Coupled with the approximately 20% of the site proposed as either public or communal open space, the Development Plan provides adequate opportunity for the

4.3.5 Development Plan Overlay 13 - 15-29 Coomoora Road Springvale South (Cont.)

planting of new canopy vegetation to complement the vegetation retained throughout the subject site.

- Site coverage and permeability will comfortably exceed the minimum recommendations of the NRZ1 when considered on a whole-of-site basis, with individual dwellings also generally expected to meet or exceed the NRZ1 in this regard apart from some of the smaller, and in particular reverse living, allotments.
- Rear setbacks of 5 metes for the land lots adjacent to the north and west boundaries, and for a large proportion of internal lots, will reflect and enhance the backyard character of the neighbourhood.
- Front fences, where proposed, are to be no more than 1.2 metres in height, reflecting the preferred front boundary treatment for incremental and limited change areas.
- This Development Plan is supported by an Environmentally Sustainable Design (ESD) Strategy that identifies opportunities to reduce the environmental impact of the development and use.
- The design principles outlined in this Development Plan will ensure a high standard of housing that respects the established neighbourhood character of the surrounding area.

8 Landscape Concept Plan

Landscape drawings have been prepared by MALA Studio and form part of this Development Plan.

A key component of the development is the retention of clusters of existing canopy vegetation within areas of open space throughout the site. The existing vegetation will be supported by substantial new planting as outlined in the landscape drawings. The plant palette comprises predominantly native species with some exotic species.

Landscaping will be provided around the perimeter of the site to provide a soft transition from the subject site to neighbouring properties.

Areas of public and communal open space will feature a variety of soft and hard landscaping treatments, including canopy vegetation, garden beds, areas of lawn, and paths and seating.

4.3.5 Development Plan Overlay 13 - 15-29 Coomoora Road Springvale South (Cont.)

9 Environmentally Sustainable Design

An Environmentally Sustainable Design (ESD) statement has been prepared by Wood & Grieve Engineers and forms part of this Development Plan.

This Statement outlines, from a general perspective, how the proposed development of the subject site will respond to Clause 22.06 (Environmentally Sustainable Development) of the Scheme.

Some of the key ESD initiatives identified for this project are summarised below.

- A minimum 6 star NatHERS energy rating for all dwellings, and an aim to exceed this rating where possible.
- All dwellings to achieve the energy efficiency requirements of the Building Code of Australia.
- Rainwater collection tanks with a minimum capacity of 2.5 kilolitres per dwelling.
- Thermally robust facades to enhance thermal comfort and reduce the reliance on artificial heating and cooling.
- Cross ventilation to all dwellings with openings on at least two aspects of each dwelling.
- Use of low PVC content or PVC free materials where possible.
- Minimisation of indoor air pollutants by selecting Low Volatile Organic Compounds (VOC's) materials.

It is noted that further detail as to how Clause 22.06 is to be met, will be provided as part of any future planning permit applications for the subject site. Nevertheless, the ESD statement confirms that the proposed development layout does not include features that would prevent future development from achieving positive ESD outcome for the subject site.

10 Traffic, Transport and Car Parking

A Transport Impact Assessment and Integrated Traffic Management Plan has been prepared by OneMileGrid in accordance with the requirements of the DPO13. This report forms part of this Development Plan.

As outlined in the Transport Impact Assessment and Integrated Traffic Management Plan, vehicle access will be obtained via a new internal private road network that will connect to Teddy Crescent to the west and via a new crossover to Coomoora Road to the south. The internal road network comprises predominantly 6.5 metres and 5.5 metres wide roads that are capable of facilitating two-way traffic. The proposed road network is sufficient to accommodate the predicted traffic volumes. Standard kerb and channel will be incorporated throughout the road network and will assist in discouraging car parking on the landscaped verges. In addition, landscaping treatment in the form of low shrub-type planting will be used to further discourage/prevent cars from parking on landscaped verges.

Private car parking and visitor car parking will be adequately accommodated with car parking spaces provided in accordance with Clause 52.06 of the Scheme. Visitor car parking comfortably exceeds the statutory requirements in relation to provision of car parking spaces and therefore no overflow of visitor car parking is expected. Visitor parking will be provided through indented car parking bays.

The development is predicted to have a minimal effect on the operation of nearby intersections, including the signalised intersection of Springvale Road and Patterson Road, and intersection of Henderson Road and Corrigan Road.

4.3.5 Development Plan Overlay 13 - 15-29 Coomoora Road Springvale South (Cont.)

11 Stormwater Management Plan and Infrastructure Servicing Report

A Stormwater Management Plan (SWMP) and Infrastructure Servicing Report has been prepared by Wood & Grieve Engineers and forms part of this Development Plan.

The SWMP demonstrates that the development will meet best practice water quality performance objectives and complies with Clause 53.18 of the Scheme and also how the provisions of the SBO will be met in relation to the development. This includes a detailed summary of preliminary discussions and advice received from Melbourne Water in terms of the SWMP approach.

Through the use of stormwater attenuation devices, the proposed development will have no external adverse effect and the proposed lots will be able to withstand a 1.5yr ARI storm event.

Each lot will be constructed with on-site storage for re-use and the balance for detention prior to discharge off the site. Table 6 in the SWMP outlines the storage proposed for each lot type.

The Infrastructure Servicing Report outlines the design approach to the engineering aspects of the development, including earthworks, stormwater and servicing requirements. The report identifies the existing infrastructure services available to the subject site and the method in which new infrastructure is to be provided to the future development.

A brief summary of how the future development will be serviced is provided below.

Sewer

South East Water has confirmed that there is sufficient capacity for the proposed sewerage network to connect to the existing manhole in the southeast corner of the site.

Water

Advice from South East Water has confirmed that there is ability to connect to the 150 millimetres diameter spur on Teddy Crescent. A secondary point of connection on Coomoora Road will also be considered in order to provide greater security of supply. The design of the internal water network is described in detail in the Infrastructure Servicing Report.

A combined fire and drinking water service is preferred and results in a need for only one service to reticulate to the site. Hydrants will be required throughout the site.

Power

As the road network is being designed and managed by an owners corporation, the electrical network will be an AS3000 network as detailed in the Infrastructure Servicing Report.

Communications

As the subject site is within proximity to existing NBN infrastructure, it is likely that the NBN will take on the development. The developer will need to install and fund the pit and pipe systems to meet NBN requirements.

Gas

Gas supply is expected to be connected to the existing reticulation in either Coomoora Road or Teddy Crescent.

12 Arboricultural Assessment and Tree Retention / Removal

The DPO13 references the '*Ecology and Arboricultural Assessment and Tree Retention Plan*' prepared by Jacobs and dated 2015.

A key part of preparing this Development Plan was having an updated arboricultural assessment completed of all existing trees on and near the subject site. This assessment has been completed by Tree Logic and forms part of this Development Plan.

The Tree Logic assessment has provided up-to-date analysis of the existing trees on the subject site and provided guidance as to the preferred strategy of tree retention and removal. The assessment provides detailed information as to the species, size, health, tree protection zone and an overall rating of each tree on the subject site.

The report identifies that there are specific patches of highly valued vegetation on parts of the subject site. This has in turn guided the general approach of the Development Plan in retaining patches of highly rated vegetation, with removal of vegetation focussed on the lower rated trees or those higher rated trees that are isolated from other highly rated trees.

For further detail refer to the Arboricultural Assessment and Report prepared by Tree Logic and the relevant 'Existing Trees Plan', 'Tree Retention Plan' and 'Tree Removal Plan' that form part of this Development Plan.

4.3.5 Development Plan Overlay 13 - 15-29 Coomoora Road Springvale South (Cont.)

13 Safer Design Guidelines

Safer design elements will be incorporated into the development in accordance with the *Safer Design Guidelines for Victoria*. These safer design principles seek to reduce the opportunity for crime and improve perceptions of safety in the streets and public spaces.

Safer design principles have been incorporated into this Development Plan as summarised below.

- The new residential community will be physically connected and integrated with the existing adjacent neighbourhood.
- The Development Plan incorporates a legible network of streets that provides convenient access both internally and externally.
- A diversity of dwelling products are provided to cater for a range of households, and this has the potential to facilitate a presence of people within the neighbourhood during all hours of the day and evening.
- The street network has been designed to limit the ability for vehicles to speed with straight stretches of road not exceeding 130 metres (refer to Transport Impact Assessment and Integrated Traffic Management Plan).
- Dwellings have a frontage to the communal road network or an area of public open space in order to facilitate passive surveillance of the public realm.
- Dwellings on corner lots will be designed to offer surveillance to both adjacent streets. Blank walls addressing streets and public spaces will be avoided where possible.
- Where dwellings front open space, surveillance opportunities at first floor level will be encouraged.
- Dwelling entries will be designed to face the street, or adjacent public open space where relevant.
- Front fence heights will generally be limited to 1.2 metres throughout the development, ensuring a high degree of visibility between the public and private realms.
- All communal and public open spaces will be visible from neighbouring streets and dwellings.
- Footpaths for pedestrian travel are provided throughout the development and will generally be 1.2 metres in width, allowing pedestrians to walk two abreast.

4.3.6 Consideration of an Urban Forest Strategy

File Id:	
Responsible Officer:	Director City Planning Design & Amenity
Attachments:	Greening Greater Dandenong – What Next?

Report Summary

At its meeting on 10 December 2018, Council considered a response to the 'Future Considerations' identified on page 36 in the *'Greening Our City' Urban Tree Strategy 2018-2028* and requested a report to be tabled *'to Council by 31 December 2019 providing an update and further details on the direction of this work, and likely timings for completion'.*

This report provides an overview of the further research undertaken in response to the resolution on 10 December 2018. In addition, the report presents a project direction for the Urban Forest Strategy and timeframe for the 2020-2021 financial year.

Recommendation Summary

This report recommends Council prepare an Urban Forest Strategy and a Part B to this strategy as per the proposed format to address the protection of canopy trees on privately owned land within the municipality. In addition, it recommends Council note the review of mechanisms already in place to protect and improve vegetation cover across the municipality, and the review of *Greening Our City* and other relevant local and regional documents which assist Council in managing its urban forest.

4.3.6 Consideration of an Urban Forest Strategy (Cont.)

Background

The *'Greening Our City' Urban Tree Strategy 2018-2028* considers the status, issues and opportunities for Council managed vegetation. *Greening Our City* identifies the low level of canopy coverage as a key issue facing the municipality. The low level of canopy coverage can be partly attributed to the large industrial and agricultural areas, logging of River Red Gum woodlands which provided timber for the building of Melbourne's docks, and the southern section of the municipality being drained swampland.

The 'Performance Monitoring and Review' chapter of *Greening Our City* the 'Future Considerations' identifies further investigations for Council to consider which would strengthen Council's ability to plan for and manage the whole urban tree population, namely the urban forest. Based on the above, it could consider trees in the private realm, within carparks and on other government owned land. Considerations are as follows:

1. *Investigate tree regulations for the protection of private trees:*
    - *Undertake further landscape and/or canopy analysis to identify where and what may need protection.*
    - *Identify canopy coverage over private land compared to public land.*
    - *Investigate the feasibility of a significant tree register in protecting private trees.*
    - *Incorporate tree protection regulations within the Planning Scheme.*
    - *Initiate education programs to strengthen the importance of protecting trees; located on both private and public land.*
2. *Investigate the planning scheme's ability to provide adequate space for future trees in private developments, especially sub-divisions.*
3. *Investigate canopy coverage within Council managed car parks and investigate planting systems that could see trees successfully incorporated.*
4. *Develop and urban forest strategy, which aligns planting programs such as the 15-year planting program with other potential planting programs for Activity Centres, major parks and reserves, and other Council facilities as well as strengthening Council's planning and local laws framework for protecting private trees.*

At the meeting of 10 December 2018, Council considered a response to these considerations, including the benefits of tree protection; what is currently in place; a review of tools implemented by other Councils and what could be done to improve vegetation on privately owned land. Council resolved to:

1. *note the mechanisms already in place to protect and improve vegetation cover across the municipality, and the work that has previously been undertaken to address elements of the 'Future Considerations' set out in the Greening Our City Urban Tree Strategy 2018-2028;*
2. *conduct a comprehensive review of the mechanisms implemented by other Councils to protect and enhance vegetation cover;*

4.3.6 Consideration of an Urban Forest Strategy (Cont.)

3. *undertake further analysis to establish the extent of private tree coverage across the municipality, and establish whether there is strategic justification for additional vegetation to be protected through the Planning Scheme;*
4. *investigate the inclusion of capturing additional data on current tree planting programs that occur annually within the Activity Centres, Council's open space and Council owned car parking area as an extension of the existing planting programs;*
5. *commence the development of an Urban Forest Strategy;*
6. *develop Landscaping Guidelines to provide guidance on landscape design, maintenance and a list of preferred plant species; and*
7. *commence this work in the first half of the 2019/20 financial year, and table a report to Council by 31 December 2019 providing an update and further details on the direction of this work, and likely timings for completion.*

This report will provide further guidance on what has been completed to date and what is proposed in response to the resolution above.

Current Status – December 2019

Since the Council Meeting that was held on the 10 December 2018 Council officers have undertaken and completed substantial research in response to the resolution items. A response to each item of the Council resolution is provided under the headings below:

1. Notes the mechanisms already in place to protect and improve vegetation cover across the municipality, and the work that has previously been undertaken to address elements of the 'Future Considerations' set out in the Greening Our City Urban Tree Strategy 2018-2028.

Council officers previously presented Council with mechanisms already in place at the Council meeting on 10 December 2018.

Council's planning scheme places significant emphasis on local ecological values and vegetation, such as River Red Gums, and incorporates various mechanisms to encourage landscaping and protect vegetation. These mechanisms include:

- *Clause 22.03 Urban Design in Commercial and Industrial Areas* which focuses on urban design and landscaping to improve the appearance of commercial and industrial areas in the municipality. The policy encourages large tree reserves and canopy trees.
- *Clause 22.09 Residential Development and Neighbourhood Character* places emphasis on high quality design, amenity outcomes and enhancing streetscapes and private open space through significant landscaping. The policy aims *'to facilitate high quality, well designed residential development and on-site landscaping'*, and states that residential development *'should include the planting of at least one substantial canopy tree to each front setback and ground level secluded private open space area'*. To achieve this the residential design codes of the Planning Scheme requires a minimum of *70% of ground level front setback, and side and rear setbacks, planted with substantial landscaping and canopy trees* in residential areas. The design guidelines also encourage soft landscaping within car parks and along property boundaries to soften building

4.3.6 Consideration of an Urban Forest Strategy (Cont.)

bulk, create a visual connection between gardens and street trees, and provide an increase amenity from the streetscape and within private open space.

- *Clause 42.02 Vegetation Protection Overlay* was gazetted into the planning scheme on 4 October 2019. This control ensures the ongoing protection of native vegetation, particularly River Red Gums within the Green Wedge and specifies requirements for a permit to remove, destroy or lop native vegetation above a certain height.

Furthermore, Council has multiple strategies and policies including the *Open Space Strategy 2009* (under review), the *Green Wedge Management Plan*, and the *Sustainability Strategy 2016-30* which provide a vision to create a liveable, clean and healthy city that gives priority to the protection and enhancement of existing ecological values and habitat corridors.

To support this research, a consultant was engaged to conduct a review of *Greening Our City* and other relevant local and regional documents which assist Greater Dandenong in managing its urban forest. This review identified that *Greening Our City* in collaboration with existing strategies, policies and planning controls forms a solid base for a typical Urban Forest Strategy (UFS) and supports Council's 15-year tree planting program and the goal of 15% canopy coverage by 2030.

2. Conducts a comprehensive review of the mechanisms implemented by other Councils to protect and enhance vegetation cover.

A comprehensive review of the relevant mechanisms implemented by leading Councils across Metropolitan Melbourne, as well as the *Living Melbourne: Our Metropolitan Urban Forest Strategy* to protect and enhance vegetation, specifically canopy trees on private property has been completed. The review identified key Urban Forest Strategies, technical documents and regulatory responses which Greater Dandenong could draw on moving forward.

These documents will be referred to as appropriate for guidance and better practice for future work. Of note, are the following strategies developed by Resilient Melbourne and Maribyrnong, Moreland and Monash City Councils.

Council Mechanism	**Officer Comment**
Living Melbourne: Our Metropolitan Urban Forest Strategy	The Strategy is a deliberately high-level document which provides a regional perspective of the Metropolitan urban forest and the common issues across Councils. The Strategy presents a consistent framework for setting actions in response to these challenges. CGD has endorsed this strategy. The mapping included in the Strategy shows CGD has a few hot spots (greater than 10 degrees above the non-urban equivalent) around Central Dandenong, and other spots scattered, with most of the municipality sitting between 0-10 degrees hotter than the non-urban equivalent. This is consistent with the urban canopy data presented by RMIT/DELWP.

4.3.6 Consideration of an Urban Forest Strategy (Cont.)

	There is scope for CGD to prepare more thorough mapping of the entire municipality to compare land use with canopy coverage and rate of change. This can be completed using data released by DELWP and previous data gathered for *Greening Our City*. As stated in *Greening Greater Dandenong: What Next?* CGD has already set targets for the urban forest and collaborates with external authorities in relation to urban greening. CGD can respond to Action 3 of the Strategy to 'scale up greening in the private realm' through guidance and reviewing regulations as suggested in the Proposal section of this paper (i.e. planning scheme review, local law and landscaping guidelines).
Maribyrnong Urban Forest Strategy 2018	This strategy provides a comprehensive action plan which relates to all 'drivers of change' and identifies further work to be completed to improve canopy coverage on private property. In this instance, having a target which seeks to gain, and at the very least not lose any canopy on private property places an emphasis and level of responsibility on the residents and landowners to assist Council in achieving this target. There is scope for CGD to explore ways to enhance and protect canopy trees on private property through the planning scheme, guidelines, other regulatory tools and incentive programs. Additionally, further mapping analysis would enable a better understanding of our canopy and how it relates to land use and ownership.
Moreland Urban Forest Strategy 2017-2027	This is a thorough, well researched strategy which considers the private realm and the challenges of urban consolidation. Whilst the document recognises the limited capacity of the planning scheme to protect trees, it is worth noting the strategy was developed prior to the garden space requirements and had not had adequate time to consider the landscaping requirements added to the Neighbourhood Residential Zone. Given the challenge of urban consolidation, it is expected the landscaping requirements will slow the decline in canopy coverage. Opportunity exists for CGD to consider the private realm aspect of this strategy to ensure consideration of the challenges facing canopy in developments. An action from this Moreland strategy is the development of a working group to review Council's current practices and tools to determine the best way to increase canopy cover.

4.3.6 Consideration of an Urban Forest Strategy (Cont.)

	Greening Our City identified a similar action to 'Establish an urban forest/tree working group to regularly meet to discuss tree management issues and opportunities for urban trees' with at least two meeting conducted per year. This group operates internally and consists of a range of departments.
City of Monash's Urban Landscape and Canopy Vegetation Strategy	This strategy focuses on public and private land and clearly identifies the tree canopy and landscape types and quality across the municipality. The strategy does not directly propose specific planning controls to be introduced to the Monash Planning Scheme, instead it proposes further investigation to determine the most effective control and reviews to policies and the Municipal Strategic Statement. Whilst this strategy provides a solid understanding of the canopy coverage and suggests further work to make potential changes to the Monash Planning Scheme, it does not directly increase the level of protection for canopy trees on private properties. The current Vegetation Protection Overlays in the Monash Planning Scheme applies to a limited portion of the municipality which presents a leafy character significant to the streetscape and adjacent creek valley reserves. The strategy also notes the limited capacity of the VPO and highlights vegetation loss in areas with the VPO is on par with the loss experienced in areas without a VPO. Any amendment to the planning scheme would be subject to the current Smart Planning translation process which will impact the further work on Monash's planning scheme. It is recommended that this be monitored to see what work Monash proposes and how this is received by DELWP.

3. Undertakes further analysis to establish the extent of private tree coverage across the municipality and establish whether there is strategic justification for additional vegetation to be protected through the Planning Scheme.

Greening Our City identifies Greater Dandenong's canopy coverage at 9%, which is considerably lower than other metropolitan Local Government Areas (LGAs). This is partly attributed to the large industrial and agricultural areas across the municipality which have relatively fewer trees than residential areas.

The Royal Melbourne Institute of Technology (RMIT), in partnership with the Department of Environment Land, Water and Planning (DELWP) conducted significant research and analysis on the vegetation coverage and urban temperatures across Metropolitan Melbourne between 2014 and 2018. For Greater Dandenong, it appears that the most significant loss of vegetation in this period has been due to the sky rail development in Noble Park, and the subdivision and development of new industrial precincts in Dandenong South and Keysborough. It is worth noting, the Level Crossing Removal Project procured over 700 trees for planting along the sky rail corridor within this municipality to replace those lost during construction.

4.3.6 Consideration of an Urban Forest Strategy (Cont.)

By comparison, significant vegetation gains have been seen in Keysborough South and along Eastlink and Dandenong Bypass, which is most likely due to new residential development, street and park tree planting and road upgrades which have incorporated both tree and screen planting.

The analysis does show a loss of canopy cover in residential areas, a trend which is also seen in surrounding local government areas (LGAs). The analysis shows that Greater Dandenong has experienced less than 1% tree loss between 2014 and 2018, compared to a loss of 4.5% for Yarra Ranges and a gain of almost 2% for Melton. The rate of tree loss in Greater Dandenong is significantly less than surrounding LGAs.

An internal review of the data and analysis presented by RMIT, identifies canopy coverage for private property as a key area of concern across the eastern and southern portion of Metropolitan Melbourne, including Greater Dandenong. Whilst residential properties have been highlighted, it is important that any response by Council considers privately owned commercial, industrial and agricultural properties as well.

Council's Strategic Planning team engaged a consultant to conduct a review of regional and local documents that cover the management of Greater Dandenong's urban forest, this is known as *'Greening Greater Dandenong – What Next?'* (Attachment 1). The aim of the review was to explore whether there is an identified need for Council to develop an Urban Forest Strategy and explore options for protecting and enhancing trees across the municipality.

In relation to the Greater Dandenong Planning Scheme, the paper recommends Council review and *"potentially strengthen Greater Dandenong's Municipal Strategic Statement and Local Planning Policy Framework to contextualise the importance of considering tree canopy, both impacts to and the planting of, within the broader land use planning assessment process"*.

It also recommends consideration be given to *"appropriate non-regulatory pathways that could incentivise or encourage the planting of tree canopy and vegetation during development"* and to *"investigate the development and implementation of a local law to protect trees on private land"*.

These recommendations, and the scope for further detailed mapping will be discussed in further detail under the 'Proposal' heading.

4. Investigates the inclusion of capturing additional data on current tree planting programs that occur annually within the Activity Centres, Council's open space and Council owned car parking area as an extension of the existing planting programs.

Open space and Council owned car parking areas

Tree planting on Council owned and/or managed land follows the process for data collection outlined in the Tree Planting and Establishment Services Contract Specification. Tree data collection for newly planted trees in activity centres has recently begun to follow this same process, and work has begun to include car parks in this process.

The Greening Our City Action Plan aims to collect a 'full park tree inventory' through an audit of park tree data by Year Five of the strategy.

4.3.6 Consideration of an Urban Forest Strategy (Cont.)

Major Activity Centres

The Activity Centres Revitalisation team is preparing a project brief to review and update tree data collection for the three Activity Centres. This work is expected to begin in the 2019-20 financial year.

The data will be used to establish priority areas for a ten-year tree planting program that contributes to the *Greening our City* canopy coverage target of 15 per cent by 2028.

It will also provide an evidence base that supports decision making around capital investment and integrated planting programs in each activity centre.

5. Commences the development of an Urban Forest Strategy.

'Greening Greater Dandenong, What Next?' recognised that *Greening Our City* forms a solid base for a typical UFS, however two gaps were identified, these being canopy in the private realm, and biodiversity. Thus, rather than producing a traditional UFS which would replicate much of the work already existing, it recommended biodiversity be incorporated into existing draft strategies and that Council develop a separate strategy response addressing canopy in the private realm.

Substantial background research on the Urban Forest Strategies and Technical Reports implemented by leading Councils such as Melbourne, Monash and Maribyrnong City Councils has been completed. These Council strategies are supported by *the Living Melbourne: Our Metropolitan Urban Forest Strategy* and provide excellent guidance for Greater Dandenong Council.

This recommendation will be detailed further under the 'Proposal' heading.

6. Develops Landscaping Guidelines to provide guidance on landscape design, maintenance and a list of preferred plant species.

Council previously implemented a set of Landscape Guidelines in 2003, these are now outdated. Council officers have been reviewing the contents and have completed extensive background research of Landscaping Guidelines throughout Metropolitan Melbourne.

This report recommends the preparation of a Council Policy on Landscaping which will be referenced in the Greater Dandenong Planning Scheme as an application requirement. This will be discussed further under the 'Proposal' heading.

Proposal

7. Commences this work in the first half of the 2019/20 financial year, and table a report to Council by 31 December 2019 providing an update and further details on the direction of this work, and likely timings for completion.

Substantial background research and collation of best practice resources has been undertaken by officers. Officers have also sought expert advice regarding the effectiveness of the current tools available to Council. This is provided in Attachment 1. Through this initial research, two gaps relating to canopy trees in the private realm and biodiversity were identified.

4.3.6 Consideration of an Urban Forest Strategy (Cont.)

To address these two gaps, without replicating much of the work already completed, officers recommend the following work.

Urban Forest Strategy – Part B Greening the Private Realm

To provide a holistic management approach for the whole urban forest, including privately owned properties, it is proposed that the Urban Forest Strategy is made up of two parts:

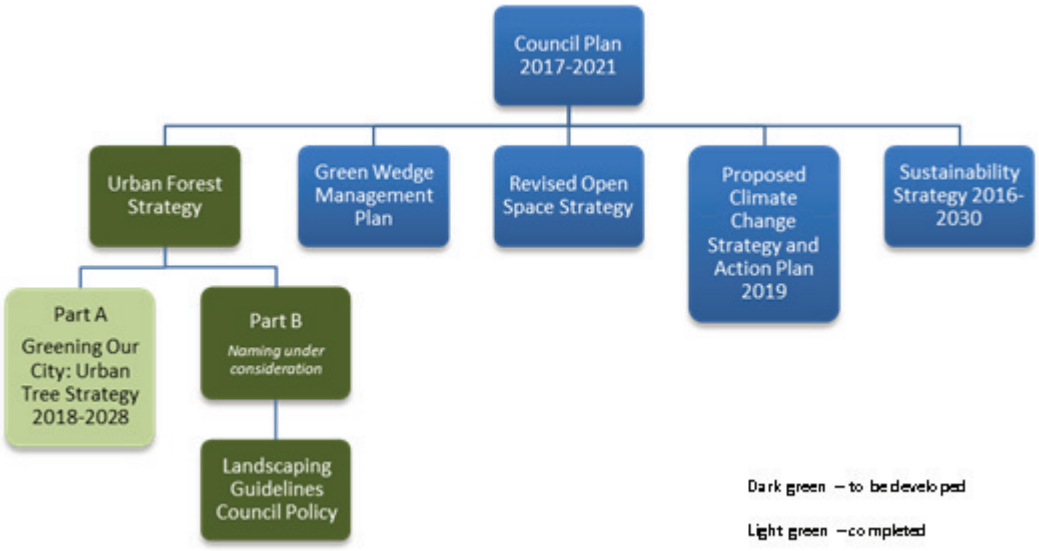
Part A: *Greening Our City: Urban Tree Strategy 2018-2028.* The existing strategy adopted in 2018 provides an action plan for the management and enhancement of Council's urban forest, specifically in relation to those owned and managed by Council. *Greening Our City* also includes an action plan for the management and enhancement of trees owned and managed by Council.

Part B: Greening the Private Realm. This strategy will focus Council's approach to protect and enhance canopy coverage on privately owned land, whilst working with the community to reach our target canopy coverage of 15% by 2028.

Part B of the Urban Forest Strategy (UFS) will consider:

- Mapping canopy coverage across the municipality, including a comparison of land use and ownership.
- The role of the Planning Scheme to protect and enhance canopy coverage.
- The role of Landscaping Guidelines to enhance canopy coverage during the development or subdivision process, as well as an informative tool for land owners.
- A local law to protect trees above a certain size on privately owned land across the municipality.
- Education programs, including appropriate non-regulatory pathways to strengthen the importance of protecting trees and to encourage planting on privately owned land.
- Drivers of change (e.g. climate change and urban consolidation).
- Benefits of tree planting for landowners.

4.3.6 Consideration of an Urban Forest Strategy (Cont.)



The approach outlined above will provide an Urban Forest Strategy without repeating the significant work already completed as part of *Greening Our City* and will draw this together with Council's approach to enhancing and protecting landscaping, and canopy coverage on privately owned land. The diagram above demonstrates how these documents will operate together.

Part B of the UFS will be supported by the proposed Landscaping Guidelines; the proposed *Climate Change Strategy and Action Plan 2019*; the revised *Open Space Strategy,* and the existing *Green Wedge Management Plan.* These documents will work to inform how the Council makes decisions relating to the greening of its urban forest.

The revised *Open Space Strategy* and proposed *Climate Change Strategy* will consider biodiversity and how greening actions can better protect our flora and fauna by providing native ecosystems, healthy soils and green migratory corridors.

The existing *Green Wedge Management Plan* (GWMP) recognises the ecological values of the Green Wedge, including indigenous vegetation, and aims to enhance these and improve habitat connectivity whilst maintaining the open, landscape-dominated vistas throughout the Green Wedge. Majority of the land in our Green Wedge is privately owned, thus increasing community awareness of the importance of the ecological values and their role in enhancing and protecting canopy trees is a vital role of the GWMP which can be supported by Part B.

The existing *Sustainability Strategy* provides the overarching context and importance for urban greening and identifies the role of the community in contributing to biodiversity on their land. The strategy aims to 'identify, protect and enhance the ecological value of Council land within the municipality' and 'increase the quality and quantity of vegetation coverage on Council land that contributes to a net gain throughout the municipality'.

<u>Response to Biodiversity</u>

4.3.6 Consideration of an Urban Forest Strategy (Cont.)

The role of green spaces in adapting to climate change and enhancing our biodiversity will be incorporated into the proposed *Climate Change Strategy and Action Plan 2019* as a key theme. The strategy will provide the overarching context for Council to respond to climate change through mitigation and adaption themes.

The revised *Open Space Strategy* will address the quality and function of open space above and beyond the existing priorities of accessibility, more sports reserves and improved facilities. The strategy will help achieve the outcomes of biodiversity corridors, tree canopy and vegetation cover and regional cooling against the heat island effect.

Mapping of Municipality (specifically privately owned properties)

Analysis of data used in *Greening Our City* and data released by RMIT/DELWP will be completed to establish the extent of and change in canopy coverage on privately owned land throughout the municipality in comparison to land use. The analysis will provide the strategic justification and background to inform Part B and address greening and canopy coverage on privately owned land. Further, the analysis will help Council officers identify types of land use which may benefit from further protection or enhancement.

Landscaping Guidelines

Landscaping Guidelines provide guidance for residents, developers and Council officers on elements such as landscape design considerations, maintenance and preferred tree species. The completion of Landscaping Guidelines will form an action from the proposed UFS, however work is expected to commence on this item in early 2020.

It is recommended Council prepare a Council Policy on Landscaping which will be referenced in the *Greater Dandenong Planning Scheme* as an application requirement where appropriate. This will ensure the guidelines are considered during the development application process of residential subdivisions, as well as commercial and industrial developments. The guidelines will ensure adequate space for high quality landscaping and canopy trees is provided in private developments, and the species chosen are suitable for the site.

The guidelines should include a list of preferred species and be developed in collaboration with internal departments to ensure the information is consistent and up to date.

Greater Dandenong Planning Scheme

The format of the State Planning Policy Framework is undergoing significant changes due to the Smart Planning program implemented by DELWP. This program has introduced a new Planning Policy Framework (PPF), which was gazetted on 31 July 2018 via Amendment VC148. The next phase is to translate and integrate local policies into the new PPF.

The Smart Planning team will be working with local Councils to translate the current Local PPF and the Municipal Strategic Statement (MSS) into the new integrated PPF and Municipal Planning Strategy (MPS).

4.3.6 Consideration of an Urban Forest Strategy (Cont.)

To ensure a smooth transition, Council Officers will be working directly with the Smart Planning team to conduct a policy-neutral translation into the new format. Recent correspondence from DELWP has advised it is expected Greater Dandenong's Planning Scheme will be reviewed in May 2020, however this date is subject to change and at the discretion of the Smart Planning team.

Council has previously been advised by DELWP that any significant reviews to the MSS or LPPF must be placed on hold until this translation has been completed.

Following the policy-neutral translation, Council will have the opportunity to conduct a full review of the revised PPF and MPS to ensure it considers and responds to key local issues and strategic directions. It is at this stage that Council will have the opportunity to strengthen the local context regarding native vegetation, landscaping and existing ecological values. Part B of the UFS will provide the strategic justification to strengthen Greater Dandenong's focus on landscape values and tree planting on privately owned land.

4.3.6 Consideration of an Urban Forest Strategy (Cont.)

Expected Timeframes

Item		Delivery Period
Planning Scheme Review		TBD – subject to DELWP timeframes
Landscaping Guidelines		Project to begin early 2020
Vegetation Mapping – data collection and analysis		April 2020
Draft Urban Forest Strategy (including Part B)		
	Councillor Briefing Session (CBS)	June 2020
	Community Consultation	August 2020
	INFOSUM advising of outcome from consultation	September 2020
	Adoption of Final Strategy by Council	November 2020

Community Plan 'Imagine 2030' and Council Plan 2017-21 – Strategic Objectives, Strategies and Plans

After consultation with the Greater Dandenong community on what kind of future they wanted to see for themselves and the City in 2030, the result was the Greater Dandenong Community Plan 'Imagine 2030'. This report is consistent with the following community visions:

Community Plan 'Imagine 2030'

Place

- *Sense of Place* – One city many neighbourhoods
- *Appearance of Places* – Places and buildings

Opportunity

- *Tourism and visitors* – Diverse and interesting experiences
- *Leadership by the Council* – The leading Council

Council Plan 2017-21

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

Place

- A healthy, liveable and sustainable city

4.3.6 Consideration of an Urban Forest Strategy (Cont.)

- A city planned for the future

The Greater Dandenong 'Council Plan 2017-21' prioritises a healthy, liveable and sustainable City with a focus on trees and the natural environment. Council hopes to achieve a city that "delivers a clean and healthy environment for people to enjoy" by increasing the canopy coverage of Council and privately owned land.

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

- 'Greening Our City' Urban Tree Strategy, 2018-2028
- Greater Dandenong Green Wedge Management Plan, 2017
- Sustainability Strategy, 2016-30
- Open Space Strategy, 2009 (under review)
- Climate Change Strategy and Action Plan 2019 (proposed)

Related Council Policies

- Landscape Guidelines for Town Planning Applications, 2003 (under review)

Victorian Charter of Human Rights and Responsibilities

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

Financial Implications

The Strategy, including work identified in this report will be completed by Council staff, and has been allocated for within the business plan and staffing resources for this financial year. In terms of the actual staffing resources required, 0.6EFT (from existing EFT) will be allocated to this project until the date of completion of the strategy. Depending on the actions and outcomes of the strategy, future work involving planning scheme amendments, policy review and implementation will be subject to future annual budget allocations.

Consultation

The draft Urban Forest Strategy and Part B Strategy is expected to be presented to the Greater Dandenong community for consultation in mid-2020. The consultation will aim to inform and involve the community as per Greater Dandenong's Community Engagement Framework. Further information on the consultation phase of this project will be provided as it progresses.

Conclusion

The report recommends Council prepare an Urban Forest Strategy consisting of two parts. Part A will be the existing *Greening Our City* strategy. Part B is proposed to specifically address the protection of canopy trees and vegetation on privately owned land within the municipality. The strategy will provide Council will a holistic approach to managing its urban forest, whilst also encouraging the community to work with Council to achieve our goal of 15% canopy coverage by 2028.

4.3.6 Consideration of an Urban Forest Strategy (Cont.)

In addition, the report recommends Council note the review of mechanisms already in place to protect and improve vegetation cover across the municipality, and the review of *Greening Our City* and other relevant local and regional documents which assist Council in managing its urban forest. This information, in conjunction with the proposed mapping analysis will inform Part B of the UFS.

Recommendation

That Council:

1. notes the response to the resolution on 10 December 2018 and the background work completed to date;

2. continues with the development of an Urban Forest Strategy;

2.1. including the development of 'Part B' of the Urban Forest Strategy which addresses canopy trees on privately owned property;

3. develops a revised Council Policy for the Landscaping Guidelines; and

4. notes the timeframes put forward in this report for the proposed work.

POLICY AND STRATEGY

CONSIDERATION OF AN URBAN FOREST STRATEGY

ATTACHMENT 1

GREENING GREATER DANDENONG – WHAT NEXT?

PAGES 11 (including cover)

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

URBAN
FOREST
CONSULTING

City of Greater Dandenong
Greening Greater Dandenong – What Next?

August 2019

Greening Greater Dandenong – What Next?

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4.3.6 Consideration of an Urban Forest Strategy (Cont.)



This review paper has been requested by the City of Greater Dandenong (Council) to understand the current gaps and crossovers between a range of regional and local documents that cover the management of City of Greater Dandenong's urban forest. The *Greening our City: Urban Tree Strategy 2018-2028* was endorsed by Council in 2018. One of the future considerations presented to Council as part of this document was to develop an Urban Forest Strategy. The aim of this review paper is to explore whether there is an identified need for Council to develop an Urban Forest Strategy.

The core purpose of an Urban Forest Strategy is to bring together various management programs and decision making for trees, both public and private and urban vegetation under a common vision, set of principles and key targets. Council's across Australia are developing these types of documents for four primary reasons:

- To define the role that the urban forest i.e. trees and vegetation across all land, private and public, plays in building a city's ecological, economic and social resilience in the face of climate change, population growth and urban densification.
- To articulate the issues of continual tree canopy loss/stagnation, the under-funded nature of existing tree management programs and embedding good practice into business as usual.
- To set a clear framework for moving towards a proactive urban greening management program, including vision, principles/objectives and targets.
- To build the business case for better funding and resourcing needed to achieve the above.

There are currently five existing documents and one in development that sets the scene for management of Greater Dandenong's urban forest. Four of these documents have been produced by Council. Each of these, their relevant context, content and gaps are discussed below.

City of Greater Dandenong's context

Greening Our City: Urban Tree Strategy 2018-2028

This recent document provides a strong framework for decision making around urban greening in Greater Dandenong, but predominantly focuses on Council's owned trees i.e. street, park and open space trees. The document:

- Sets a clear vision, set of objectives and targets for urban greening include tree canopy cover target for the public tree management program.
- Acknowledges the importance of private trees in contributing to overall liveability but recognises they are managed through the planning scheme.
- Acknowledges all other trees e.g. in bushland but recognises again that they are managed through other means such as Bushland Management Plans and generally are managed well.

Vision: A healthy, green and resilient urban forest that is well managed, protected and provides benefits to the community.

The **key objectives** that Council aims to work towards are:

1. Greening our City

4.3.6 Consideration of an Urban Forest Strategy (Cont.)

2. Demonstrate best practice in urban tree management
3. Manage the interface between trees and infrastructure
4. Engage and educate the community about the importance of trees

This document goes above and beyond a traditional tree management plan/strategy by recognising the importance of planning for integrated landscapes to achieve better greening outcomes by discussing the role of water sensitive urban design, biodiversity, green infrastructure interventions, prioritising tree planting in areas of need e.g. social vulnerability to heat and the community in contributing to better urban forest outcomes.

Council began a more detailed community engagement program around its tree management program last year, with positive results so far. These programs include school programs, planting days, birdwatching and educational walks. By engaging and educating members of the community about the importance of trees, Council is strengthening the value of canopy trees within the municipality and helping residents understand the link between larger issues and the tree in their front or backyard.

Targets:

- Increase tree canopy cover from 9.9% to 15% by 2028.
- Reduce street tree vacant sites to 0.

This Strategy is supported by a robust, best practice public tree management program that includes documented technical tree management guidelines, a 15-year Tree Planting Program, effective management of tree contracts, adequate budgets and resources to see Council work towards its vision and targets. It should be noted that this program represents best practice and is leading the way for other Council's to follow. The program is the most important contributor to Greater Dandenong's urban greening future and will continue to be given the huge opportunity to improve tree canopy cover in the public realm of Greater Dandenong. It delivers strong returns on investment and should continue to be supported and funded.

Gaps:

Biodiversity and other types of vegetation:

While an action to "investigate opportunities for establishing wildlife corridor links where appropriate" has been set, the mechanisms for supporting and embedding this work have not been explored. Ideally, the 15-year Tree Planting Program would address this, as would the revised Open Space Strategy, the existing Bushland Management Plans and future Master Plans of specific reserves. Improving the linkages between these documents would improve the pathways for establishing wildlife corridors.

Private trees:

Greening our City sets a range of actions directed towards both public tree management and community engagement. However, it only references private trees and land use planning in a final "Future Considerations" paragraph. Given that the majority of land area in Greater Dandenong is privately owned and therefore houses a significant portion of the urban forest, it will be imperative for Greater Dandenong's Municipal Strategic Statement and Local Planning Policy Framework to be reviewed and potentially strengthened to contextualise the importance of considering tree canopy, both impacts to and the planting of, within the broader land use planning assessment process. Specific sections of the Planning Scheme could also be reviewed to determine their effectiveness in

4.3.6 Consideration of an Urban Forest Strategy (Cont.)

mandating the planting of new trees within new developments. Consideration could also be given to the development of a local law on private property to protect canopy trees.

Sustainability Strategy – 2016-2030

Whilst this Strategy was endorsed three years ago, it addresses one of the gaps within *Greening our City*. Specifically, through its Corporate objective of "a greener city", this Strategy prioritises biodiversity and vegetation:

Key Objectives:

1. Identify, protect and enhance the ecological value of Council land within the municipality
2. Increase the quality, quantity and connectivity of open space owned by Council
3. Increase the quality and quantity of vegetation cover on Council land that contributes to a net gain throughout the municipality

Further to this, the Strategy identifies the role that the community, in its broadest sense, has in contribution of biodiversity on their land:

1. Identify, protect and enhance the ecological value of land throughout the municipality
2. Work with key stakeholders to protect and enhance the ecological value of the Green Wedge area
3. New development within Greater Dandenong to address open space and biodiversity issues, where appropriate

Council has also developed information brochures to guide 'Sustainable Design Assessment in the Planning Process', recognising sustainable design is critical to achieving better building outcomes for the long-term benefit of the wider community. A key theme of these guidelines includes Urban Ecology, which considers how vegetation can be incorporated through landscaping for both new and existing developments. Furthermore, the document provides information on the benefits of urban greening including reducing glare, providing shade to windows and walls, controlling airflow and improving habitat links.

Gaps:

While this document provides the overarching context and importance for urban greening, specifically through a biodiversity and open space lens, there is still a lack of detail in how Council will achieve this on ground on public land. The Strategy presumes that other more detailed documents such as the Open Space Strategy, Bushland Management Plan, street tree planting program and site specific Master Plans will address this. The document provides spatial analysis on tree canopy cover specific to Greater Dandenong (and recognises that it is the lowest in eastern Melbourne), but the issue of biodiversity is referenced only against data from the United States. A lack of localised context and issues regarding biodiversity makes meaningful action difficult to work towards.

4.3.6 Consideration of an Urban Forest Strategy (Cont.)

Open Space Strategy 2009

The *Open Space Strategy 2009*is currently under review. In its 2009 format it provides a detailed understanding of the hierarchy of open space types and functions within Greater Dandenong. It sets some clear principles around accessibility, diversity, functionality, amenity, design and sustainability.

Gaps:

The 2009 document, while acknowledging the role that open space plays in the support and protection of biodiversity, through its sustainability principle, does not adequately include either vegetation coverage or biodiversity outcomes within the key priorities for managing open space.

The review of this document is timely. A revised Open Space Strategy has the capacity to better address the broader issues articulated in *Greening our City* such as climate change, water management and vulnerability to heat and better define the management regimes of open space that will overcome them. Future priorities within this strategy must critically address the quality and function of open space above and beyond the existing priorities of accessibility, more sports reserves and improved facilities. The document should neatly align underneath the *Sustainability Strategy* and alongside *Greening Our City,* Bushland Management Plans and site specific Master Plans, to help achieve outcomes of biodiversity corridors, tree canopy and vegetation cover and regional cooling against the heat island effect. If possible, it should also provide the detail of any action set within the upcoming *Climate Change Strategy and Action Plan 2019*.

Climate Change Strategy and Action Plan 2019

The Climate Change Strategy and Action Plan is currently under development by Council.

This document will provide the overarching context for Council to respond to climate change through mitigation and adaptation themes. The Climate Change Strategy will incorporate key themes and high level actions to assist Council in responding to climate change. Consideration will be given to the role of biodiversity and green spaces in adapting to climate change.

Understanding how Greater Dandenong's natural urban landscapes can help to mitigate risks and impacts associated with climate change should be addressed in this document. This then helps align the document with the *Sustainability Strategy*, *Greening Our City* Strategy and potentially the revised *Open Space Strategy* to ensure a consistent narrative about the need for future resilient and thriving urban landscapes that contribute to improved liveability and health and wellbeing for Greater Dandenong's future community.

4.3.6 Consideration of an Urban Forest Strategy (Cont.)

URBAN FOREST CONSULTING

Regional context

Living Melbourne 2019

The City of Greater Dandenong have endorsed this Resilient Melbourne document alongside 30 other metropolitan Melbourne Councils, DELWP, Water Authorities, Parks Victoria and MAV. It is the first of its kind and aims to provide a regional perspective of metropolitan Melbourne's urban forest, the common issues and consistency in setting action. A regional urban forest plan was the commonly cited priority when Resilient Melbourne began its engagement back in 2015. The whole document is relevant for Greater Dandenong.

Vision: Our thriving communities are resilient, connected through nature.

Goals: Healthy people, abundant nature and natural infrastructure.

Actions:

1. Protect and restore species habitat, and improve connectivity
2. Set targets and track progress
3. Scale up greening in the private realm
4. Collaborate across sectors and regions
5. Build a toolkit of resources to underpin implementation
6. Fund the protection and enhancement of the urban forest

Targets:

Region	Local government authorities	Existing 2015		Target 2030		Target 2040		Target 2050	
		Total % tree canopy	Total % tree canopy & shrubs	Total % tree canopy	Total % tree canopy & shrubs	Total % tree canopy	Total % tree canopy & shrubs	Total % tree canopy	Total % tree canopy & shrubs
Western	Brimbank, Hobsons Bay, Maribyrnong, Melton, Moonee Valley, Wyndham	4	15	9	20	14	25	20	30
Northern	Banyule, Darebin, Hume, Mitchell, Moreland, Nillumbik, Whittlesea	12	24	17	29	22	34	27	39
Inner	Melbourne, Port Phillip, Yarra	13	18	18	23	23	28	28	33
Southern	Casey, Frankston, Greater Dandenong, Kingston, Cardinia, Mornington Peninsula	16	34	21	39	26	44	30	50
Inner South-East	Bayside, Boroondara, Glen Eira, Stonnington	22	39	24	44	27	49	30	50
Eastern	Knox, Manningham, Maroondah, Monash, Whitehorse, Yarra Ranges	25	44	27	49	29	50	30	50

5

4.3.6 Consideration of an Urban Forest Strategy (Cont.)

Gaps:

The actions for Living Melbourne are deliberately high level so as to maintain relevancy to all landholders. This means that localised data and context for Greater Dandenong is missing, however it is intended that Council pick up this detail themselves. It does, however, validate the gaps as identified in the review above in relation to Council documents towards a greener, more resilient city.

Validated gaps for Greater Dandenong's context:

- Detail and management processes around restoring and protecting habitat and improving connectivity.
- Scale up greening in the private realm – including the funding of private realm incentives/subsidies etc and collaboration with other landholders.

It is noted that Greater Dandenong have already set targets for the urban forest, they collaborate with other Councils through Council Arboriculture Victoria (CAV), with utility service providers where possible and some land holders e.g. state government and Melbourne Water.

Plan Melbourne

Plan Melbourne 2017 set a policy and key direction to "support a cooler Melbourne by greening urban areas, buildings, transport corridors, and open spaces to create an urban forest". Plan Melbourne supported the development of a metropolitan urban forest strategy and set an indicative tree canopy target for Metro Melbourne at 30%.

Relevant Key actions include:

Create urban forests throughout the metropolitan area by:

- assembling and disseminating spatial data on the green space network, existing tree cover and surfaces. This data will be the baseline for modelling future greening strategies and their impacts on amenity of our urban areas including cooling effects
- working with local government to establish greening targets for each of the metropolitan regions
- liaising with water corporations to identify opportunities for use of alternative water supply to support greening strategies
- supporting development of municipal urban forest strategies using a coordinated approach with VicRoads, private road operators and other public landowners and managers
- preparing greening strategies for state-owned public land, including schools, parkland, road, rail and utility corridors, achieving an appropriate balance between asset protection and urban greening
- investigating a targeted grants program to support innovation and actions for greening neighbourhoods
- investigating demonstration projects including green roofs, green walls and landscapes
- preparing new guidelines and regulations that support greening new subdivisions and developments via landscaping, green walls, green roofs and increase the percentage of permeable site areas in developments.

4.3.6 Consideration of an Urban Forest Strategy (Cont.)



It is noted that the first action is already underway, with high resolution vegetation mapping being developed for comparative years, 2014 and 2018. Living Melbourne has filled the gap of some of the other actions.

Recommendations

Given the robust regional strategic platform of *Living Melbourne 2019*, in conjunction with the detail of *Greening Our City* and the potential detail of the revised Open Space Strategy and future Climate Change Strategy, the following recommendations are made:

- There are currently two sub-themes of urban forestry not being addressed at a detailed local scale in Greater Dandenong:
    1. Biodiversity enhancement: identification and planting of habitat links and corridors
    2. Private realm vegetation cover: protection and enhancement

- Assuming that the Open Space Strategy will strengthen Greater Dandenong's urban greening and urban forestry context, there is no identified need for an Urban Forest Strategy to address biodiversity outcomes. Council has various visions, objectives, targets and actions, and have endorsed the *Living Melbourne* strategy, all of which already provide the platform for addressing the urban greening that an Urban Forest Strategy would.

- Instead, it is recommended that the future *Open Space Strategy* and the *Climate Change Strategy* clearly address the issues and proposed solutions for localised biodiversity specifically. This should involve a spatial and qualitative analysis on existing ecological values within Greater Dandenong and identify priority areas for improvement and further protection. This would further support the aims of the *Greening Our City Action Plan* and the 15-year Tree Planting Program to identify the streets and parks where species selection should be prioritised for biodiversity outcomes through the establishment of wildlife corridors.

- The predominant gap left to fill needs to cover the detail of private realm greening action. Rather than develop a whole Urban Forest Strategy which would replicate much of the work nested in existing documents, it is instead recommended to utilise appropriate resources to address the inter-relationships between land use planning, the urban forest and biodiversity.

  Key tasks could include:

    1. Critically analyse the change in urban vegetation across various land use zones including private residential to validate what is happening on the ground i.e. is vegetation cover being lost or gained on different land use zones and understand which mechanisms facilitate this outcome. A preliminary report developed by the Department of Environment, Land, Water and Planning (DELWP) and the Royal Melbourne Institute of Technology (RMIT) was released in August 2019. This report, in addition to the 2014 and 2018 high resolution vegetation data recently released provides the first level of analysis on this task.
    2. Review and potentially strengthen Greater Dandenong's Municipal Strategic Statement and Local Planning Policy Framework to contextualise the importance of considering tree canopy, both impacts to and the planting of, within the broader land use planning assessment process. Specific sections of the Planning Scheme

4.3.6 Consideration of an Urban Forest Strategy (Cont.)



could also be reviewed to determine their effectiveness in mandating the planting of new trees within new developments.

3. Consider appropriate non regulatory pathways that could incentivise or encourage the planting of tree canopy and vegetation during development.
4. Investigate the development and implementation of a local law to protect trees on private land.
5. Continue with community engagement and education programs to help people make the link between larger issues and the tree in their front or backyard.

4.4 OTHER

4.4.1 Progress Report on Improving the Inclusion of, Recognition of and Community Understanding of the LGBTIQ Community in Greater Dandenong

File Id:	A6184838
Responsible Officer:	Director Community Services
Attachments:	

Report Summary

In response to the Notice of Motion No. 40 endorsed at Council meeting 11 December 2017, a report was submitted to Council with four recommendations to enable discussion and future plans aimed at potentially improving the recognition of, inclusion of and community understanding of the Greater Dandenong LGBTIQ community.

This report provides an update on the progress on implementation of the four recommendations endorsed by Council on 22 October 2018. The report also lists further matters for Council consideration based on community consultations, review of best practices and similar initiatives by other Victorian Councils.

Recommendation Summary

This report proposes that Council approves the recommended actions which are based on the feedback received from consultations with the LGBTIQ community, discussions with other local government agencies, research of national policies, best practices and consultation from a range of sources and organisations working with the LGBTIQ community.

4.4.1 Progress Report on Improving the Inclusion of, Recognition of and Community Understanding of the LGBTIQ Community in Greater Dandenong (Cont.)

Background

The acronym 'LGBTIQ'[0] refers collectively to people who identify as lesbian, gay, bisexual, transgender, intersex and queer. Approximately one in ten Australians identify themselves as LGBTIQ. This translates to over 17,000 residents in Greater Dandenong.

The following are the updates on the implementation of the four recommendations endorsed by Council on 22 October 2018:

That Council:

1. undertakes community consultations to gain further understanding of community views.

A confidential consultation with residents of Greater Dandenong who identify as LGBTIQ was undertaken commencing in January 2019 for a period of six weeks. The consultation was promoted through Council's website, Council's social media, social media of enliven (local health promotion agency), Victoria Police, the Australian GLBTIQ Multicultural Council and newsletters of relevant stakeholders. Local newspapers also promoted the call for consultation through news features. Six residents responded and participated in in-depth interviews. A focus group discussion was organised over two sessions with eight youth from Unite Alliance facilitated by Council's Youth and Family Services unit.

Key findings from the consultation include:

a. LGBTIQ residents appreciate the levels of engagement Greater Dandenong Council has with the residents and the variety of programs organised across the multicultural spectra. However, in the absence of a statement of inclusion regarding the LGBTIQ community and the lack of any specific programs for the LGBTIQ community from Council, the community feels largely excluded.

b. Coupled with existing high rates of homophobia and transphobia experienced by the LGBTIQ community, some related to religious and cultural dogmas and others related to outright hatred or generic lack of welcome, the LGBTIQ community feels that their health and wellbeing has largely been ignored.

c. Victimisation of the LGBTIQ community increased after the marriage equality vote. This is seconded by the incidents of vandalism of properties of LGBTIQ residents and threats to persons, as reported to Victoria Police after the vote was announced. This engenders the need for increased efforts to improve community understanding of LGBTIQ people.

d. Besides youth, there are no programs in the Greater Dandenong municipality specifically for the LGBTIQ community which makes them feel invisible and isolated.

The initial NOM 40 and subsequent Council report referred to the community as LGBTI. This acronym has been updated to LGBTIQ based on best practices of using inclusive language.

4.4.1 Progress Report on Improving the Inclusion of, Recognition of and Community Understanding of the LGBTIQ Community in Greater Dandenong (Cont.)

e. People from the transgender community are still unable to self-identify and feel that their right to self-determination is not protected. They are often mis-gendered while accessing services, in and out of Council, and feel that they are discriminated against while applying for jobs or accessing public services, sports and recreation facilities.

f. The LGBTIQ community is satisfied with the inclusiveness demonstrated by schools and children's services across the municipality. The youth feel included with the various programs organised by Council and schools in the municipality. However, in the absence of any programs for LGBTIQ adults, there is inadequate trust towards the system. Except for Unite Alliance and peer support groups in schools, there are no known formal and informal networks for the LGBTIQ community within the municipality.

g. There is still hesitation among the LGBTIQ community to trust the health service providers in the municipality. Several respondents mentioned breaches of confidentiality from health service providers triggering severe mental and physical stress. Most respondents mentioned they access health services away from the municipality, primarily through service centres recognised as LGBTIQ friendly.

h. In relation to interactions with the Police, respondents presented mostly positive feedback. Majority of respondents were aware of the LGBTIQ Liaison Officers at Victoria Police and had very positive interactions with them. A few respondents shared that they did not feel safe in and around public transport and expressed the view that police had not showed a willingness to intervene while they were being harassed or bullied.

That Council:

2. includes references to national, state and local support services for LGBTIQ community on the Council website and related publications.

A separate resource page recognising the LGBTIQ community has been included in 'Our Diverse Community' page in the Council website. The page contains links to relevant organisations and support materials for the LGBTIQ community, their families and allies.

Greater Dandenong libraries have also identified, resourced and categorised LGBTIQ friendly literature and resources. Currently 454 items have been marked with rainbow stickers.

That Council:

3. encourages LGBTIQ community groups, or agencies supporting LGBTIQ recognition, inclusion and community understanding, to apply for state funded or local community grants.

Programs supporting inclusion of, recognition of and community understanding of the LGBTIQ community were a priority for Council's Community Funding programs during 2019. This was highlighted in the Community Funding brochures and during briefings by Council officers to interested grant applicants.

That Council:

4.4.1 Progress Report on Improving the Inclusion of, Recognition of and Community Understanding of the LGBTIQ Community in Greater Dandenong (Cont.)

4. conducts an internal audit of Council services using the GLHV inclusive practice audit tool or the Australian Workplace Equality Index (AWEI) tool.

During the year 2018-2019, Council conducted surveys of staff to audit reconciliation as part of the Reconciliation Action Plan and to audit awareness around gender equality and family violence as part of the White Ribbon accreditation. Council's Diversity, Access and Equity Policy is up for review and officers will conduct an audit of Council policies and processes using the Workplace Equality and Respect standards in 2019-20. Because of the levels of reviews taking place and to avoid respondent fatigue it was decided not to conduct the GLHV internal audit at this stage. Council will apply a gender diverse lens when evaluating and auditing its different policies, processes and services in the future.

Proposal

Thirty six Victorian Councils have identified LGBTIQ as a community with specific needs in their Council documents and plans. Eleven Councils have a separate working group or advisory committee specific to the LGBTIQ community. Fifteen Councils are considering developing an LGBTIQ community plan or strategy in the future. The Victorian Local Governance Association is in the process of drafting a toolkit highlighting case studies of how local governments are improving inclusion of, recognition of and community understanding of the LGBTIQ community.

In 2019 in Victoria[()], Ararat Rural City, City of Ballarat, Benalla Rural City, City of Banyule, Baw Baw Shire, City of Brimbank, Buloke Shire, Cardinia Shire, City of Casey, City of Darebin, City of Frankston, City of Greater Geelong, Greater Shepparton Shire, Hepburn Shire, City of Hobsons Bay, City of Knox, Macedon Ranges Shire, City of Maribyrnong, City of Maroondah, City of Melbourne, Mildura Rural City, City of Monash, City of Moreland, Mornington Peninsula Shire, Northern Grampians Shire, Nillumbik Shire, City of Stonnington, Surf Coast Shire and City of Yarra, organised different celebratory events including the International Day Against Homophobia, Biphobia, Interphobia and Transphobia (IDAHOBIT), raising rainbow flags in Council properties and funding other pride events.

Examples from neighbouring Councils' programs in 2019 are:

1. Monash Council organised an event on IDAHOBIT day including rainbow flag raising.
2. Casey Council organised LGBTIQ history month in October 2019, recognising the 50th anniversary of the LGBTIQ movement in Australia.
3. Cardinia Shire Council organised a flag raising day to recognise IDAHOBIT day.
4. Frankston Council organised 'Being Frank', a program developed by Deakin University with input and guidance from the transgender and gender diverse community, their family and friends.
5. Knox Council is organising a Rainbow Celebration, a first of its kind in November 2019 in partnership with Q-East Alliance. The Q-East Alliance consists of community development and youth workers representing seven Local Government areas across the eastern region of Melbourne including: Whitehorse, Manningham, Maroondah, Monash, Knox, Boroondara and Yarra Ranges.

The list of Councils is based on publicly available information, not exhaustive, and presented in an alphabetical order.

4.4.1 Progress Report on Improving the Inclusion of, Recognition of and Community Understanding of the LGBTIQ Community in Greater Dandenong (Cont.)

Based on the above, feedback received from consultations with the LGBTIQ community, discussions with other LGAs and review of best practices, the following matters are presented for consideration by Council:

That Council considers:

1. publishing an inclusion statement in relation to the LGBTIQ community.

2. hosting celebrations of LGBTIQ events.

3. advocating with health service providers and peak bodies governing public and private health services to promote inclusion of LGBTIQ friendly service provision.

4. implementing programs to improve community understanding and inclusion of the LGBTIQ community in partnership with relevant stakeholders.

5. continuing to support the services of Greater Dandenong Libraries and Youth and Family Services.

Community Plan 'Imagine 2030' and Council Plan 2017-21 – Strategic Objectives, Strategies and Plans

After consultation with the Greater Dandenong community on what kind of future they wanted to see for themselves and the City in 2030, the result was the Greater Dandenong Community Plan 'Imagine 2030'. This report is consistent with the following community visions:

Community Plan 'Imagine 2030'

People

- *Pride* – Best place best people
- *Cultural Diversity* – Model multicultural community
- *Lifecycle and Social Support* – The generations supported

Place

- *Sense of Place* – One city many neighbourhoods
- *Safety in Streets and Places* – Feeling and being safe

Opportunity

- *Leadershipby the Council* – The leading Council

Council Plan 2017-21

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

4.4.1 Progress Report on Improving the Inclusion of, Recognition of and Community Understanding of the LGBTIQ Community in Greater Dandenong (Cont.)

People

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

Opportunity

- An open and effective Council

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

- Imagine 2030 Community Plan
- People Seeking Asylum and Refugee Action Plan 2018 – 21
- Council Plan 2017 – 21
- Community Safety Plan 2015 – 22
- Community Wellbeing Plan 2017 – 21
- Disability Action Plan 2017 – 23
- Positive Ageing Strategy 2017 – 2025
- Reconciliation Action Plan 2017 – 19
- Youth Strategy 2016 – 19

Related Council Policies

- Community Engagement Policy 2013
- Diversity, Access and Equity Policy 2015
- Appropriate Workplace Behaviours Policy 2017

Victorian Charter of Human Rights and Responsibilities

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

Financial Implications

There are no financial implications associated with this report.

Consultation

While preparing this report, the following methodology was implemented to collect information:

- Literature review of national and international publications about LGBTIQ issues and publicly available documents from the Department of Premier and Cabinet (DPC), Department of Health and Human Services (DHHS), Department of Education and Training (DET), other peak state agencies and local government agencies.
- Consultations with people from the LGBTIQ community who are residents of Greater Dandenong.
- Consultations with Municipal Association of Victoria (MAV) and other local government agencies.

4.4.1 Progress Report on Improving the Inclusion of, Recognition of and Community Understanding of the LGBTIQ Community in Greater Dandenong (Cont.)

Conclusion

Existing data and evidence indicate that LGBTIQ people continue to face significant discrimination in receiving health services and equal protection under the law and justice systems of Victoria. These relate to the lack of adequate protection from the Equal Opportunity Act 2010, particularly in relation to protected attributes, religious exemptions and anti-vilification coverage. They also experience family and domestic violence at similar rates as people identifying as heterosexual and people who identify with the sex that was assigned to them at birth. Lifetime experiences of violence and abuse resulting in physical and mental health problems are significantly higher for LGBTIQ people. They are two to three times more likely to experience depression and anxiety than the broader community.

It is important for Council to recognise the specific concerns and needs of the LGBTIQ community to ensure services are accessible and inclusive.

4.4.1 Progress Report on Improving the Inclusion of, Recognition of and Community Understanding of the LGBTIQ Community in Greater Dandenong (Cont.)

Recommendation

That Council:

1. **publishes an inclusion statement in relation to the LGBTIQ community;**

2. **a) hosts celebrations of LGBTIQ events;**

   b) advocates with health service providers and peak bodies governing public and private health services to promote inclusion of LGBTIQ friendly service provision;

   c) implements programs to improve community understanding and inclusion of the LGBTIQ community in partnership with relevant stakeholders; and

3. **continues to support the services of Greater Dandenong Libraries and Youth and Family Services.**

4.4.2 Road Safety (General) Regulations2019

File Id:	
Responsible Officer:	Director City Planning Design & Amenity
Attachments:	Appendix A – Road Safety (General) Regulation 2019 – Applicable Offence Table

Report Summary

The State Government sets the penalty amounts (penalty units) for all statutory parking offences in Victoria, via the *Road Safety (General) Regulations*.

Under the provisions of the *Road Safety Act* 1986, the State permits a council, via a council resolution, to increase the penalty for certain prescribed offences from 0.2 of a penalty unit (currently $33), up to 0.5 of a penalty unit (currently $83).

Council, when setting its 2019-20 budget on 11 June 2019, has resolved to set the penalty for the 11 applicable offences (**Appendix A**) at 0.5 of a penalty unit, as per the Fees and Charges schedule of the current 2019 – 2020 Council Budget.

On the 12 September 2019, the State Government notified councils that the *Road Safety*

(General) Regulations 2009 were being repealed on 24 September 2019, with the new

Road Safety (General) Regulations 2019 (new Regulations) commencing on 27 September 2019.

Advice from VicRoads is that although Council has resolved to set the penalty amount at 0.5 of a penalty unit via its budget process, Council must nonetheless reaffirm by resolution these penalties given the recent introduction of the new Regulations.

Recommendation Summary

This report recommends that Council resolves, as per the provisions of Section 87(4) of the *Road Safety Act* 1986, to fix a penalty for a parking infringement issued for a contravention of the parking offences described in (Appendix A) of this report and listed in part in Schedule 6 of the *Road Safety (General) Regulations* 2019, at 0.5 of a penalty unit.

4.4.2 Road Safety (General) Regulations2019 (Cont.)

Background

The State Government notified Council that it would be sun-setting the *Road Safety (General) Regulations* 2009 and introducing the new *Road Safety (General) Regulations* 2019 on 27 September 2019.

These Regulations (in part) are used by the State Government to set the amount of a fine a person who contravenes a parking Road Rule is required to pay, if they receive a parking infringement notice. These fines are expressed as parts of a penalty units, with a penalty unit currently set by the State Government at $165.22.

Under the provisions of Section 87(4) of the *Road Safety Act 1986*, the State Government permits a council, via a council resolution, to increase the penalty for certain prescribed offences **(Appendix A**) from 0.2 of a penalty unit (currently $33), up to 0.5 of a penalty unit (currently rounded to $83).

Like most councils, the City of Greater Dandenong has currently set the penalty for contravening those parking offences at 0.5 of a penalty unit, as per the Fees & Charges schedule of the 2019-2020 Council Budget.

Advice received from VicRoads at the time of the notification of the sun-setting of the current Regulations, is that with the introduction of the new Regulations, councils will need to again resolve to fix the penalty unit applicable for those offences listed in **Appendix A** to 0.5 of a penalty unit.

VicRoads advice is that this formality is necessary, even though Council has previously approved the increase as part of its 2019-2020 Budget deliberations, to ensure Council is fully compliant with its legislative requirements.

Proposal

In order for Council to meet its statutory obligations, that Council resolves, as per the provisions of Section 87(4) of the *Road Safety Act* 1986, to fix a penalty for a parking infringement issued for a contravention of the parking offences described in (Appendix A) of this report, and listed in part in Schedule 6 of the *Road Safety (General) Regulations* 2019, at 0.5 of a penalty unit.

Community Plan 'Imagine 2030' and Council Plan 2017-21 – Strategic Objectives, Strategies and Plans

After consultation with the Greater Dandenong community on what kind of future they wanted to see for themselves and the City in 2030, the result was the Greater Dandenong Community Plan 'Imagine 2030'. This report is consistent with the following community visions:

Community Plan 'Imagine 2030'

Place

- *Travel and Transport* – Easy to get around

Opportunity

- *Leadershipby the Council* – The leading Council

Council Plan 2017-21

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

Place

- A city planned for the future

Opportunity

- An open and effective Council

Related Council Policies

As this matter is purely of an administrative nature, no Council policy is related to, or effected by this decision of Council.

Victorian Charter of Human Rights and Responsibilities

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

Financial Implications

If Council decides not to fix a penalty for a parking infringement issued for a contravention of the parking offences described in **Appendix A** of this report, at 0.5 of a penalty unit, then it will lead to an estimated shortfall in budgeted revenue of approximately $520,650 for the remainder of the current financial year.

This assumes that Council's parking enforcement team would detect approximate 10413 breaches of the type of offences specified in **Appendix A** during the remainder of the current financial year, with there being a $50 shortfall per detected breach, in comparison with our current budget revenue assumptions.

Consultation

As this matter is purely of an administrative nature, and results in no practical change to the

community, no consultation is required.

Conclusion

With the State Government's repealing of the *Road Safety (General) Regulations* 2009, and with the *Road Safety (General) Regulations* 2019 coming into operation on 27 September 2019, it is administratively prudent that Council resolves to fix the penalty for a parking infringement as per Appendix A at 0.5 of a penalty unit. This is in line with Council's long term modus operandi.

Recommendation

That Council resolves, as per the provisions of Section 87(4) of the *Road Safety Act* 1986, to fix a penalty for a parking infringement issued for a contravention of the parking offences described in (Appendix A) of this report and listed in part in Schedule 6 of the *Road Safety (General) Regulations 2019*, at 0.5 of a penalty unit.

OTHER

ROAD SAFETY (GENERAL) REGULATIONS

ATTACHMENT 1

ROAD SAFETY (GENERAL) REGULATION 2019 – APPLICABLE OFFENCE TABLE

PAGES 2 (including cover)

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

4.4.2 Road Safety (General) Regulations2019 (Cont.)

ATTACHMENT 1

Applicable Road Rules- Parking Offences - .2 Penalty Unit to .5 Penalty Unit

Infringement Code	Road Rule Description	Road Rule Reference
621	Stopped contrary to a no parking sign	RR 168(1)
701	Parking for longer than indicated	RR 205
702	Parked—fail to pay fee and obey instructions on sign, meter, ticket or ticket-vending machine	RR 207(2)
704	Stopped on a bicycle parking area	RR 201
705	Stopped on a motor bike parking area	RR 202
706	Parked contrary to requirement of parking area	RR 209(2)
707	Parked—fail to comply with angle parking requirement	RR 210(1)
708	Parked—fail to comply with 90° angle parking requirement	RR 210(1)
711	Parked not completely within a parking bay	RR 211(2)
712	Parked—long vehicle exceeding minimum number of bays	RR 211(3)
713	Parked—wide vehicle exceeding minimum number of bays	RR 211(3)

4.4.3 Reappointment of Chief Executive Officer

File Id:

Responsible Officer: Director Corporate Services

Attachments:

Report Summary

The current contract of employment of Council's Chief Executive Officer (CEO), Mr John Bennie PSM, will expire on 31 March 2020.

In accordance with the terms of the existing contract, Mr Bennie indicated his desire to seek reappointment by written confirmation to Mayor Roz Blades on 16 September 2019 and then, subsequent to her resignation, Mayor Youhorn Chea on 6 November 2019.

Recommendation Summary

This report recommends that Council reappoints the incumbent CEO, Mr John Bennie PSM, at the expiration of his current contract on 31 March 2020, subject to the successful negotiation of a new contract of employment.

4.4.3 Reappointment of Chief Executive Officer (Cont.)

Background

In accordance with section 94(1) of the *Local Government Act 1989* (LGA), a Council must appoint a natural person to be its CEO.

Section 94(3) of the LGA states that Council may only appoint a person to be its CEO after it has invited applications for the position in a notice in a newspaper circulating generally throughout Victoria and has considered all applications received by it that comply with the conditions specified in the notice.

However, section 94(4) of the LGA provides that the requirements of section 94(3) do not apply to the reappointment of an incumbent CEO provided that:

a. in the six months immediately before the person's contract as CEO is due to expire, the Council passes a resolution to reappoint that person as its CEO; and
b. at least 14 days before the resolution is passed, public notice was given of the intention to put the resolution; and
c. the public notice contained:

i. a statement that the passing of the resolution would result in the reappointment of the CEO without the position being advertised; and
ii. any other details required by the Regulations (no other details are required by the Regulations).

The requirements of sections 94(4)(b) & (c) above have now been met. A public notice was placed on Council's website on Friday 22 November 2019 (as required under section 82A(2)(a) of the LGA); in the The Age newspaper on Saturday 23 November 2019; and in the Dandenong Journal and Greater Dandenong Leader on Tuesday 26 November 2019.

Proposal

This report addresses the requirements of section 94(4)(a) of the LGA which states that a resolution to reappoint the incumbent CEO must be made within six months before the contract is due to expire.

Victorian Charter of Human Rights and Responsibilities

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

Financial Implications

Resource requirements are in accordance with existing budgetary allocations.

4.4.3 Reappointment of Chief Executive Officer (Cont.)

Consultation

Performance reviews of the current CEO have been independently conducted by McArthur Talent Architects annually on behalf of Council for the years 2015-2018 with the last review being conducted by Council's Manager People and Procurement Services and the Councillors' CEO Performance Review Committee. The last performance review was finalised on Monday 11 November 2019 at a confidential meeting of the Councillors' CEO Performance Review Committee.

A further confidential briefing was then held on Monday 18 November 2019 of the full Council. This meeting discussed the reappointment of the CEO and Council determined to advertise its intention to reappoint the CEO in the The Age newspaper on Saturday 23 November 2019 (in accordance with statutory requirements) and in the Dandenong Journal and Greater Dandenong Leader on Tuesday 26 November 2019 and to formally consider a report on this matter at the Council meeting to be held 9 December 2019.

Conclusion

As the statutory requirements of section 94(4)(b) and (c) of the LGA have now been met, Council is now provided with the following recommendation to reappoint the incumbent CEO for a further contract period, subject to the agreement of both parties of the contract terms.

Recommendation

That Council:

1. **resolves to reappoint the incumbent Chief Executive Officer, Mr John Bennie PSM, to the position of Chief Executive Officer for the Greater Dandenong City Council upon the expiration of his current contract on 31 March 2020;**

2. **negotiates the terms of the new contract with Mr Bennie as required under section 94(6) of the Local Government Act 1989; and**

3. **resolves to sign and seal Mr Bennie's new contract once that documentation has been completed and agreed by the parties.**

4.4.4 Report on Matters Discussed at Councillor Briefing Sessions & Pre-Council Meetings - 11 & 18 November 2019

File Id:	fA25545
Responsible Officer:	Director Corporate Services

Report Summary

As part of Council's ongoing efforts to improve transparency in Council processes, matters discussed at Councillor Briefing Sessions & Pre-Council Meetings (other than those matters designated to be of a confidential nature) are reported on at ordinary Council meetings.

The matters listed in this report were presented to Councillor Briefing Sessions & Pre-Council Meetings in November 2019.

Recommendation Summary

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

4.4.4 Report on Matters Discussed at Councillor Briefing Sessions & Pre-Council Meetings - 11 & 18 November 2019 (Cont.)

Matters Presented for Discussion

Item		Councillor Briefing Session/Pre-Council Meeting
1	***General Discussion*** Councillors and Council officers briefly discussed the following topics: a) Councillor nominations for representation on Council committees, peak industry bodies and community and regional based organisations (Cr Jim Memeti disclosed a Conflict of Interest in part of this item dealing with the Dandenong Market and left the room during discussion of this particular topic). a) The agenda for the 2019-2020 Mayoral Election. b) Outcome of recent Budget consultations. c) Upcoming changes to basement carparking at the Civic Centre (trial period only). d) Upcoming Walk Against Family Violence. e) Agenda items for the Council Meeting of 11 November 2019.	***11 November 2019***
2	***General Discussion*** Councillors and Council officers briefly discussed the following topics: a) CEO Employment Conditions (CONFIDENTIAL). b) Strategic Property Acquisition (CONFIDENTIAL).	***18 November 2019***
3	***Sustainability Awards*** Councillors hosted an event to recognise participants and winners of the Greater Dandenong Sustainability Awards.	***18 November 2019***

Apologies

- Nil.

4.4.4 Report on Matters Discussed at Councillor Briefing Sessions & Pre-Council Meetings - 11 & 18 November 2019 (Cont.)

Recommendation

That:

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

2. **the information discussed at the above listed Councillor Briefing Sessions that was declared confidential in Items 2 (a) and (b) by the Chief Executive Officer under Sections 77 and 89 of the *Local Government Act 1989* remain confidential until further advisement unless that information forms the subject of a subsequent Council report.**

4.4.5 Draft Minutes of Community Safety Advisory Committee Meeting - 16 October 2019

File Id:	A6179915
Responsible Officer:	Director Community Services
Attachments:	Draft Minutes of Community Safety Advisory Committee Meeting - 16 October 2019 Community Safety Advisory Committee – Community Safety Plan Mid-Point Ongoing Actions Final Reporters 2019-22

Report Summary

At the Council meeting held 23 April 2018, Council resolved in part to *invite Advisory Committees and Reference Groups to submit meeting minutes for Council endorsement.* This resolution was in relation to allowing interested Councillors (and those that attend these Committees and Reference Groups) to speak to the meeting about items discussed at these meetings.

Recommendation Summary

This report recommends that the draft Minutes of the Community Safety Advisory Committee (CSAC) meeting - 16 October 2019 provided in Attachment 1 to this report and the Community Safety Advisory Committee – Community Safety Plan Mid-Point Ongoing Actions Final Reporters 2019-22 provided in Attachment 2 to this report be noted by Council.

Background

Greater Dandenong Council is represented on a wide range of Committees, Reference Groups and Advisory Groups which frequently reflect the interests of individual Councillors in serving the broader community in their role. A full listing of these appointments is confirmed each November at Council's Statutory Meeting and is available via Council's website.

The resolution of Council made on 23 April 2018 provides for Minutes of meetings held by Advisory Committees and Reference Groups to be submitted to Council for noting and endorsing.

As such, the draft Minutes are provided as Attachment 1 to this report.

Proposal

Community Plan 'Imagine 2030' and Council Plan 2017-2021 – Strategic Objectives, Strategies and Plans

After consultation with the Greater Dandenong community on what kind of future they wanted to see for themselves and the City in 2030, the result was the Greater Dandenong Community Plan 'Imagine 2030'. This report is consistent with the following community visions:

Community Plan 'Imagine 2030'

People

- *Pride* – Best place best people
- *Cultural Diversity* – Model multicultural community
- *Lifecycle and Social Support* – The generations supported

Opportunity

- *Education, Learning and Information* – Knowledge
- *Leadershipby the Council* – The leading Council

Council Plan 2017-2021

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

People

- A creative city that respects and embraces diversity

Opportunity

- An open and effective Council

Victorian Charter of Human Rights and Responsibilities

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

Financial Implications

There are no financial implications associated with this report.

Consultation

Advisory Committees and Reference Groups have been advised of the need to submit minutes of meetings to Council for noting and endorsement.

Recommendation

That Council notes:

1. **the draft Minutes for the Community Safety Advisory Committee Meeting provided as Attachment 1 to this report; and**

2. **the Community Safety Advisory Committee – Community Safety Plan Mid-Point Ongoing Actions Final Reporters 2019-22 provided in Attachment 2 to this report.**

OTHER

DRAFT MINUTES OF GREATER DANDENONG COMMUNITY SAFETY ADVISORY COMMITTEE – 16 OCTOBER 2019

ATTACHMENT 1

MINUTES OF MEETING 16 OCTOBER 2019

PAGES 5 (including cover)

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

4.4.5 Draft Minutes of Community Safety Advisory Committee Meeting - 16 October 2019 (Cont.)

Advisory Committee or Reference Group Name:	Greater Dandenong Community Safety Advisory Committee (CSAC)
Date of Meeting:	16 October 2019
Time of Meeting:	3-4.50pm
Meeting Location:	Dandenong Civic Centre

Attendees:
Cr Maria Sampey (City of Greater Dandenong [CGD]), Cr Angela Long (CGD), Cr Matthew Kirwan (CGD), Inspector Mark Langhorn (Victoria Police [VicPol]), Senior Sergeant Ivan Petrunic (VicPol), Dawn Vernon (Greater Dandenong Neighbourhood Watch [NHW]), Yvette Shaw (Department of Health and Human Services [DHHS]), Tom Bell (Department of Justice and Community Safety [DJCS]), Anita Hogan (Wayss), Coordinator Community Development - Chairperson (CGD), Manager Building and Compliance Services (CGD), Manager Communications and Customer Service (CGD), Coordinator Youth and Family Services (CGD), Community Advocacy Officer (CGD), Emergency Management Officer (CGD), Place Manager Activities Centres' Revitalisation (CGD).

Apologies:
Mayor, Cr Youhorn Chea (CGD), Former Mayor, Cr Roz Blades AM (CGD), Catherine McGrath (DHHS), Derlie Mateo-Babiano (Melbourne University), Deb Pugsley (Women's Health In South East [WHISE]), Jessica Elsworth (WHISE), Sean Quigley (Wayss), Sarah Lalley (Youth Support and Advocacy Service [YSAS]), Acting Manager Regulatory Services (CGD), Senior Media and Communications Coordinator (CGD), Team Leader Community Advocacy (CGD), Public Safety and Security Team Leader (CGD).

Minutes:
Community Advocacy Officer (CGD).

Item No.	Item	Action	Action By
1)	**Welcome and Apologies** The Chair welcomed attendees, acknowledged the Traditional Owners of the Land, and noted apologies.		
2)	**Minutes of Previous Meeting and Business Arising** • **Committee Revised Terms of Reference (TOR)** - The revised TOR agreed by the committee will go before a Council meeting on Monday 28 October 2019 for councillor endorsement.	Report back to CSAC committee	Council at 4 December meeting
	• **2019-22 Proposed New Members** - YSAS is yet to renew their nomination for the 2019-22 Committee term. - Invitations to join the Committee will be forwarded to Monash Health Alcohol and Other Drugs Services and Launch Housing. - It was agreed members will provide details of Metro Trains, CFA, SES and Public Transport Victoria (PTV) staff for invitations to be finalised to join the Committee - Other relevant organisations and statutory authorities requesting to participate in work groups will be welcomed, or an invitation will be extended when required by the nature of issues and locations being discussed.	Contact YSAS regarding membership Attendees to provide contact details Membership invitation letters to be sent Report back to CSAC	Council by COB Friday 25 October Council by COB Friday 25 October Council, by COB Friday 15 November Council on 4 December
	• **Australian Research Council (ARC) Grant: Potential Collaboration with Melbourne University** - Council's management team for the area concerned discussed the feasibility of collaborating in the ARC Project being undertaken by Melbourne University. Due to logistical and resourcing constraints Council is not able to	Melbourne University to be informed by letter	Council by COB Friday 15 November

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

4.4.5 Draft Minutes of Community Safety Advisory Committee Meeting - 16 October 2019 (Cont.)

	participate. • **Pilot Mobile CCTV Project in Industrial Estates Update** - Council and Victoria Police are continuing their CCTV Pilot Project to reduce intentional high-risk driving in industrial estates. The installation of brighter street lighting will commence, which will improve film quality. Police are now investigating persons of interest.		
3)	**Vanity Lane New Pedestrian Connection, Central Dandenong** **Council's Place Manager Activities Centres' Revitalisation** A presentation was provided about the initial design and consultation stages for a new lane in central Dandenong. It is currently called 'Vanity Lane' and is expected to be completed for use by March 2021. The lane will provide: • A new east-west pedestrian connection between Lonsdale and Thomas Streets, in between Scott and Walker Streets • Improved links and support for the night time economy, better access to parking, shorter walks between key destinations (eg, food, retail options) • People-focussed, street level environments that are comfortable and safe for pedestrians • Experiences of local history, connectivity with the centre's network of long-standing arcades and lanes. Design planning will include: • Future public realm and private uses, eg, food/beverage, services provision, moveable micro-trading carts/kiosks • Crime prevention through environmental design (CPTED) to encourage activation in the day and evening, eg, good sightlines, signage and wayfinding, CCTV/WIFI, lighting. An evaluation plan will be developed to measure success indicators and users' perceptions. Updates on the lane's development and evaluation will be provided to the CSAC.	PowerPoint to be sent with draft meeting Minutes	Council by Wednesday 23 October
4)	[redacted]	[redacted]	[redacted]

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

4.4.5 Draft Minutes of Community Safety Advisory Committee Meeting - 16 October 2019 (Cont.)

			
5)	**Community Safety Plan 2015-22** **Confirming Roles and Responsibilities for the Community Safety Plan's 18 Ongoing Actions** • CSAC members finalised their reporting commitments to the Community Safety Plan's 18 Actions for the remaining three years of the Plan and Committee's lifespan.	Finalised CSAC draft of the Community Safety Plan to be sent with draft meeting Minutes Individual Year 4 Reporting Tables to be sent to actioners	Council on Wednesday 23 October Council on Friday 8 November
6)	**Roundtable Updates** **DHHS** • A restructure review that will decrease staffing levels is currently underway across State Government departments in order to reduce expenditure. **DJCS** • The restructure review will affect many departments however the State Government is still maintaining a strong commitment to crime prevention. A Crime Prevention Taskforce established in May 2019 will continue to meet and aims to address key causes of offending as well as identify new pathways to work and training, with new initiatives focused on safe homes and communities. • DJCS will provide opportunities for Local Government and the community to input into the development of a new strategy where Greater Dandenong is expected to be a focus location for implementation. **Wayss** • In mid-December Wayss is relocating to a building on Princes Highway near the corner of Clow and Cleeland streets, Dandenong. Intensive planning is being undertaken to ensure clients' needs are not impacted by the move. **Victoria Police** • Should the need arise, Police command are willing to meet with Council to discuss its 'Hiring of Venues' Policy. There has been contact made about a proposed event that may pose an unacceptable risk to public safety and security. • The Victoria Police Community Safety Statement 2019-20 has assisted to increase frontline police numbers in Greater Dandenong, Casey and Cardinia. This is contributing to a decrease in overall crime in Greater Dandenong. **NHW** • The next NHW forum will be held on Wednesday 20	Information on strategy consultation and Taskforce to be provided to Council	DJCS

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

4.4.5 Draft Minutes of Community Safety Advisory Committee Meeting - 16 October 2019 (Cont.)

	November from 7.30pm at the Paddy O'Donoghue Centre, 18-34 Buckley Street, Noble Park. Sergeant Andrew Nisbet will present an overview of forensic science, ballistics and firearm offending. • NHW will also be collaborating with Bunnings Springvale on 19 October to promote and sell car number plate anti-theft screws, personal alarms and also hand out newsletters and safety advice. **Council Youth and Family Services** • Youth Services is collaborating with TrackSAFE on a suicide prevention and post-intervention project to build young people's capacity to understand suicide ideation indicators and address after-event needs.		
7)	**Next Meeting** 4 December 2019 Formal Meeting Room Level 2, Dandenong Civic Centre 225 Lonsdale Street, Dandenong **2020 Meeting Schedule to be Confirmed At 4 December 2019 Meeting**	Edits to draft Minutes to be provided by COB Wednesday 30 October RSVPs and Agenda items to be provided by COB Wednesday 20 November	All

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

OTHER

DRAFT MINUTES OF GREATER DANDENONG COMMUNITY SAFETY ADVISORY COMMITTEE – 16 OCTOBER 2019

ATTACHMENT 2

COMMUNITY SAFETY ADVISORY COMMITTEE – COMMUNITY SAFETY PLAN MID-POINT ONGOING ACTIONS FINAL REPORTERS 2019-22

PAGES 5 (including cover)

4.4.5 Draft Minutes of Community Safety Advisory Committee Meeting - 16 October 2019 (Cont.)

Community Safety Advisory Committee - Community Safety Plan Mid-Point Ongoing Actions Final Reporters 2019-22

Priority Area 1: Supporting Diversity and Promoting Harmony				
Strategy 1: Display Leadership to Promote Harmony and Diversity				
No.	Objective	Action	Responsible Partners	Reporting
1	• Develop and implement Council policies and programs to support an inclusive community that values diversity and addresses perceptions and levels of safety.	• Promote community safety messages to culturally diverse communities in accordance with Council's Language and Communication Policy and Framework.	Community Development Media and Communications	CSAC
Strategy 2: Address Race-based Discrimination and Support Social Cohesion				
	Objective	Action	Responsible Partners	Reporting
2	• Advocate for and facilitate programs to address the risk of social isolation and anti-social behaviour amongst diverse communities.	• Promote safety for young people from culturally diverse, new, emerging, and Aboriginal/Torres Strait Islander (ATSI) backgrounds by: - Using a collaborative approach to service development and provision - Assisting to divert young people from involvement in the justice system.	Community Development Youth and Family Services Youth Support and Advocacy Service Department of Justice / Community Safety	CSAC

Priority Area 2: Preventing Family Violence				
Strategy 1: Raise Awareness About Family Violence and its Causes				
No.	Objective	Action	Responsible Partners	Reporting
3	• Promote Council and stakeholder activities to raise public awareness about the causes and impact of family violence in the community.	• Participate in family violence campaigns such as White Ribbon Day and other initiatives that raise awareness about the cause and prevalence of family violence.	Family Violence / Gender Equity Committee Media and Communications Community Development Youth and Family Services Department of Justice / Community Safety Women's Health in the South East	CSAC

Priority Area 3: Safer Public Places				
Strategy 1: Design, Maintain an Activate Public Spaces to Improve Safety and Perceptions of Safety				
No.	Objective	Action	Responsible Partners	Public Domain Issues Work Group/s
4	• Design and maintain public spaces to deter crime and anti-social behaviour through promoting safety and a sense of place.	• Design and develop high-quality open spaces and recreational facilities across the City that improve passive surveillance and promote community safety.	Planning and Design Community Development Regulatory Services Activity Centres' Revitalisation Greater Dandenong Business City Projects and Assets Improvement Department of Justice / Community Safety Victoria Police	Public Safety Infrastructure WG
5	• Activate key municipal localities to encourage use for all users, day and night.	• Activate spaces to increase perceptions of safety: - Where people meet and socialise - For communities and culturally diverse groups - Using community arts and engagement initiatives.	Community Arts, Culture and Libraries Youth and Family Services Community Development (Funding) Victoria Police	Reporting CSAC

4.4.5 Draft Minutes of Community Safety Advisory Committee Meeting - 16 October 2019 (Cont.)

Strategy 2: Strategically Respond to Safety Concerns in Identified Hotspots in a Planned and Collaborative Manner				
No.	Objective	Action	Responsible Partners	Public Domain Issues Work Group/s
6	• Improve amenity, perceptions and levels of safety through strategic policies, partnerships and programs.	• Develop and implement a strategic hotspots response framework to proactively: - manage community safety in the public domain - advocate for further resources and infrastructure - advocate for more Police personnel.	Community Development Victoria Police Neighbourhood Watch Activity Centres' Revitalisation Greater Dandenong Business Planning and Design City Projects and Assets Improvements Regulatory Services Infrastructure Services and Planning	CGD/Police Hotspots WG Alcohol Management and Policy WG
7		• Implement Council's graffiti management priorities and report on its progress as part of the Community Safety Plan 2015-22.	Community Development Regulatory Services City Projects and Assets Improvements Infrastructure Services and Planning	Reporting CSAC
8		• Review, upgrade and monitor Council's syringe disposal management model and reduce the likelihood of needlestick injury in public spaces to meet legislative and community requirements and improve perceptions and levels of safety.	Community Development Infrastructure Services and Planning City Projects and Asset Improvement Risk Management & OHS	CSAC
9		• Develop and implement programs that educate people on personal safety and vehicle safety including Safe Plate Days, shopping centre information days, public forums and programs directed at children.	Neighbourhood Watch Victoria Police	CSAC
Strategy 3: Promote Strengths and Assets of the City to Improve Perceptions of Safety				
No.	Objective	Actions	Responsible Partners	Reporting
10	• Promote positive aspects of Greater Dandenong's community and assets to improve perceptions of safety within the City and beyond.	• Develop and publish media releases and articles about community safety and key attractors in the City and Council's website and a variety of media outlets.	Community Safety Advisory Committee - Community Development - Media and Communications - Youth and Family Services - Victoria Police - Neighbourhood Watch - Department of Health / Human Services - Department of Justice / Community Safety - Emergency Management - Youth Support and Advocacy Service - Metro Trains Melbourne - Wayss - Women's Health in the South East - Melbourne University	CSAC

4.4.5 Draft Minutes of Community Safety Advisory Committee Meeting - 16 October 2019 (Cont.)

Priority Area 4: Road Safety for Users, Pedestrians and Commuters				
Strategy 1: Promote Vehicle Safety through Educative Programs and Road Law Compliance				
No.	Objective	Actions	Responsible Partners	Reporting
11	• Support and facilitate education and campaigns with RoadSafe South East and other stakeholders to improve safety and compliance with road rules.	• Promote vehicle safety information at community events, programs, in Council publications and website.	Transport and Civil Development Community Development Media and Communications	CSAC
12		• Promote correct selection and installation of vehicle child restraints by providing literature and opportunities for residents to have restraints professionally fitted.	Children's Services Victoria Police	
Strategy 2: Address Safety Concerns at Public Transport Nodes through Partnerships, Appropriate Design and Location				
No.	Objective	Actions	Responsible Partners	Public Domain Issues Work Group/s
13	• Improve perceptions and levels of safety in and around public transport nodes, related routes and interchanges.	• Ensure public transport, transit zones and precinct design supports connectivity and perceptions and levels of safety: - For pedestrians, cyclists and other commuters - In shopping, recreational and residential precincts - Implementing crime prevention strategies such as passive surveillance, sightlines, effective lighting, CCTV.	Infrastructure Services and Planning Activity Centres' Revitalisation Planning and Design Sport and Recreation Community Development Department of Justice / Community Safety Victoria Police	CGD/Police Hotspots WG Public Safety Infrastructure WG
Strategy 3: Improve Safety for Pedestrians and Cyclists through the Promotion of Accessible Infrastructure				
No.	Objective	Actions	Responsible Partners	Reporting
14	• Support and undertake initiatives that promote cycling and walking as safe and accessible modes of transport.	• Promote safe environments for walking and cycling.	Sport and Recreation Infrastructure Services and Planning Planning and Design	CSAC

Priority Area 5: Addressing Alcohol and Other Drug Harms				
Strategy 1: Respond to Impacts of Alcohol and Other Drug Harms in an Integrated and Strategic Manner				
No.	Objective	Actions	Responsible Partners	Public Domain Issues Work Group/s
15	• Develop strategic responses to the impact of alcohol and illicit drug consumption across the City.	• Implement Council's Alcohol Management Policy to contribute to reducing alcohol-related harm through: - Integrated strategic planning and collaboration - Health promotion strategies and programs - Supporting legislative compliance activities - Advocacy to influence legislative change - Development of an evidence-base to support Council decision-making and advocacy.	Community Development Sport and Recreation Planning and Design Regulatory Services Victoria Police	Alcohol Management and Policy WG

4.4.5 Draft Minutes of Community Safety Advisory Committee Meeting - 16 October 2019 (Cont.)

Strategy 2: Collaborate with Local and Statewide Stakeholders in Responding to Alcohol and Other Drug Harms				
No.	Objective	Actions	Responsible Partners	Public Domain Issues Work Group/
16	• Undertake collaborative advocacy and service delivery to reduce harms associated with alcohol supply and consumption.	• Participate in local, regional and national initiatives to reduce local alcohol and other drug harms in the community through collaborating on: - Victoria Police's Greater Dandenong Liquor Accord to promote legislative and planning compliance - The South East Melbourne Regional Packaged Liquor Project to advocate for legislative changes.	Community Development Sport and Recreation Planning and Design Regulatory Services Victoria Police	Alcohol Management and Policy WG
Strategy 3: Deliver and Support Community Education and Diversionary Activities to Encourage Positive Lifestyle Choices				
No.	Objective	Action	Responsible Partners	Reporting
17	• Utilise community development approaches to support positive lifestyle choices and minimise harmful alcohol and other drug consumption.	• Raise awareness of alcohol and other drugs harms in the community though: - Collaboration and partnership initiatives - Outreach and programs to assist people impacted by complex alcohol and other drug issues - Supporting young people within the justice system.	Community Development Sport and Recreation Youth and Family Services Youth Support and Advocacy Service Department of Justice / Community Safety Victoria Police	CSAC
Priority Area 6: Emerging Technology and Safety				
Strategy 1: Improve Safety for All Residents Through Use of On-Line Communication During Emerging Safety Situations				
No.	Objective	Action	Responsible Partners	Reporting
18	• Utilise Council's communications and infrastructure to improve safety for all persons in the City.	• Utilise on-line and other communication platforms such as Council's and partners' websites, Facebook, Twitter and public access screens to: - Communicate safety messages and campaigns that are accessible to a diverse community - Promote timely responses to emergencies and disasters.	Community Development Media and Communications Emergency Management Victoria Police Department of Health / Human Services	CSAC

4.4.6 Council Instrument of Delegation to Members of Council Staff

File Id:	
Responsible Officer:	Director Corporate Services
Attachments:	S6 Instrument of Delegation to Members of Council Staff

Report Summary

The last review of Council's delegations made directly to staff was conducted in October 2017. A number of legislative and organisational changes have occurred since that time and the new Instrument of Delegation provided in Attachment 1 reflects those changes.

Recommendation Summary

This report recommends that Council approves the Instrument of Delegation (S6) provided in Attachment 1 to this report.

4.4.6 Council Instrument of Delegation to Members of Council Staff (Cont.)

Background

Council, as a statutory body, is responsible for carrying out various duties, functions and powers under a range of state legislation and Council's Local Laws.

Council, and also the Chief Executive Officer (CEO), may delegate many duties, functions and powers to council officers, particularly those of an administrative or operational nature, those that require officers with certain qualifications to undertake them and those which generally do not require formal Council consideration. Delegation is an important administrative tool which allows for the efficient and effective function of the organisation.

Council has several Instruments of Delegation that provide authority to council officers to perform certain powers, functions and duties. These are:

1. Instrument of Delegation by Council to the CEO;
2. **Instrument of Delegation by Council to Members of Staff;**
3. Instrument of Sub-Delegation by the CEO to Members of Staff;
4. Instrument of Delegation by the CEO for VicSmart Applications made under the Planning and Environment Act 1987; and
5. Instrument of Financial Delegation by the CEO to Members of Staff.

This report specifically deals with the item highlighted above under Point (2) titled Instrument of Delegation by Council to Members of Staff. In relation to this Instrument, section 98(1) of the LGA allows Council, by Instrument of Delegation, to delegate directly to a member of council staff any power, duty or function of a Council under the LGA or any other Act. In this instance, it is presumed under the related legislation, that a power cannot be sub-delegated by the CEO and this means it is necessary for the delegation to come directly from Council to staff members; i.e., the legislation that covers these areas of delegation includes a specific provision for Council to act and/or delegate and therefore, Council must in turn delegate that power, duty or function specifically and directly to members of staff.

The following Acts and Regulations contain provisions that require direct delegations to council staff by Council.

- *Domestic Animals Act 1994*
- *Environment Protection Act 1970*
- *Food Act 1984*
- *Heritage Act 1995*
- *Planning and Environment Act 1987*
- *Rail Safety (Local Operations) Act 2006*
- *Residential Tenancies Act 1997*
- *Road Management Act 2004*
- *Planning and Environment Regulations 2015*
- *Planning and Environment (Fees) Regulations 2016*

4.4.6 Council Instrument of Delegation to Members of Council Staff (Cont.)

Legislative changes that have been made since October 2017 are as follows:

- A power has been added under the *Local Government Act 1989* in relation to a cladding rectification charge.
- Powers and duties have been added under the *Planning and Environment Act 1987* in relation to the Upper Yarra Valley and Dandenong Ranges Regional Strategy Plan, infrastructure contributions, infrastructure contributions plans, Ministerial Directions, valuation and dispute resolution processes for inner public purpose land, the imposition and collection of infrastructure contributions, agreements in relation to affordable housing, the responsibility of collection agencies (for infrastructure contributions) and administrative matters in relation to section 173 agreements.

This document also reflects any structural changes that have occurred within the organisation since October 2017. Changes are highlighted within Attachment 1 in red.

Review of Other Instruments of Delegation

Section 98(3) of the LGA provides that the Instrument of Delegation to the Chief Executive Officer (CEO) allows the CEO to sub-delegate a power of Council to a member of council staff. This power of sub-delegation allows the CEO to issue and revoke Instruments of Delegation without the need to resubmit the issue to Council. The current CEO was provided the power to sub-delegate on 9 October 2006 and officers have been working effectively under Instruments of Sub-Delegation approved by the CEO since that time. A review of all current Instruments of Sub-Delegation is taking place and is scheduled to be completed by the end of 2019. The Instruments of Sub-Delegation by the CEO to council staff (including Financial and VicSmart Application Instruments of Delegation) are not required to be approved by Council, however they are made available via Council's intranet for Councillors to view at all times. All of Council's delegation documents are also kept in accordance with section 98(4) of the LGA.

Community Plan 'Imagine 2030' and Council Plan 2017-21 – Strategic Objectives, Strategies and Plans

After consultation with the Greater Dandenong community on what kind of future they wanted to see for themselves and the City in 2030, the result was the Greater Dandenong Community Plan 'Imagine 2030'. This report is consistent with the following community visions:

Community Plan 'Imagine 2030'

People

- *Pride* – Best place best people

Opportunity

- *Education, Learning and Information* – Knowledge
- *Leadershipby the Council* – The leading Council

4.4.6 Council Instrument of Delegation to Members of Council Staff (Cont.)

Council Plan 2017-21

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

Opportunity

- An open and effective Council

Related Council Policies

There are no policy implications involved in the power to delegate as duties, powers and functions are undertaken under provisions of associated legislation and are generally administrative or operational in nature and the amended Instrument of Delegation by Council to Members of Council Staff does not alter the direction of current policy or practice.

Victorian Charter of Human Rights and Responsibilities

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

Financial Implications

There are no financial implications associated with this report.

Consultation

This delegation review process received direct input from the Executive Management Team and Senior Managers across the organisation. The changes to the Instrument of Delegation by Council to Members of Council Staff are informed by the Delegation Subscription Service provided by Maddocks Lawyers.

4.4.6 Council Instrument of Delegation to Members of Council Staff (Cont.)

Recommendation

That, in the exercise of powers conferred by section 98(1) of the Local Government Act 1989 and other legislation referred to in Attachment 1 – S6 Instrument of Delegation to Members of Council Staff, Greater Dandenong City Council resolves that:

1. **there be delegated to the members of council staff holding, acting in or performing the duties of the offices or positions referred to in the attached Instrument of Delegation to Members of Council Staff (Attachment 1), the powers, duties and functions set out in that Instrument, subject to any condition and limitations specified in that Instrument;**

2. **the Instrument of Delegation be signed and sealed and comes into force immediately the common seal of Council is affixed to the Instrument;**

3. **on the coming into force of the Instrument, all previous delegations to Members of Council Staff made directly by Council, other to the Chief Executive Officer or members of any tender panel, are revoked; and**

4. **the duties and functions set out in the Instrument must be performed, and the powers set out in the Instrument must be executed, in accordance with any guideline or policies of Council that it may, from time to time, adopt.**

OTHER

COUNCIL INSTRUMENT OF DELEGATION TO MEMBERS OF COUNCIL STAFF

ATTACHMENT 1

S6 INSTRUMENT OF DELEGATION TO MEMBERS OF COUNCIL STAFF

PAGES 50 (including cover)

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

Greater Dandenong City Council

S6 Instrument of Delegation to

Members of Council Staff

4.4.6 Council Instrument of Delegation to Members of Council Staff (Cont.)

S6 Instrument of Delegation - Members of Staff

In exercise of the power conferred by section 98(1) of the *Local Government Act* 1989 and the other legislation referred to in the attached Schedule, the Council:

1. delegates each duty and/or function and/or power described in Column 1 of the Schedule (and summarised in Column 2 of the Schedule) to the member of Council staff holding, acting in or performing the duties of the office or position described opposite each such duty and/or function and/or power in Column 3 of the Schedule;

2. records that references in the Schedule are as follows:

- CAM: Coordinator Asset Management
- CDE: Civil Development Engineer
- CE: Construction Engineer
- CEO: Chief Executive Officer
- CPC: Coordinator Planning Compliance
- CPH: Coordinator Public Health
- CStatP: Coordinator Statutory Planning
- CStratP: Coordinator Strategic, Design & Sustainability Planning
- DBEMP: Director Business, Engineering & Major Projects
- DCPDA: Director City Planning, Design & Amenity
- DCS: Director Corporate Services
- EHO: Environmental Health Officer
- MBR: Manager Business & Revitalisation
- MBCS: Manager Building & Compliance Services
- MBS: Municipal Building Surveyor
- MCCS: Manager Communications & Customer Service
- MCIS: Manager City Improvement Services
- MFIT: Manager Finance & Information Technology
- MG: Manager Governance
- MISP: Manager Infrastructure Services & Planning
- MPD: Manager Planning & Design
- MPPS: Manager People & Procurement Services
- MRS: Manager Regulatory Services
- MTCD: Manager Transport & Civil Development
- PCO: Planning Compliance Officer
- PStatP: Principal Statutory Planner
- PStratP: Principal Strategic Planner
- RRC: Rates & Revenue Coordinator
- RPE: Road Planning Engineer
- SAOBCS: Senior Administration Officer Building & Compliance Services
- SEHO: Senior Environmental Health Officer
- SPCO: Senior Planning Compliance Officer
- SStatP: Senior Statutory Planner
- SStratP: Senior Strategic Planner
- StatP: Statutory Planner
- StratP: Strategic Planner
- SULWFC: Service Unit Leader Works, Fleet & Cleansing
- TLRMOHS: Team Leader Risk Management & OHS
- TLStatP: Team Leader Statutory Planning
- TLStratP: Team Leader Strategic Planning
- WS: Works Supervisor

4.4.6 Council Instrument of Delegation to Members of Council Staff (Cont.)

3. declares that

3.1 this Instrument of Delegation is authorised by a resolution of Council passed on XXXXXXXXX and

3.2 the delegation:

(a) comes into force immediately the common seal of Council is affixed to this Instrument of Delegation;

(b) remains in force until varied or revoked;

(c) is subject to any conditions and limitations set out in sub-paragraph 3.3, and the Schedule; and

(d) must be exercised in accordance with any guidelines or policies which Council from time to time adopts; and

3.3 the delegate must not determine the issue, take the action or do the act or thing:

(a) if the issue, action, act or thing is an issue, action or thing which Council has previously designated as an issue, action, act or thing which must be the subject of a Resolution of Council; or

(b) if the determining of the issue, taking of the action or doing of the act or thing would or would be likely to involve a decision which is inconsistent with a:

(i) policy; or
(ii) strategy; or is
(iii) adopted by Council; or

(c) if the determining of the issue, the taking of the action or the doing of the act or thing cannot be the subject of a lawful delegation, whether on account of section 98(1)(a)-(f) (inclusive) of the Act or otherwise; or

(d) the determining of the issue, the taking of the action or the doing of the act or thing is already the subject of an exclusive delegation to another member of Council staff.

The Common Seal of the)
Greater Dandenong City Council)
was hereunto affixed in the presence of:)

…… Chief Executive Officer

…… Councillor

4.4.6 Council Instrument of Delegation to Members of Council Staff (Cont.)

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4.4.6 Council Instrument of Delegation to Members of Council Staff (Cont.)

S6 Instrument of Delegation - Members of Staff

Domestic Animals Act 1994			
Column 1	Column 2	Column 3	Column 4
Provision	Item Delegated	Conditions and Limitations	Delegate
s 41A(1)	Power to declare a dog to be a menacing dog	Council may delegate this power to a Council authorised officer	DCPDA, MRS

Environment Protection Act 1970			
Provision	Item Delegated	Conditions and Limitations	Delegate
s 53M(3)	Power to require further information		CPH, DCPDA, EHO, MBCS, SEHO
s 53M(4)	Duty to advise applicant that application is not to be dealt with		CPH, DCPDA, EHO, MBCS, SEHO
s 53M(5)	Duty to approve plans, issue permit or refuse permit	Refusal must be ratified by Council or it is of no effect	CPH, DCPDA, MBCS
s 53M(6)	Power to refuse to issue septic tank permit	Refusal must be ratified by Council or it is of no effect	CPH, DCPDA, MBCS
s 53M(7)	Duty to refuse to issue a permit in circumstances in (a)-(c)	Refusal must be ratified by Council or it is of no effect	CPH, DCPDA, MBCS

Food Act 1984			
Provision	Item Delegated	Conditions and Limitations	Delegate
s 19(2)(a)	Power to direct by written order that the food premises be put into a clean and sanitary condition	If s 19(1) applies	CPH, DCPDA, EHO, MBCS, SEHO
s 19(2)(b)	Power to direct by written order that specified steps be taken to ensure that food prepared, sold or handled is safe and suitable	If s 19(1) applies	CPH, DCPDA, EHO, MBCS, SEHO
s 19(3)	Power to direct by written order that the food premises not be kept or used for the sale, or handling for sale, of any food, or for the preparation of any food, or for any	If s 19(1) applies	CPH, EHO, SEHO

4.4.6 Council Instrument of Delegation to Members of Council Staff (Cont.)

	other specified purpose, or for the use of any specified equipment or a specified process	Only in relation to temporary food premises or mobile food premises	
s 19(4)(a)	Power to direct that an order made under s 19(3)(a) or (b), (i) be affixed to a conspicuous part of the premises, and (ii) inform the public by notice in a published newspaper or otherwise	If s 19(1) applies	CPH, DCPDA, EHO, MBCS, SEHO
s 19(6)(a)	Duty to revoke any order under section 19 if satisfied that an order has been complied with	If s 19(1) applies	CPH, DCPDA, EHO, MBCS, SEHO
s 19(6)(b)	Duty to give written notice of revocation under section 19(6)(a) if satisfied that an order has been complied with	If s 19(1) applies	CPH, DCPDA, EHO, MBCS, SEHO
s 19AA(2)	Power to direct, by written order, that a person must take any of the actions described in (a)-(c)	Where Council is the registration authority	CPH, DCPDA, EHO, MBCS, SEHO
s 19AA(4)(c)	Power to direct, in an order made under s 19AA(2) or a subsequent written order, that a person must ensure that any food or class of food is not removed from the premises	Note: the power to direct the matters under s 19AA(4)(a) and (b) not capable of delegation and so such directions must be made by a Council resolution	CPH, DCPDA, EHO, MBCS, SEHO
s 19AA(7)	Duty to revoke order issued under s 19AA and give written notice of revocation, if satisfied that that order has been complied with	Where Council is the registration authority	CPH, DCPDA, EHO, MBCS, SEHO
s 19CB(4)(b)	Power to request copy of records	Where Council is the registration authority	CPH, DCPDA, EHO, MBCS, SEHO
s 19E(1)(d)	Power to request a copy of the food safety program	Where Council is the registration authority	CPH, EHO, SEHO
s 19GB	Power to request proprietor to provide written details of the name, qualification or experience of the current food safety supervisor	Where Council is the registration authority	CPH, EHO, SEHO
s 19M(4)(a) & (5)	Power to conduct a food safety audit and take actions where deficiencies are identified	Where Council is the registration authority	CPH, EHO, SEHO
s 19NA(1)	Power to request food safety audit reports	Where Council is the registration authority	CPH, DCPDA, EHO, MBCS, SEHO

4.4.6 Council Instrument of Delegation to Members of Council Staff (Cont.)

s 19U(3)	Power to waive and vary the costs of a food safety audit if there are special circumstances		CPH, DCPDA, EHO, MBCS, SEHO
s 19UA	Power to charge fees for conducting a food safety assessment or inspection	Except for an assessment required by a declaration under s 19C or an inspection under ss 38B(1)(c) or 39.	CPH, DCPDA, EHO, MBCS, SEHO
s 19W	Power to direct a proprietor of a food premises to comply with any requirement under Part IIIB	Where Council is the registration authority	CPH, DCPDA, EHO, MBCS, SEHO
s 19W(3)(a)	Power to direct a proprietor of a food premises to have staff at the premises undertake training or instruction	Where Council is the registration authority	CPH, DCPDA, EHO, MBCS, SEHO
s 19W(3)(b)	Power to direct a proprietor of a food premises to have details of any staff training incorporated into the minimum records required to be kept or food safety program of the premises	Where Council is the registration authority	CPH, DCPDA, EHO, MBCS, SEHO
	Power to register, renew or transfer registration	Where Council is the registration authority refusal to grant/renew/transfer registration must be ratified by Council or the CEO (see s 58A(2))	CPH, DCPDA, EHO, MBCS, SEHO
s 38AA(5)	Power to (a) request further information; or (b) advise the proprietor that the premises must be registered if the premises are not exempt	Where Council is the registration authority	CPH, DCPDA, EHO, MBCS, SEHO
s 38AB(4)	Power to fix a fee for the receipt of a notification under s 38AA in accordance with a declaration under s 38AB(1)	Where Council is the registration authority	DCPDA, MBCS
s 38A(4)	Power to request a copy of a completed food safety program template	Where Council is the registration authority	CPH, DCPDA, EHO, MBCS, SEHO
s 38B(1)(a)	Duty to assess the application and determine which class of food premises under s 19C the food premises belongs	Where Council is the registration authority	CPH, EHO, SEHO
s 38B(1)(b)	Duty to ensure proprietor has complied with requirements of s 38A	Where Council is the registration authority	CPH, DCPDA, EHO, MBCS, SEHO
s 38B(2)	Duty to be satisfied of the matters in s 38B(2)(a)-(b)	Where Council is the registration authority	CPH, EHO, SEHO
s 38D(1)	Duty to ensure compliance with the applicable provisions of s 38C and inspect the premises if required by s 39	Where Council is the registration authority	CPH, EHO, SEHO

4.4.6 Council Instrument of Delegation to Members of Council Staff (Cont.)

s 38D(2)	Duty to be satisfied of the matters in s 38D(2)(a)-(d)	Where Council is the registration authority	CPH, EHO, SEHO
s 38D(3)	Power to request copies of any audit reports	Where Council is the registration authority	CPH, EHO, SEHO
s 38E(2)	Power to register the food premises on a conditional basis	Where Council is the registration authority not exceeding the prescribed time limit defined under s 38E(5)	CPH, DCPDA, MBCS
s 38E(4)	Duty to register the food premises when conditions are satisfied	Where Council is the registration authority	CPH, DCPDA, MBCS
s 38F(3)(b)	Power to require proprietor to comply with requirements of this Act	Where Council is the registration authority	CPH, DCPDA, EHO, MBCS, SEHO
s 39A	Power to register, renew or transfer food premises despite minor defects	Where Council is the registration authority Only if satisfied of matters in s 39A(2)(a)-(c)	CPH, DCPDA, MBCS
s 40(2)	Power to incorporate the certificate of registration in one document with any certificate of registration under Part 6 of the Public Health and Wellbeing Act 2008		CPH, DCPDA, EHO, MBCS
s 40C(2)	Power to grant or renew the registration of food premises for a period of less than 1 year	Where Council is the registration authority	CPH, DCPDA, MBCS
s 40D(1)	Power to suspend or revoke the registration of food premises	Where Council is the registration authority	CPH, DCPDA, MBCS
s 43F(6)	Duty to be satisfied that registration requirements under Division 3 have been met prior to registering, transferring or renewing registration of a component of a food business	Where Council is the registration authority	CPH, DCPDA, EHO, MBCS, SEHO
s 43F(7)	Power to register the components of the food business that meet requirements in Division 3 and power to refuse to register the components that do not meet the requirements	Where Council is the registration authority	CPH, DCPDA, EHO, MBCS, SEHO
s 46(5)	Power to institute proceedings against another person where the offence was due to an act or default by that other person and where the first person charged could successfully defend a prosecution, without proceedings first being instituted against the person first charged	Where Council is the registration authority	CPH, DCPDA, EHO, MBCS, SAOBCS, SEHO
Heritage Act 2017			

4.4.6 Council Instrument of Delegation to Members of Council Staff (Cont.)

Provision	Item Delegated	Conditions and Limitations	Delegate
s 116	Power to sub-delegate Executive Director's functions, duties or powers	Must first obtain Executive Director's written consent Council can only sub-delegate if the Instrument of Delegation from the Executive Director authorises sub-delegation	CStatP, CStratP, DCPDA, DBEMP, MBR, MPD, TLStatP, TLStratP
Local Government Act 1989			
Provision	Item Delegated	Conditions and Limitations	Delegate
s 181H	Power to enter into an environmental upgrade agreement on behalf of Council and declare and levy an environmental upgrade charge		CEO
s 185L(4)	Power to declare and levy a cladding rectification charge		DCS, MFIT, RRC
Planning and Environment Act 1987			
Provision	Item Delegated	Conditions and Limitations	Delegate
s 4B	Power to prepare an amendment to the Victorian Planning Provisions	If authorised by the Minister	CEO, CStratP, DCPDA, MPD, PStratP, TLStratP
s 4G	Function of receiving prescribed documents and a copy of the Victorian Planning Provisions from the Minister		CEO, CStratP, DCPDA, MPD, PStratP, TLStratP
s 4H	Duty to make amendment to Victoria Planning Provisions available		CEO, CStratP, DCPDA, MPD, PStratP, TLStratP
s 4I	Duty to keep Victorian Planning Provisions and other documents available		CEO, CStratP, DCPDA, MPD, PStratP, TLStratP
s 8A(2)	Power to prepare amendment to the planning scheme where the Minister has given consent under s 8A		CEO, CStratP, DCPDA, MPD, PStratP, TLStratP
s 8A(3)	Power to apply to Minister to prepare an amendment to the planning scheme		CEO, CStratP, DCPDA, MPD, TLStratP

4.4.6 Council Instrument of Delegation to Members of Council Staff (Cont.)

s 8A(5)	Function of receiving notice of the Minister's decision		CEO, CStratP, DCPDA, MPD, TLStratP
s 8A(7)	Power to prepare the amendment specified in the application without the Minister's authorisation if no response received after 10 business days		CEO, CStratP, DCPDA, MPD, PStratP, TLStratP
s 8B(2)	Power to apply to the Minister for authorisation to prepare an amendment to the planning scheme of an adjoining municipal district		CEO, CStratP, DCPDA, MPD
s 12(3)	Power to carry out studies and do things to ensure proper use of land and consult with other persons to ensure co-ordination of planning scheme with these persons		CEO, CStratP, DCPDA, MPD, TLStratP
s 12A(1)	Duty to prepare a municipal strategic statement (including power to prepare a municipal strategic statement under s19 of the Planning and Environment (Planning Schemes) Act 1996)		CEO, CStratP, DCPDA, MPD, TLStratP
s 12B(1)	Duty to review planning scheme		CEO, CStratP, DCPDA, MPD
s 12B(2)	Duty to review planning scheme at direction of Minister		CEO, CStratP, DCPDA, MPD
s.12B(5)	duty to report findings of review of planning scheme to Minister without delay		CEO, CStratP, DCPDA, MPD
s 14	duties of a Responsible Authority as set out in s 14(a) to (d)		CEO, CStratP, DCPDA, MPD
s 17(1)	Duty of giving copy amendment to the planning scheme		CEO, CStratP, DCPDA, MPD, TLStratP
s 17(2)	Duty of giving copy s 173 agreement		CEO, CStatP, CStratP, DCPDA, MPD, PStatP, PStratP, SStatP, SStratP, TLStatP, TLStratP
s 17(3)	Duty of giving copy amendment, explanatory report and relevant documents to the Minister within 10 business days		CEO, CStratP, DCPDA, MPD, TLStratP
s 18	Duty to make amendment etc. available		CEO, CStratP, DCPDA, MPD, TLStratP
s 19	Power to give notice, to decide not to give notice, to publish notice of amendment to a planning scheme and to exercise any other power under s 19 to a planning scheme		CEO, CStratP, DCPDA, MPD, TLStratP

4.4.6 Council Instrument of Delegation to Members of Council Staff (Cont.)

s 19	Function of receiving notice of preparation of an amendment to a planning scheme	Where Council is not the planning authority and the amendment affects land within Council's municipal district; or Where the amendment will amend the planning scheme to designate Council as an acquiring authority.	CEO, CStratP, DCPDA, MPD, TLStratP
s 20(1)	Power to apply to Minister for exemption from the requirements of s 19		CEO, CStratP, DCPDA, MPD
s 21(2)	Duty to make submissions available		CEO, CStratP, DCPDA, MPD, PStratP, SStratP, TLStratP
s 21A(4)	Duty to publish notice		CEO, CStratP, DCPDA, MPD, PStratP, SStratP, TLStratP
s 22	Duty to consider all submissions	Except submissions which request a change to the items in s 22(5)(a) and (b)	CEO, CStratP, DCPDA, MPD, PStratP, SStratP, TLStratP
s 23(1)(b)	Duty to refer submissions which request a change to the amendment to a panel		CEO, CStratP, DCPDA, MPD, TLStratP
s 23(2)	Power to refer to a panel submissions which do not require a change to the amendment		CEO, CStratP, DCPDA, MPD, TLStratP
s 24	Function to represent Council and present a submission at a panel hearing (including a hearing referred to in s 96D)		CEO, CStratP, DCPDA, DBEMP, MBR, MPD, PStratP, SStratP, TLStratP
s 26(1)	Power to make report available for inspection		CEO, CStratP, DCPDA, MPD, PStratP, SStratP, StratP, TLStratP
s 26(2)	Duty to keep report of panel available for inspection		CEO, CStratP, DCPDA, MPD, PStratP, SStratP, TLStratP
s 27(2)	Power to apply for exemption if panel's report not received		CEO, CStratP, DCPDA, MPD, TLStratP
s 28	Duty to notify the Minister if abandoning an amendment	Note: the power to make a decision to abandon an amendment cannot be delegated	CEO, CStratP, DCPDA, MPD

4.4.6 Council Instrument of Delegation to Members of Council Staff (Cont.)

s 30(4)(a)	Duty to say if amendment has lapsed		CEO, CStratP, DCPDA, MPD
s 30(4)(b)	Duty to provide information in writing upon request		CEO, CStratP, DCPDA, MPD, PStratP, SStratP, StratP, TLStratP
s 32(2)	Duty to give more notice if required		CEO, CStratP, DCPDA, MPD, PStratP, SStratP, TLStratP
s 33(1)	Duty to give more notice of changes to an amendment		CEO, CStratP, DCPDA, MPD, PStratP, SStratP, TLStratP
s 36(2)	Duty to give notice of approval of amendment		CEO, CStratP, DCPDA, MPD, TLStratP
s 38(5)	Duty to give notice of revocation of an amendment		CEO, CStratP, DCPDA, MPD, TLStratP
s 39	Function of being a party to a proceeding commenced under s 39 and duty to comply with determination by VCAT		CEO, CStratP, DCPDA, MPD, PStratP, SStratP, TLStratP
s 40(1)	Function of lodging copy of approved amendment		CEO, CStratP, DCPDA, MPD, PStratP, SStratP, TLStratP
s 41	Duty to make approved amendment available		CEO, CStratP, DCPDA, MPD, PStratP, SStratP, StratP, TLStratP
s 42	Duty to make copy of planning scheme available		CEO, CStratP, DCPDA, MPD, PStratP, SStratP, StratP, TLStratP
s 46AAA	Duty to prepare an amendment to a planning scheme that relates to Yarra River land that is not inconsistent with anything in a Yarra Strategic Plan which is expressed to be binding on the responsible public entity	Where Council is a responsible public entity and is a planning authority Note: this provision is not yet in force and will commence on the day on which the initial Yarra Strategic Plan comes into operation. It will affect a limited number of councils	CEO, DCPDA, MPD
s 46AW	Function of being consulted by the Minister	Where Council is a responsible public entity	CEO, DCPDA, MPD

4.4.6 Council Instrument of Delegation to Members of Council Staff (Cont.)

s 46AX	Function of receiving a draft Statement of Planning Policy and written direction in relation to the endorsement of the draft Statement of Planning Policy Power to endorse the draft Statement of Planning Policy	Where Council is a responsible public entity	CEO, DCPDA, MPD
s 46AZC(2)	Duty not to prepare an amendment to a declared area planning scheme that is inconsistent with a Statement of Planning Policy for the declared area that is expressed to be binding on the responsible public entity	Where Council is a responsible public entity	CEO, DCPDA, MPD
s 46AZK	Duty not to act inconsistently with any provision of the Statement of Planning Policy that is expressed to be binding on the public entity when performing a function or duty or exercising a power in relation to the declared area	Where Council is a responsible public entity	CEO, CStatP, DCPDA, MPD, PStatP, TLStatP
s 46GI(2)(b)(i)	Power to agree to a lower rate of standard levy for a class of development of a particular type of land than the rate specified in a Minister's direction	Where Council is the planning authority, the municipal Council of the municipal district in which the land is located and/or the development agency	CEO, DCPDA, MPD
s 46GJ(1)	Function of receiving written directions from the Minister in relation to the preparation and content of infrastructure contributions plans		CEO, DCPDA, DCS, MFIT, MPD
s 46GK	Duty to comply with a Minister's direction that applies to Council as the planning authority		CEO, DCPDA, DCS, MFIT, MPD
s 46GN(1)	Duty to arrange for estimates of values of inner public purpose land		CEO, DCPDA, DCS, MFIT, MPD
s 46GO(1)	Duty to give notice to owners of certain inner public purpose land		CEO, DCPDA, DCS, MFIT, MPD
s 46GP	Function of receiving a notice under s 46GO	Where Council is the collecting agency	CEO, DCPDA, DCS, MFIT, MPD
s 46GQ	Function of receiving a submission from an affected owner who objects to the estimated value per hectare (or other appropriate unit of measurement) of the inner public purpose land		CEO, DCPDA, DCS, MFIT, MPD
s 46GR(1)	Duty to consider every submission that is made by the closing date for submissions included in the notice under s 46GO		CEO, DCPDA, DCS, MFIT, MPD
s 46GR(2)	Power to consider a late submission Duty to consider a late submission if directed to do so by the Minister		CEO, DCPDA, DCS, MFIT, MPD

4.4.6 Council Instrument of Delegation to Members of Council Staff (Cont.)

s 46GS(1)	Power to accept or reject the estimate of the value of the inner public purpose land in a submission made under s 46GQ		CEO, DCPDA, DCS, MFIT, MPD
s 46GS(2)	Duty, if Council rejects the estimate of the value of the inner public purpose land in the submission, to refer the matter to the valuer-general, and notify the affected owner of the rejection and that the matter has been referred to the valuer-general		CEO, DCPDA, DCS, MFIT, MPD
s 46GT(2)	Duty to pay half of the fee fixed by the valuer-general for arranging and attending the conference		CEO, DCPDA, DCS, MFIT, MPD
s 46GT(4)	Function of receiving, from the valuer-general, written confirmation of the agreement between the planning authority's valuer and the affected owner's valuer as to the estimated value of the inner public purpose land		CEO, DCPDA, DCS, MFIT, MPD
s 46GT(6)	Function of receiving, from the valuer-general, written notice of a determination under s 46GT(5)		CEO, DCPDA, DCS, MFIT, MPD
s 46GU	Duty not to adopt an amendment under s.29 to an infrastructure contributions plan that specifies a land credit amount or a land equalisation amount that relates to a parcel of land in the ICP plan area of the plan unless the criteria in s 46GU(1)(a) and (b) are met		CEO, DCPDA, DCS, MFIT, MPD
s 46GV(3)	Function of receiving the monetary component and any land equalisation amount of the infrastructure contribution Power to specify the manner in which the payment is to be made	Where Council is the collecting agency	CEO, DCPDA, DCS, MFIT, MPD
s 46GV(3)(b)	Power to enter into an agreement with the applicant	Where Council is the collecting agency	CEO, DCPDA, DCS, MFIT, MPD
s 46GV(4)(a)	Function of receiving the inner public purpose land in accordance with s 46GV(5) and (6)	Where Council is the development agency	CEO, DCPDA, DCS, MFIT, MPD
s 46GV(4)(b)	Function of receiving the inner public purpose land in accordance with s 46GV(5) and (6)	Where Council is the collecting agency	CEO, DCPDA, DCS, MFIT, MPD
s 46GV(7)	Duty to impose the requirements set out in s 46GV(3) and (4) as conditions on the permit applied for by the applicant to develop the land in the ICP plan area		CEO, DCPDA, DCS, MFIT, MPD
s 46GV(9)	Power to require the payment of a monetary component or the provision of the land component of an infrastructure contribution to be secured to Council's satisfaction	Where Council is the collecting agency	CEO, DCPDA, DCS, MFIT, MPD

4.4.6 Council Instrument of Delegation to Members of Council Staff (Cont.)

s 46GX(1)	Power to accept works, services or facilities in part or full satisfaction of the monetary component of an infrastructure contribution payable	Where Council is the collecting agency	CEO, DCPDA, DCS, MFIT, MPD
s 46GX(2)	Duty, before accepting the provision of works, services or facilities by an applicant under s 46GX(1), to obtain the agreement of the development agency or agencies specified in the approved infrastructure contributions plan	Where Council is the collecting agency	CEO, DCPDA, DCS, MFIT, MPD
s 46GY(1)	Duty to keep proper and separate accounts and records	Where Council is the collecting agency	CEO, DCPDA, DCS, MFIT, MPD
s 46GY(2)	Duty to keep the accounts and records in accordance with the Local Government Act 1989	Where Council is the collecting agency	CEO, DCPDA, DCS, MFIT, MPD
s 46GZ(2)(a)	Duty to forward any part of the monetary component that is imposed for plan preparation costs to the planning authority that incurred those costs	Where Council is the collecting agency under an approved infrastructure contributions plan This duty does not apply where Council is that planning authority	CEO, DCPDA, DCS, MFIT, MPD
s 46GZ(2)(a)	Function of receiving the monetary component	Where the Council is the planning authority This duty does not apply where Council is also the collecting agency	CEO, DCPDA, DCS, MFIT, MPD
s 46GZ(2)(b)	Duty to forward any part of the monetary component that is imposed for the provision of works, services or facilities to the development agency that is specified in the plan, as responsible for those works, services or facilities	Where Council is the collecting agency under an approved infrastructure contributions plan This provision does not apply where Council is also the relevant development agency	CEO, DCPDA, DCS, MFIT, MPD
s 46GZ(2)(b)	Function of receiving the monetary component	Where Council is the development agency under an approved infrastructure contributions plan This provision does not apply where Council is also the collecting agency	CEO, DCPDA, DCS, MFIT, MPD
s 46GZ(4)	Duty to use any land equalisation amounts to pay land credit amounts under s 46GZ(7), except any part of those amounts that are to be forwarded to a development agency under s 46GZ(5)	Where Council is the collecting agency under an approved infrastructure contributions plan	CEO, DCPDA, DCS, MFIT, MPD

4.4.6 Council Instrument of Delegation to Members of Council Staff (Cont.)

s 46GZ(5)	Duty to forward any part of a land equalisation amount required for the acquisition of outer public purpose land by a development agency specified in the approved infrastructure contributions plan to that development agency	Where Council is the collecting agency under an approved infrastructure contributions plan This provision does not apply where Council is also the relevant development agency	CEO, DCPDA, DCS, MFIT, MPD
s 46GZ(5)	Function of receiving any part of a land equalisation amount required for the acquisition of outer public purpose land	Where Council is the development agency specified in the approved infrastructure contributions plan This provision does not apply where Council is also the collecting agency	CEO, DCPDA, DCS, MFIT, MPD
s 46GZ(7)	Duty to pay to each person who must provide an infrastructure contribution under the approved infrastructure contributions plan any land credit amount to which the person is entitled under s 46GW	Where Council is the collecting agency under an approved infrastructure contributions plan	CEO, DCPDA, DCS, MFIT, MPD
s 46GZ(9)	Duty to transfer the estate in fee simple in the land to the development agency specified in the approved infrastructure contributions plan as responsible for the use and development of that land	If any inner public purpose land is vested in Council under the Subdivision Act 1988 or acquired by Council before the time it is required to be provided to Council under s 46GV(4) Where Council is the collecting agency under an approved infrastructure contributions plan This duty does not apply where Council is also the development agency	CEO, DCPDA, DCS, MFIT, MPD
s 46GZ(9)	Function of receiving the fee simple in the land	Where Council is the development agency under an approved infrastructure contributions plan This duty does not apply where Council is also the collecting agency	CEO, DCPDA, DCS, MFIT, MPD
s 46GZA(1)	Duty to keep proper and separate accounts and records	Where Council is the development agency under an approved infrastructure contributions plan	CEO, DCPDA, DCS, MFIT, MPD
s 46GZA(2)	Duty to keep the accounts and records in accordance with the Local Government Act 1989	Where Council is a development agency under an approved infrastructure contributions plan	CEO, DCPDA, DCS, MFIT, MPD
s 46GZB(3)	Duty to follow the steps set out in s 46GZB(3)(a) – (c)	Where Council is a development agency under an approved infrastructure contributions plan	CEO, DCPDA, DCS, MFIT, MPD

4.4.6 Council Instrument of Delegation to Members of Council Staff (Cont.)

s 46GZB(4)	Duty, in accordance with requirements of the VPA, to report on the use of the infrastructure contribution in the development agency's annual report and provide reports on the use of the infrastructure contribution to the VPA	If the VPA is the collecting agency under an approved infrastructure contributions plan Where Council is a development agency under an approved infrastructure contributions plan	CEO, DCPDA
s 46GZD(2)	Duty, within 6 months after the date on which the approved infrastructure contributions plan expires, to follow the steps set out in s 46GZD(2)(a) and (b)	Where Council is the development agency under an approved infrastructure contributions plan	CEO, DCPDA, DCS, MFIT, MPD
s 46GZD(3)	Duty to follow the steps set out in s 46GZD(3)(a) and (b)	Where Council is the collecting agency under an approved infrastructure contributions plan	CEO, DCPDA, DCS, MFIT, MPD
s 46GZD(5)	Duty to make payments under s 46GZD(3) in accordance with ss 46GZD(5)(a) and 46GZD(5)(b)	Where Council is the collecting agency under an approved infrastructure contributions plan	CEO, DCPDA, DCS, MFIT, MPD
s 46GZE(2)	Duty to forward the land equalisation amount back to the collecting agency within 6 months after the expiry date if any part of a land equalisation amount paid or forwarded to a development agency for acquiring outer public purpose land has not been expended by the development agency to acquire that land at the date on which the approved infrastructure contributions plan expires	Where Council is the development agency under an approved infrastructure contributions plan This duty does not apply where Council is also the collecting agency	CEO, DCPDA, DCS, MFIT, MPD
s 46GZE(2)	Function of receiving the unexpended land equalisation amount	Where Council is the collecting agency under an approved infrastructure contributions plan This duty does not apply where Council is also the development agency	CEO, DCPDA, DCS, MFIT, MPD
s 46GZE(3)	Duty, within 12 months after the date on which the approved infrastructure contributions plan expires, to follow the steps set out in s 46GZE(3)(a) and (b)	Where Council is the collecting agency under an approved infrastructure contributions plan	CEO, DCPDA, DCS, MFIT, MPD
s 46GZF(2)	Duty, within 12 months after the date on which the approved infrastructure contributions plan expires, to use the public purpose land for a public purpose approved by the Minister or sell the public purpose land	Where Council is the development agency under an approved infrastructure contributions plan	CEO, DCPDA, DCS, MFIT, MPD
s.46GZF(3)	Duty, if land is sold under s.46GZF(2)(b), to follow the steps in s.46GZF(3)(a) and (b)	Where Council is the development agency under an approved infrastructure contributions plan	CEO, DCPDA, DCS, MFIT, MPD
s 46GZF(3)	s 46GZF(3)(a) function of receiving proceeds of sale	Where Council is the collection agency under an approved infrastructure contributions plan This provision does not apply where Council is also the development agency	CEO, DCPDA, DCS, MFIT, MPD

4.4.6 Council Instrument of Delegation to Members of Council Staff (Cont.)

s 46GZF(4)	Duty to divide the proceeds of the public purpose land among the current owners of each parcel of land in the ICP plan area and pay each current owner a portion of the proceeds in accordance with s 46GZF(5)	Where Council is the collecting agency under an approved infrastructure contributions plan	CEO, DCPDA, DCS, MFIT, MPD
s 46GZF(6)	Duty to make the payments under s 46GZF(4) in accordance with s 46GZF(6)(a) and (b)	Where Council is the collecting agency under an approved infrastructure contributions plan	CEO, DCPDA, DCS, MFIT, MPD
s 46GZH	Power to recover the monetary component, or any land equalisation amount of the land component, payable under Part 3AB as a debt in any court of competent jurisdiction	Where Council is the collecting agency under an approved infrastructure contributions plan	CEO, DCPDA, DCS, MFIT, MPD
s 46GZI	Duty to prepare and give a report to the Minister at the times required by the Minister	Where Council is a collecting agency or development agency	CEO, DCPDA, DCS, MFIT, MPD
s 46GZK	Power to deal with public purpose land which has vested in, been acquired by, or transferred to, Council	Where Council is a collecting agency or development agency	CEO, DCPDA, DCS, MFIT, MPD
s 46LB(3)	Duty to publish, on Council's Internet site, the payable dwelling amount for a financial year on or before 1 July of each financial year for which the amount is adjusted under s 46LB (2)		CEO, DCPDA, DCS, MFIT, MPD
s 46N(1)	Duty to include condition in permit regarding payment of development infrastructure levy		CEO, CStatP, CStratP, DCPDA, MPD, PStatP, PStratP, SStatP, SStratP, TLStatP, TLStratP
s 46N(2)(c)	Function of determining time and manner for receipt of development contributions levy		CEO, CStratP, DCPDA, MPD, TLStratP
s 46N(2)(d)	Power to enter into an agreement with the applicant regarding payment of development infrastructure levy		CEO, DCPDA, MPD
s 46O(1)(a) & (2)(a)	Power to ensure that community infrastructure levy is paid, or agreement is in place, prior to issuing building permit		CEO, DCPDA, DCS, MFIT, MPD
s 46O(1)(d) & (2)(d)	Power to enter into agreement with the applicant regarding payment of community infrastructure levy		CEO, DCPDA, DCS, MFIT, MPD
s 46P(1)	Power to require payment of amount of levy under s 46N or s 46O to be satisfactorily secured		CEO, CStratP, DCPDA, DCS, MFIT, MPD

4.4.6 Council Instrument of Delegation to Members of Council Staff (Cont.)

s 46P(2)	Power to accept provision of land, works, services or facilities in part or full payment of levy payable			CEO, DCPDA, DBEMP, MBR, MISP
s 46Q(1)	Duty to keep proper accounts of levies paid			CEO, DCS, MFIT
s 46Q(1A)	Duty to forward to development agency part of levy imposed for carrying out works, services, or facilities on behalf of development agency or plan preparation costs incurred by a development agency or plan preparation costs incurred by a development agency			DCS, MFIT
s 46Q(2)	Duty to apply levy only for a purpose relating to the provision of plan preparation costs or the works, services and facilities in respect of which the levy was paid etc			CEO, DCPDA, DCS, MFIT, MPD, MTCD
s 46Q(3)	Power to refund any amount of levy paid if it is satisfied the development is not to proceed	Only applies when levy is paid to Council as a 'development agency'		CEO, DCPDA, DCS, DBEMP, MBR, MFIT, MISP
s 46Q(4)(c)	Duty to pay amount to current owners of land in the area if an amount of levy has been paid to a municipal council as a development agency for plan preparation costs incurred by the Council or for the provision by the Council of works, services or facilities in an area under s 46Q(4)(a)	Must be done within six months of the end of the period required by the development contributions plan and with the consent of, and in the manner approved by, the Minister		CEO, DCPDA, DCS, MFIT, MPD
s 46Q(4)(d)	Duty to submit to the Minister an amendment to the approved development contributions plan	Must be done in accordance with Part 3		CEO, CStratP, DCPDA, MPD
s46Q(4)(e)	Duty to expend that amount on other works etc.	With the consent of, and in the manner approved by, the Minister		CEO, DCPDA, DBEMP, MBR, MISP, MPD
s 46QC	Power to recover any amount of levy payable under Part 3B			CEO, DCPDA, DCS, DBEMP, MBR, MFIT, MISP, MPD
s 46QD	Duty to prepare report and give a report to the Minister	Where Council is a collecting agency or development agency		CEO, DCPDA
s 46V(3)	Duty to make a copy of the approved strategy plan (being the Melbourne Airport Environs Strategy Plan) and any documents lodged with it available			CEO, DCPDA
s 46Y	Duty to carry out works in conformity with the approved strategy plan			CEO, DCPDA

4.4.6 Council Instrument of Delegation to Members of Council Staff (Cont.)

s 47	Power to decide that an application for a planning permit does not comply with that Act		CEO, CStatP, DCPDA, MPD, PStatP, TLStatP
s 49(1)	Duty to keep a register of all applications for permits and determinations relating to permits		CEO, CStatP, DCPDA, MPD, PStatP, SStatP, TLStatP
s 49(2)	Duty to make register available for inspection		CEO, CStatP, DCPDA, MPD, PStatP, SStatP, StatP, TLStatP
s 50(4)	Duty to amend application		CEO, CStatP, DCPDA, MPD, PStatP, TLStatP
s 50(45)	Power to refuse to amend application		CEO, CStatP, DCPDA, MPD
s 50(6)	Duty to make note of amendment to application in register		CEO, CStatP, DCPDA, MPD, PStatP, SStatP, TLStatP
s.50(6)	duty to make note of amendment to application in register		CEO, CStatP, DCPDA, MPD, PStatP, SStatP, StatP, TLStatP
s 50A(1)	Power to make amendment to application		CEO, CStatP, DCPDA, MPD, PStatP, TLStatP
s 50A(3)	Power to require applicant to notify owner and make a declaration that notice has been given		CEO, CStatP, DCPDA, MPD, PStatP, SStatP, TLStatP
s 50A(4)	Duty to note amendment to application in register		CEO, CStatP, DCPDA, MPD, PStatP, SStatP, StatP, TLStatP
s 51	Duty to make copy of application available for inspection		CEO, CStatP, DCPDA, MPD, PStatP, SStatP, StatP, TLStatP
s 52(1)(a)	Duty to give notice of the application to owners/occupiers of adjoining allotments unless satisfied that the grant of permit would not cause material detriment to any person		CEO, CStatP, DCPDA, MPD, PStatP, TLStatP
s 52(1)(b)	Duty to give notice of the application to other municipal council where appropriate		CEO, CStatP, DCPDA, MPD, PStatP, TLStatP
s 52(1)(c)	Duty to give notice of the application to all persons required by the planning scheme		CEO, CStatP, DCPDA, MPD, PStatP, TLStatP

4.4.6 Council Instrument of Delegation to Members of Council Staff (Cont.)

s 52(1)(ca)	Duty to give notice of the application to owners and occupiers of land benefited by a registered restrictive covenant if may result in breach of covenant		CEO, CStatP, DCPDA, MPD, PStatP, TLStatP
s 52(1)(cb)	Duty to give notice of the application to owners and occupiers of land benefited by a registered restrictive covenant if application is to remove or vary the covenant		CEO, CStatP, DCPDA, MPD, PStatP, TLStatP
s 52(1)(d)	Duty to give notice of the application to other persons who may be detrimentally affected		CEO, CStatP, DCPDA, MPD, PStatP, TLStatP
s.52(1AA)	Duty to give notice of an application to remove or vary a registered restrictive covenant		CEO, CStatP, DCPDA, MPD, PStatP, TLStatP
s 52(3)	Power to give any further notice of an application where appropriate		CEO, CStatP, DCPDA, MPD, PStatP, TLStatP
s 53(1)	Power to require the applicant to give notice under s 52(1) to persons specified by it		CEO, CStatP, DCPDA, MPD, PStatP, TLStatP
s 53(1A)	Power to require the applicant to give the notice under s 52(1AA)		CEO, CStatP, DCPDA, MPD, PStatP, TLStatP
s 54(1)	Power to require the applicant to provide more information		CEO, CStatP, DCPDA, MPD, PStatP, SStatP, TLStatP
s 54(1A)	Duty to give notice in writing of information required under s 54(1)		CEO, CStatP, DCPDA, MPD, PStatP, SStatP, TLStatP
s 54(1B)	Duty to specify the lapse date for an application		CEO, CStatP, DCPDA, MPD, PStatP, SStatP, TLStatP
s 54A(3)	Power to decide to extend time or refuse to extend time to give required information		CEO, CStatP, DCPDA, MPD, PStatP, TLStatP
s 54A(4)	Duty to give written notice of decision to extend or refuse to extend time under s 54A(3)		CEO, CStatP, DCPDA, MPD, PStatP, SStatP, TLStatP
s 55(1)	Duty to give copy application, together with the prescribed information, to every referral authority specified in the planning scheme		CEO, CStatP, DCPDA, MPD, PStatP, SStatP, TLStatP
s 57(2A)	Power to reject objections considered made primarily for commercial advantage for the objector		CEO, CStatP, DCPDA, MPD

4.4.6 Council Instrument of Delegation to Members of Council Staff (Cont.)

s 57(3)	Function of receiving name and address of persons to whom notice of decision is to go		CEO, CStatP, DCPDA, MPD, PStatP, SStatP, StatP, TLStatP
s 57(5)	Duty to make available for inspection copy of all objections		CEO, CStatP, DCPDA, MPD, PStatP, SStatP, StatP, TLStatP
s 57A(4)	Duty to amend application in accordance with applicant's request, subject to s 57A(5)		CEO, CStatP, DCPDA, MPD, PStatP, TLStatP
s 57A(5)	Power to refuse to amend application		CEO, CStatP, DCPDA, MPD
s 57A(6)	Duty to note amendments to application in register		CEO, CStatP, DCPDA, MPD, PStatP, SStatP, TLStatP
s 57B(1)	Duty to determine whether and to whom notice should be given		CEO, CStatP, DCPDA, MPD, PStatP, TLStatP
s 57B(2)	Duty to consider certain matters in determining whether notice should be given		CEO, CStatP, DCPDA, MPD, PStatP, TLStatP
s 57C(1)	Duty to give copy of amended application to referral authority		CEO, CStatP, DCPDA, MPD, PStatP, TLStatP
s 58	Duty to consider every application for a permit		CEO, CStatP, DCPDA, MPD, PStatP, SStatP, TLStatP
s 58A	Power to request advice from the Planning Application Committee		CEO, CStatP, DCPDA, MPD
s 60	Duty to consider certain matters		CEO, CStatP, DCPDA, MPD, PStatP, SStatP, TLStatP
s 60(1A)	Duty to consider certain matters		CEO, CStatP, DCPDA, MPD, PStatP, SStatP, TLStatP
s 60(1B)	Duty to consider number of objectors in considering whether use or development may have significant social effect		CEO, DCPDA, MPD
s 61(1)	Power to determine permit application, either to decide to grant a permit, to decide to grant a permit with conditions or to refuse a permit application	The permit must not be inconsistent with a cultural heritage management plan under the Aboriginal Heritage Act 2006Limitation - except where:	CEO, CStatP, DCPDA, MPD, PStatP, SStatP, TLStatP

4.4.6 Council Instrument of Delegation to Members of Council Staff (Cont.)

		* more than three (3) objections have been received; or * an application that deals with matters as detailed by the Planning Scheme relating to electronic gaming machines, licensed premises (except convenience restaurant, restaurant & takeaway food premises), refuse disposal facilities or the sex industry.	
s 61(2)	Duty to decide to refuse to grant a permit if a relevant determining referral authority objects to grant of permit		CEO, CStatP, DCPDA, MPD
s.61(2A)	power to decide to refuse to grant a permit if a relevant recommending referral authority objects to the grant of permit		CEO, CStatP, DCPDA, MPD
s 61(2A)	Power to decide to refuse to grant a permit if a relevant recommending referral authority objects to the grant of permit		CEO, CStatP, DCPDA, MPD, PStatP, SStatP, TLStatP
s 61(3)(a)	Duty not to decide to grant a permit to use coastal Crown land without Minister's consent		CEO, DCPDA
s 61(3)(b)	Duty to refuse to grant the permit without the Minister's consent		CEO, DCPDA
s 61(4)	Duty to refuse to grant the permit if grant would authorise a breach of a registered restrictive covenant		CEO, CStatP, DCPDA, MPD
s 62(1)	Duty to include certain conditions in deciding to grant a permit		CEO, CStatP, DCPDA, MPD, PStatP, SStatP, TLStatP
s 62(2)	Power to include other conditions		CEO, CStatP, DCPDA, MPD, PStatP, SStatP, TLStatP
s 62(4)	Duty to ensure conditions are consistent with paragraphs (a),(b) and (c)		CEO, CStatP, DCPDA, MPD, PStatP, SStatP, TLStatP
s 62(5)(a)	Power to include a permit condition to implement an approved development contributions plan or an approved infrastructure contributions plan		CEO, CStatP, DCPDA, MPD, PStatP, SStatP, TLStatP
s 62(5)(b)	Power to include a permit condition that specified works be provided on or to the land or paid for in accordance with s 173 agreement		CEO, CStatP, DCPDA, MPD, PStatP, SStatP, TLStatP
s 62(5)(c)	Power to include a permit condition that specified works be provided or paid for by the applicant		CEO, CStatP, DCPDA, MPD, PStatP, SStatP, TLStatP

4.4.6 Council Instrument of Delegation to Members of Council Staff (Cont.)

s 62(6)(a)	Duty not to include a permit condition requiring a person to pay an amount for or provide works except in accordance with ss 46N(1), 46GV(7) or 62(5)		CEO, CStatP, DCPDA, MPD, PStatP, SStatP, TLStatP
s 62(6)(b)	Duty not to include a permit condition requiring a person to pay an amount for or provide works except a condition that a planning scheme requires to be included as referred to in s 62(1)(a)		CEO, CStatP, DCPDA, MPD, PStatP, SStatP, TLStatP
s 63	Duty to issue the permit where made a decision in favour of the application (if no one has objected)		CEO, CStatP, DCPDA, MPD, PStatP, SStatP, TLStatP
s 64(1)	Duty to give notice of decision to grant a permit to applicant and objectors	This provision applies also to a decision to grant an amendment to a permit - see s 75	CEO, CStatP, DCPDA, MPD, PStatP, SStatP, TLStatP
s 64(3)	Duty not to issue a permit until after the specified period	This provision applies also to a decision to grant an amendment to a permit - see s 75	CEO, CStatP, DCPDA, MPD, PStatP, SStatP, TLStatP
s 64(5)	Duty to give each objector a copy of an exempt decision	This provision applies also to a decision to grant an amendment to a permit - see s 75	CEO, CStatP, DCPDA, MPD, PStatP, SStatP, TLStatP
s 64A	Duty not to issue permit until the end of a period when an application for review may be lodged with VCAT or until VCAT has determined the application, if a relevant recommending referral authority has objected to the grant of a permit	This provision applies also to a decision to grant an amendment to a permit - see s 75A	CEO, CStatP, DCPDA, MPD, PStatP, SStatP, TLStatP
s 65(1)	Duty to give notice of refusal to grant permit to applicant and person who objected under s 57		CEO, CStatP, DCPDA, MPD, PStatP, SStatP, TLStatP
s 66(1)	Duty to give notice under s 64 or s 65 and copy permit to relevant determining referral authorities		CEO, CStatP, DCPDA, MPD, PStatP, SStatP, TLStatP
s 66(2)	Duty to give a recommending referral authority notice of its decision to grant a permit	If the recommending referral authority objected to the grant of the permit or the responsible authority decided not to include a condition on the permit recommended by the recommending referral authority	CEO, CStatP, DCPDA, MPD, PStatP, SStatP, TLStatP
s 66(4)	Duty to give a recommending referral authority notice of its decision to refuse a permit	If the recommending referral authority objected to the grant of the permit or the recommending referral authority recommended that a permit condition be included on the permit	CEO, CStatP, DCPDA, MPD, PStatP, SStatP, TLStatP

4.4.6 Council Instrument of Delegation to Members of Council Staff (Cont.)

s 66(6)	Duty to give a recommending referral authority a copy of any permit which Council decides to grant and a copy of any notice given under s 64 or 65	If the recommending referral authority did not object to the grant of the permit or the recommending referral authority did not recommend a condition be included on the permit	CEO, CStatP, DCPDA, MPD, PStatP, SStatP, TLStatP
s 69(1)	Function of receiving application for extension of time of permit		CEO, CStatP, DCPDA, MPD, PStatP, SStatP, StatP, TLStatP
s 69(1A)	Function of receiving application for extension of time to complete development		CEO, CStatP, DCPDA, MPD, PStatP, SStatP, StatP, TLStatP
s 69(2)	Power to extend time		CEO, CStatP, DCPDA, MPD, PStatP, SStatP, TLStatP
s 70	Duty to make copy permit available for inspection		CEO, CStatP, DCPDA, MPD, PStatP, SStatP, StatP, TLStatP
s 71(1)	Power to correct certain mistakes		CEO, CStatP, DCPDA, MPD, PStatP, SStatP, TLStatP
s 71(2)	Duty to note corrections in register		CEO, CStatP, DCPDA, MPD, PStatP, SStatP, TLStatP
s 73	Power to decide to grant amendment subject to conditions		CEO, CStatP, DCPDA, MPD, PStatP, SStatP, TLStatP
s 74	Duty to issue amended permit to applicant if no objectors		CEO, CStatP, DCPDA, MPD, PStatP, SStatP, TLStatP
s 76	Duty to give applicant and objectors notice of decision to refuse to grant amendment to permit		CEO, CStatP, DCPDA, MPD, PStatP, SStatP, TLStatP
s 76A(1)	Duty to give relevant determining referral authorities copy of amended permit and copy of notice		CEO, CStatP, DCPDA, MPD, PStatP, SStatP, TLStatP
s 76A(2)	Duty to give a recommending referral authority notice of its decision to grant an amendment to a permit	If the recommending referral authority objected to the amendment of the permit or the responsible authority decided not to include a condition on the amended permit recommended by the recommending referral authority	CEO, CStatP, DCPDA, MPD, PStatP, SStatP, TLStatP
s 76A(4)	Duty to give a recommending referral authority notice of its decision to refuse a permit	If the recommending referral authority objected to the amendment of the permit or the recommending referral	CEO, CStatP, DCPDA, MPD, PStatP, SStatP, TLStatP

4.4.6 Council Instrument of Delegation to Members of Council Staff (Cont.)

		authority recommended that a permit condition be included on the amended permit	
s 76A(6)	Duty to give a recommending referral authority a copy of any amended permit which Council decides to grant and a copy of any notice given under s 64 or 76	If the recommending referral authority did not object to the amendment of the permit or the recommending referral authority did not recommend a condition be included on the amended permit	CEO, CStatP, DCPDA, MPD, PStatP, SStatP, TLStatP
s 76D	Duty to comply with direction of Minister to issue amended permit		CEO, CStatP, DCPDA, MPD, PStatP, SStatP, TLStatP
s 83	Function of being respondent to an appeal		CEO, CStatP, CStratP, DCPDA, MPD, PStatP, PStratP, SStatP, StratP, TLStatP, TLStratP
s 83B	Duty to give or publish notice of application for review		CEO, CStatP, CStratP, DCPDA, MPD, PStatP, PStratP, SStatP, SStratP, TLStatP, TLStratP
s 84(1)	Power to decide on an application at any time after an appeal is lodged against failure to grant a permit		CEO, CStatP, DCPDA, MPD, PStatP, TLStatP
s 84(2)	Duty not to issue a permit or notice of decision or refusal after an application is made for review of a failure to grant a permit		CEO, CStatP, DCPDA, MPD, PStatP, SStatP, TLStatP
s 84(3)	Duty to tell principal registrar if decide to grant a permit after an application is made for review of its failure to grant a permit		CEO, CStatP, DCPDA, MPD, PStatP, TLStatP
s 84(6)	Duty to issue permit on receipt of advice within 3 working days		CEO, CStatP, DCPDA, MPD, PStatP, SStatP, TLStatP
s 84AB	Power to agree to confining a review by the Tribunal		CEO, DCPDA, MPD
s 86	Duty to issue a permit at order of Tribunal within 3 working days		CEO, CStatP, DCPDA, MPD, PStatP, SStatP, TLStatP
s 87(3)	Power to apply to VCAT for the cancellation or amendment of a permit		CEO, CPC, CStatP, DCPDA, MBCS, MPD, PCO, SAOBCS, SCPO, TLStatP

4.4.6 Council Instrument of Delegation to Members of Council Staff (Cont.)

s 90(1)	Function of being heard at hearing of request for cancellation or amendment of a permit		CEO, CPC, CStatP, DCPDA, MBCS, MPD, SAOBCS, TLStatP
s 91(2)	Duty to comply with the directions of VCAT		CEO, CStatP, DCPDA, MPD, PStatP, SStatP, TLStatP
s 91(2A)	Duty to issue amended permit to owner if Tribunal so directs		CEO, CStatP, DCPDA, MPD, PStatP, SStatP, TLStatP
s 92	Duty to give notice of cancellation/amendment of permit by VCAT to persons entitled to be heard under s 90		CEO, CStatP, DCPDA, MPD, PStatP, SStatP, TLStatP
s 93(2)	Duty to give notice of VCAT order to stop development		CEO, CPC, CStatP, DCPDA, MBCS, MPD, PStatP, SStatP, TLStatP
s 95(3)	Function of referring certain applications to the Minister		CEO, CStatP, DCPDA, MPD, TLStatP
s 95(4)	Duty to comply with an order or direction		CEO, CStatP, DCPDA, MPD, PStatP, SStatP, TLStatP
s 96(1)	Duty to obtain a permit from the Minister to use and develop its land		CEO, CStatP, DCPDA, MPD, TLStatP
s 96(2)	Function of giving consent to other persons to apply to the Minister for a permit to use and develop Council land		CEO, CStatP, DCPDA, MPD, TLStatP
s 96A(2)	Power to agree to consider an application for permit concurrently with preparation of proposed amendment		CEO, CStatP, CStratP, DCPDA, MPD, TLStatP, TLStratP
s 96C	Power to give notice, to decide not to give notice, to publish notice and to exercise any other power under s 96C		CEO, CStatP, CStratP, DCPDA, MPD, PStatP, PStratP, TLStatP, TLStratP
s 96F	Duty to consider the panel's report under s 96E		CEO, CStatP, CStratP, DCPDA, MPD, TLStatP, TLStratP

4.4.6 Council Instrument of Delegation to Members of Council Staff (Cont.)

s 96G(1)	Power to determine to recommend that a permit be granted or to refuse to recommend that a permit be granted and power to notify applicant of the determination (including power to give notice under s 23 of the Planning and Environment (Planning Schemes) Act 1996)		CEO, CStatP, CStratP, DCPDA, MPD, TLStatP, TLStratP
s 96H(3)	Power to give notice in compliance with Minister's direction		CEO, CStatP, CStratP, DCPDA, MPD, PStatP, PStratP, SStatP, SStratP, TLStatP, TLStratP
s 96J	Power to issue permit as directed by the Minister		CEO, CStatP, CStratP, DCPDA, MPD, PStatP, PStratP, SStatP, SStratP, TLStatP, TLStratP
s 96K	Duty to comply with direction of the Minister to give notice of refusal		CEO, CStatP, DCPDA, MPD, PStatP, TLStatP
s 96Z	Duty to keep levy certificates given to it under ss 47 or 96A for no less than 5 years from receipt of the certificate		CEO, DCPDA
s 97C	Power to request Minister to decide the application		CEO, DCPDA, MPD
s 97D(1)	Duty to comply with directions of Minister to supply any document or assistance relating to application		CEO, CStatP, CStratP, DCPDA, MPD, PStatP, PStratP, TLStatP, TLStratP
s 97G(3)	Function of receiving from Minister copy of notice of refusal to grant permit or copy of any permit granted by the Minister		CStatP, CStratP, DCPDA, MPD, PStatP, PStratP, TLStatP, TLStratP
s 97G(6)	Duty to make a copy of permits issued under s 97F available for inspection		CEO, CStatP, CStratP, DCPDA, MPD, PStatP, PStratP, SStatP, SStratP, TLStatP, TLStratP
s 97L	Duty to include Ministerial decisions in a register kept under s 49		CEO, CStatP, CStratP, DCPDA, MPD, PStatP, PStratP, SStatP, SStratP, TLStatP, TLStratP

4.4.6 Council Instrument of Delegation to Members of Council Staff (Cont.)

s 97MH	Duty to provide information or assistance to the Planning Application Committee			CEO, CStatP, CStratP, DCPDA, MPD, PStatP, PStratP, TLStatP, TLStratP
s 97MI	Duty to contribute to the costs of the Planning Application Committee or subcommittee			CEO, DCPDA, MPD
s 97O	Duty to consider application and issue or refuse to issue certificate of compliance			CEO, CStatP, DCPDA, MPD, PStatP, TLStatP
s 97P(3)	Duty to comply with directions of VCAT following an application for review of a failure or refusal to issue a certificate			CEO, CStatP, DCPDA, MPD, PStatP, TLStatP
s 97Q(2)	Function of being heard by VCAT at hearing of request for amendment or cancellation of certificate			CEO, CStatP, DCPDA, MPD, PStatP, TLStatP
s 97Q(4)	Duty to comply with directions of VCAT			CEO, CStatP, DCPDA, MPD, PStatP, TLStatP
s 97R	Duty to keep register of all applications for certificate of compliance and related decisions			CEO, CStatP, DCPDA, MPD, PStatP, TLStatP
s 98(1)&(2)	Function of receiving claim for compensation in certain circumstances			CEO, DCPDA, MPD
s 98(4)	Duty to inform any person of the name of the person from whom compensation can be claimed			CEO, CStatP, DCPDA, MPD, TLStatP
s 101	Function of receiving claim for expenses in conjunction with claim			CEO, DCPDA, MPD
s 103	Power to reject a claim for compensation in certain circumstances			CEO, DCPDA, MPD
s.107(1)	Function of receiving claim for compensation			CEO, DCPDA, MBCS, MPD,
s 107(3)	Power to agree to extend time for making claim			CEO, DCPDA, MBCS, MPD,
s 114(1)	Power to apply to the VCAT for an enforcement order			CEO, CPC, CStatP, DCPDA, MBCS, MPD, PCO, SAOBCS, SCPO, TLStatP

4.4.6 Council Instrument of Delegation to Members of Council Staff (Cont.)

s 117(1)(a)	Function of making a submission to the VCAT where objections are received		CEO, CPC, CStatP, DCPDA, MBCS, MPD, PCO, SAOBCS, SCPO, TLStatP
s 120(1)	Power to apply for an interim enforcement order where s 114 application has been made		CEO, CPC, CStatP, DCPDA, MBCS, MPD, PCO, SAOBCS, SCPO, TLStatP
s 123(1)	Power to carry out work required by enforcement order and recover costs		CEO, CPC, CStatP, DCPDA, MBCS, MPD, PCO, SPCO, TLStatP
s 123(2)	Power to sell buildings, materials, etc salvaged in carrying out work under s 123(1)	Except Crown Land	CEO, DCPDA
s 129	Function of recovering penalties		CEO, CPC, DCPDA, MBCS, MPD, SAOBCS
s 130(5)	Power to allow person served with an infringement notice further time		CEO, CPC, DCPDA, MPD, MBCS, SAOBCS
s 149A(1)	Power to refer a matter to the VCAT for determination		CEO, CPC, CStatP, DCPDA, MBCS, MPD, SAOBCS, TLStatP
s 149A(1A)	power to apply to VCAT for the determination of a matter relating to the interpretation of a s.173 agreement		CEO, CPC, CStatP, DCPDA, MBCS, MPD, SAOBCS, TLStatP
s 156	Duty to pay fees and allowances (including a payment to the Crown under s 156(2A)), and payment or reimbursement for reasonable costs and expenses incurred by the panel in carrying out its functions unless the Minister directs otherwise under s 156(2B)power to ask for contribution under s 156(3) and power to abandon amendment or part of it under s 156(4)	Where Council is the relevant planning authority	CEO, CStatP, CStratP, DCPDA, MPD, TLStatP, TLStratP
s 171(2)(f)	Power to carry out studies and commission reports		CEO, CStatP, DCPDA, MPD
s 171(2)(g)	Power to grant and reserve easements		CEO, CStatP, DCPDA, MPD, TLStatP

4.4.6 Council Instrument of Delegation to Members of Council Staff (Cont.)

s 172C	Power to compulsorily acquire any outer public purpose land that is specified in the approved infrastructure contributions plan	Where Council is a development agency specified in an approved infrastructure contributions plan	CEO, DCPDA, DCS, MG, MPD
s 172D(1)	Power to compulsorily acquire any inner public purpose land that is specified in the plan before the time that the land is required to be provided to Council under s 46GV(4)	Where Council is a collecting agency specified in an approved infrastructure contributions plan	CEO, DCPDA, DCS, MG, MPD
s.171(2)(g)	power to grant and reserve easements		CEO, DCPDA, MPD
s 172D(2)	Power to compulsorily acquire any inner public purpose land, the use and development of which is to be the responsibility of Council under the plan, before the time that the land is required to be provided under s 46GV(4)	Where Council is the development agency specified in an approved infrastructure contributions plan	CEO, DCPDA, DCS, MG, MPD
s 173(1)	Power to enter into agreement covering matters set out in s 174		CEO, DCPDA, DCS, DBEMP, MBCS, MBS, MG, MPD
s 173(1A)	Power to enter into an agreement with an owner of land for the development or provision of land in relation to affordable housing	Where Council is the relevant responsible authority	CEO, DCPDA, DCS, DBEMP, MBCS, MBR, MBS, MG, MPD
	Power to decide whether something is to the satisfaction of Council, where an agreement made under s 173 of the Planning and Environment Act 1987 requires something to be to the satisfaction of Council or Responsible Authority		CEO, CPC, CStatP, DCPDA, DCS, DBEMP, MBCS, MBR, MBS, MG, MISP, MPD, MTCD
	Power to give consent on behalf of Council, where an agreement made under s 173 of the Planning and Environment Act 1987 requires that something may not be done without the consent of Council or Responsible Authority		CEO, DCPDA, DCS, DBEMP, MBCS, MBR, MBS, MG, MPD, MBR
s 177(2)	Power to end a s 173 agreement with the agreement of all those bound by any covenant in the agreement or otherwise in accordance with Division 2 of Part 9		CEO, DCPDA, DCS, DBEMP, MBCS, MBR, MBS, MG
s 178	power to amend a s 173 agreement with the agreement of all those bound by any covenant in the agreement or otherwise in accordance with Division 2 of Part 9		CEO, DCPDA, DCS, DBEMP, MBCS, MBR, MBS, MG, MPD
s 178A(1)	Function of receiving application to amend or end an agreement		CEO, CStatP, DCPDA, DCS, MBCS, MBS, MG, MPD, PStatP, SStatP, StatP, TLStatP
s 178A(3)	Function of notifying the owner as to whether it agrees in principle to the proposal under s 178A(1)		CEO, CStatP, DCPDA, DCS, MBCS, MBS, MG, MPD, TLStatP

4.4.6 Council Instrument of Delegation to Members of Council Staff (Cont.)

s 178A(4)	Function of notifying the applicant and the owner as to whether it agrees in principle to the proposal			CEO, CStatP, DCPDA, DCS, MBCS, MBS, MG, TLStatP
s 178A(5)	Power to propose to amend or end an agreement			CEO, CStatP, DCPDA, DCS, MBCS, MBS, MG, MPD, TLStatP
s 178B(1)	Duty to consider certain matters when considering proposal to amend an agreement			CEO, CStatP, DCPDA, DCS, MBCS, MBS, MG, MPD, TLStatP
s 178B(2)	Duty to consider certain matters when considering proposal to end an agreement			CEO, CStatP, DCPDA, DCS, MBCS, MBS, MG, MPD, TLStatP
s 178C(2)	Duty to give notice of the proposal to all parties to the agreement and other persons who may be detrimentally affected by decision to amend or end			CEO, CStatP, DCPDA, DCS, MBCS, MBS, MG, MPD, TLStatP
s 178C(4)	Function of determining how to give notice under s 178C(2)			CEO, CStatP, DCPDA, DCS, MBCS, MBS, MG, MPD, TLStatP
s 178E(1)	Duty not to make decision until after 14 days after notice has been given			CEO, CStatP, DCPDA, DCS, MBCS, MBS, MG, MPD, TLStatP
s.178E(2)(a)	Power to amend or end the agreement in accordance with the proposal	If no objections are made under s 178D Must consider matters in s 178B		CEO, DCPDA, DCS, MBCS, MBS, MG, MPD
s 178E(2)(b)	Power to amend or end the agreement in a manner that is not substantively different from the proposal	If no objections are made under s 178D Must consider matters in s 178B		CEO, DCPDA, DCS, MBCS, MBS, MG, MPD
s 178E(2)(c)	Power to refuse to amend or end the agreement	If no objections are made under s 178D Must consider matters in s 178B		CEO, DCPDA, DCS, MBCS, MBS, MG, MPD
s 178E(3)(a)	Power to amend or end the agreement in accordance with the proposal	After considering objections, submissions and matters in s 178B		CEO, DCPDA, DCS, MBCS, MBS, MG, MPD

4.4.6 Council Instrument of Delegation to Members of Council Staff (Cont.)

s 178E(3)(b)	Power to amend or end the agreement in a manner that is not substantively different from the proposal	After considering objections, submissions and matters in s 178B	CEO, DCPDA, DCS, MBCS, MBS, MG, MPD
s.178E(3)(c)	power to amend or end the agreement in a manner that is substantively different from the proposal	After considering objections, submissions and matters in s.178B	CEO, DCPDA, DCS, MBCS, MBS, MG, MPD
s 178E(3)(d)	Power to refuse to amend or end the agreement	After considering objections, submissions and matters in s 178B	CEO, DCPDA, DCS, MBCS, MBS, MG, MPD
s 178F(1)	Duty to give notice of its decision under s 178E(3)(a) or (b)		CEO, CStatP, DCPDA, DCS, MBCS, MBS, MG, MPD, TLStatP
s 178F(2)	Duty to give notice of its decision under s 178E(2)(c) or (3)(d)		CEO, CStatP, DCPDA, DCS, MBCS, MBS, MG, MPD, TLStatP
s 178F(4)	Duty not to proceed to amend or end an agreement under s 178E until at least 21 days after notice has been given or until an application for review to the Tribunal has been determined or withdrawn		CEO, CStatP, DCPDA, DCS, MBCS, MBS, MG, MPD, TLStatP
s 178G	Duty to sign amended agreement and give copy to each other party to the agreement		CEO, DCPDA, DCS, MBCS, MBS, MG, MPD
s 178H	Power to require a person who applies to amend or end an agreement to pay the costs of giving notices and preparing the amended agreement		CEO, CStatP, DCPDA, DCS, MBCS, MBS, MG, MPD, TLStatP
s 178I(3)	Duty to notify, in writing, each party to the agreement of the ending of the agreement relating to Crown land		CEO, CStatP, DCPDA, DCS, MBCS, MBS, MG, MPD, TLStatP
s 179(2)	Duty to make available for inspection copy agreement		CEO, CStatP, CStratP, DCPDA, DCS, MBCS, MBS, MG, MPD, PStatP, PStratP, SStatP, SStratP, StatP, StratP, TLStatP, TLStratP
s 181	Duty to apply to the Registrar of Titles to record the agreement and to deliver a memorial to Registrar-General		CEO, CStatP, CStratP, DCPDA, DCS, MBCS, MBS, MG, MPD, PStatP, PStratP,

4.4.6 Council Instrument of Delegation to Members of Council Staff (Cont.)

				SStatP, SStratP, TLStatP, TLStratP
s 181(1A)(a)	Power to apply to the Registrar of Titles to record the agreement			CEO, CStatP, CStratP, DCPDA, DCS, MBCS, MBS, MG, MPD, PStatP, PStratP, SStatP, SStratP, TLStatP, TLStratP
s 181(1A)(b)	Duty to apply to the Registrar of Titles, without delay, to record the agreement			CEO, CStatP, CStratP, DCPDA, DCS, MBCS, MBS, MG, MPD, PStatP, PStratP, SStatP, SStratP, TLStatP, TLStratP
s 182	Power to enforce an agreement			CEO, CPC, CStatP, DCPDA, DCS, MBCS, MBS, MG, MPD, TLStatP
s 183	Duty to tell Registrar of Titles of ending/amendment of agreement			CEO, CStatP, CStratP, DCPDA, DCS, MBCS, MBS, MG, MPD, PStatP, PStratP, SStatP, SStratP, TLStatP, TLStratP
s 184F(1)	Power to decide to amend or end an agreement at any time after an application for review of the failure of Council to make a decision			CEO, CStatP, CStratP, DCPDA, DCS, MBCS, MBS, MG, MPD
s 184F(2)	Duty not to amend or end the agreement or give notice of the decision after an application is made to VCAT for review of a failure to amend or end an agreement			CEO, CStatP, CStratP, DCPDA, DCS, MBCS, MBS, MG, MPD, PStatP, PStratP, SStatP, SStratP, TLStatP, TLStratP
s 184F(3)	Duty to inform the principal registrar if the responsible authority decides to amend or end an agreement after an application is made for the review of its failure to end or amend the agreement			CEO, CStatP, CStratP, DCPDA, DCS, MBCS, MBS, MG, MPD, TLStatP, TLStratP
s 184F(5)	Function of receiving advice from the principal registrar that the agreement may be amended or ended in accordance with Council's decision			CEO, CStatP, CStratP, DCPDA, DCS, MBCS, MBS,

4.4.6 Council Instrument of Delegation to Members of Council Staff (Cont.)

				MG, MPD, PStatP, PStratP, SStatP, SStratP, StatP, StratP, TLStatP, TLStratP
s 184G(2)	Duty to comply with a direction of the Tribunal			CEO, CStatP, CStratP, DCPDA, DCS, MBCS, MBS, MG, MPD, PStatP, PStratP, SStatP, SStratP, TLStatP, TLStratP
s 184G(3)	Duty to give notice as directed by the Tribunal			CEO, CStatP, CStratP, DCPDA, DCS, MBCS, MBS, MG, MPD, PStatP, PStratP, SStatP, SStratP, TLStatP, TLStratP
s 198(1)	Function to receive application for planning certificate			CStatP, DCPDA, MPD, PStatP, SStatP, StatP, TLStatP
s 199(1)	Duty to give planning certificate to applicant			CStatP, DCPDA, MPD, PStatP, TLStatP
s 201(1)	Function of receiving application for declaration of underlying zoning			CStatP, DCPDA, MPD, PStatP, SStatP, StatP, TLStatP
s 201(3)	Duty to make declaration			CStatP, DCPDA, MPD, TLStatP
	Power to decide, in relation to any planning scheme or permit, that a specified thing has or has not been done to the satisfaction of Council			CEO, CStatP, DCPDA, DBEMP, MBR, MPD, PStatP, TLStatP
	Power, in relation to any planning scheme or permit, to consent or refuse to consent to any matter which requires the consent or approval of Council			CEO, CStatP, DCPDA, MPD, PStatP, TLStatP
	Power to approve any plan or any amendment to a plan or other document in accordance with a provision of a planning scheme or condition in a permit			CEO, CStatP, DCPDA, DBEMP, MBR, MPD, PStatP, TLStatP
	Power to give written authorisation in accordance with a provision of a planning scheme			CEO, CStatP, DCPDA, MPD, PStatP, TLStatP

4.4.6 Council Instrument of Delegation to Members of Council Staff (Cont.)

s 201UAB(1)	Function of providing the Victoria Planning Authority with information relating to any land within municipal district		CStatP, DCPDA, MPD, PStatP, TLStatP
s 201UAB(2)	Duty to provide the Victoria Planning Authority with information requested under s 201UAB(1) as soon as possible		CStatP, DCPDA, MPD, PStatP, TLStatP

Rail Safety (Local Operations) Act 2006

Provision	Item Delegated	Conditions and Limitations	Delegate
s 33	Duty to comply with a direction of the Safety Director under s 33	Where Council is a utility under s 3	DBEMP, MCIS, MISP
s 33A	Duty to comply with a direction of the Safety Director to give effect to arrangements under s 33A	Duty of Council as a road authority under the Road Management Act 2004	DBEMP, MCIS, MISP, MTCD
s 34	Duty to comply with a direction of the Safety Director to alter, demolish or take away works carried out contrary to a direction under s 33(1)	Where Council is a utility under s 3	DBEMP, MCIS, MISP, MTCD
s 34C(2)	Function of entering into safety interface agreements with rail infrastructure manager	Where Council is the relevant road authority	DBEMP
s 34D(1)	Function of working in conjunction with rail infrastructure manager in determining whether risks to safety need to be managed	Where Council is the relevant road authority	DCS, DBEMP, MCI, MISP, MPPS, MTCD, TLRMOHS
s 34D(2)	Function of receiving written notice of opinion	Where Council is the relevant road authority	DBEMP, MCIS, MISP, MTCD
s 34D(4)	Function of entering into safety interface agreement with infrastructure manager	Where Council is the relevant road authority	DBEMP
s 34E(1)(a)	Duty to identify and assess risks to safety	Where Council is the relevant road authority	DBEMP, MCIS, MISP, MTCD
s 34E(1)(b)	Duty to determine measures to manage any risks identified and assessed having regard to items set out in s 34E(2)(a)-(c)	Where Council is the relevant road authority	DBEMP, MCIS, MISP, MTCD
s 34E(3)	Duty to seek to enter into a safety interface agreement with rail infrastructure manager	Where Council is the relevant road authority	DBEMP, MCIS, MISP, MTCD
s 34F(1)(a)	Duty to identify and assess risks to safety, if written notice has been received under s 34D(2)(a)	Where Council is the relevant road authority	DBEMP, MCIS, MISP, MTCD

4.4.6 Council Instrument of Delegation to Members of Council Staff (Cont.)

s 34F(1)(b)	Duty to determine measures to manage any risks identified and assessed, if written notice has been received under s 34D(2)(a)	Where Council is the relevant road authority	DBEMP, MCIS, MISP, MTCD
s 34F(2)	Duty to seek to enter into a safety interface agreement with rail infrastructure manager	Where Council is the relevant road authority	DCS, DBEMP, MCIS, MISP, MPPS, MTCD, TLRMOHS
s 34H	Power to identify and assess risks to safety as required under s 34B, 34C, 34D, 34E or 34F in accordance with s 34H(a)-(c)	Where Council is the relevant road authority	DBEMP, MCIS, MISP, MTCD
s 34I	Function of entering into safety interface agreements	Where Council is the relevant road authority	DBEMP, MCIS, MISP, MTCD
s 34J(2)	Function of receiving notice from Safety Director	Where Council is the relevant road authority	DBEMP, MCIS, MISP, MTCD
s 34J(7)	Duty to comply with a direction of the Safety Director given under s 34J(5)	Where Council is the relevant road authority	DBEMP, MCIS, MISP, MTCD
s 34K(2)	Duty to maintain a register of items set out in s 34K(a)-(b)	Where Council is the relevant road authority	DBEMP, MCIS, MISP, MTCD

Residential Tenancies Act 1997

Provision	Item Delegated	Conditions and Limitations	Delegate
s 142D	Function of receiving notice regarding an unregistered rooming house		CPH, DCPDA, MBCS
s 142G(1)	Duty to enter required information in Rooming House Register for each rooming house in municipal district		CPH, DCPDA, EHO, MBCS, SAOBCS, SEHO
s 142G(2)	Power to enter certain information in the Rooming House Register		CPH, DCPDA, EHO, MBCS, SAOBCS, SEHO
s 142I(2)	Power to amend or revoke an entry in the Rooming House Register if necessary to maintain the accuracy of the entry		CPH, DCPDA, MBCS, SAOBCS, SEHO
s 252	Power to give tenant a notice to vacate rented premises if s 252(1) applies	Where Council is the landlord	DCS, MFIT, MG
s 262(1)	Power to give tenant a notice to vacate rented premises	Where Council is the landlord	DCS, MFIT, MG
s 262(3)	Power to publish its criteria for eligibility for the provision of housing by Council		DCS, MFIT, MG

4.4.6 Council Instrument of Delegation to Members of Council Staff (Cont.)

s 518F	Power to issue notice to caravan park regarding emergency management plan if determined that the plan does not comply with the requirements		CPH, DCPDA, MBCS
s 522(1)	Power to give a compliance notice to a person		CPH, EHO, SEHO, MBCS
s 525(2)	Power to authorise an officer to exercise powers in s 526 (either generally or in a particular case)		CEO, DCPDA
s 525(4)	Duty to issue identity card to authorised officers		CEO, DCPDA
s 526(5)	Duty to keep record of entry by authorised officer under s 526		CPH, EHO, SEHO, MBCS
s 526A(3)	Function of receiving report of inspection		CPH, DCPDA, EHO, MBCS, SEHO
s 527	Power to authorise a person to institute proceedings (either generally or in a particular case)		DCPDA, MBCS

Road Management Act 2004

Provision	Item Delegated	Conditions and Limitations	Delegate
s 11(1)	Power to declare a road by publishing a notice in the Government Gazette	Obtain consent in circumstances specified in s 11(2)	DBEMP, MISP, MTCD
s 11(8)	Power to name a road or change the name of a road by publishing notice in Government Gazette		DBEMP, MISP, MTCD
s 11(9)(b)	Duty to advise Registrar		DBEMP, MISP, MTCD
s 11(10)	Duty to inform Secretary to Department of Environment, Land, Water and Planning of declaration etc.	Subject to s 11(10A)	DBEMP, MISP, MTCD
s 11(10A)	Duty to inform Secretary to Department of Environment, Land, Water and Planning or nominated person	Where Council is the coordinating road authority	DBEMP, MISP, MTCD
s 12(2)	Power to discontinue road or part of a road	Where Council is the coordinating road authority	DBEMP, MISP, MTCD
s 12(4)	Power to publish, and provide copy, notice of proposed discontinuance	Power of coordinating road authority where it is the discontinuing body Unless s 12(11) applies	DBEMP, MISP, MTCD

4.4.6 Council Instrument of Delegation to Members of Council Staff (Cont.)

s 12(5)	Duty to consider written submissions received within 28 days of notice	Duty of coordinating road authority where it is the discontinuing body Unless s 12(11) applies	DBEMP, MISP, MTCD
s 12(6)	Function of hearing a person in support of their written submission	Function of coordinating road authority where it is the discontinuing body Unless s 12(11) applies	DBEMP, MISP, MTCD
s 12(7)	Duty to fix day, time and place of meeting under s 12(6) and to give notice	Duty of coordinating road authority where it is the discontinuing body Unless s 12(11) applies	DBEMP, MISP, MTCD
s 12(10)	Duty to notify of decision made	Duty of coordinating road authority where it is the discontinuing body Does not apply where an exemption is specified by the regulations or given by the Minister	DBEMP, MISP, MTCD
s 13(1)	Power to fix a boundary of a road by publishing notice in Government Gazette	Power of coordinating road authority and obtain consent under s 13(3) and s 13(4) as appropriate	DBEMP, MISP, MTCD
s 14(4)	Function of receiving notice from VicRoads		DBEMP, MISP, MTCD
s 14(7)	Power to appeal against decision of VicRoads		DBEMP, MISP, MTCD
s 15(1)	Power to enter into arrangement with another road authority, utility or a provider of public transport to transfer a road management function of the road authority to the other road authority, utility or provider of public transport		DBEMP, MISP, MTCD
s 15(1A)	Power to enter into arrangement with a utility to transfer a road management function of the utility to the road authority		DBEMP, MISP, MTCD
s 15(2)	Duty to include details of arrangement in public roads register		CAM, DBEMP, MISP, MTCD, RPE
s 16(7)	Power to enter into an arrangement under s 15		DBEMP, MISP, MTCD

4.4.6 Council Instrument of Delegation to Members of Council Staff (Cont.)

s 16(8)	Duty to enter details of determination in public roads register		CAM, DBEMP, MISP, MTCD, RPE
s 17(2)	Duty to register public road in public roads register	Where Council is the coordinating road authority	CAM, DBEMP, MISP, MTCD, RPE
s 17(3)	Power to decide that a road is reasonably required for general public use	Where Council is the coordinating road authority	DBEMP, MISP, MTCD
s 17(3)	Duty to register a road reasonably required for general public use in public roads register	Where Council is the coordinating road authority	CAM, DBEMP, MISP, MTCD, RPE
s 17(4)	Power to decide that a road is no longer reasonably required for general public use	Where Council is the coordinating road authority	CAM, DCS, DBEMP, MG, MISP, MTCD, RPE
s 17(4)	Duty to remove road no longer reasonably required for general public use from public roads register	Where Council is the coordinating road authority	CAM, DCS, DBEMP, MG, MISP, MTCD, RPE
s 18(1)	Power to designate ancillary area	Where Council is the coordinating road authority, and obtain consent in circumstances specified in s 18(2)	DBEMP, MISP, MTCD
s 18(3)	Duty to record designation in public roads register	Where Council is the coordinating road authority	CAM, DBEMP, MISP, MTCD, RPE
s 19(1)	Duty to keep register of public roads in respect of which it is the coordinating road authority		CAM, DBEMP, MISP, MTCD, RPE
s 19(4)	Duty to specify details of discontinuance in public roads register		CAM, DCS, DBEMP, MG, MISP, MTCD, RPE
s 19(5)	Duty to ensure public roads register is available for public inspection		CAM, DCS, DBEMP, MG, MISP, MTCD, RPE
s 21	Function of replying to request for information or advice	Obtain consent in circumstances specified in s 11(2)	DBEMP, MISP, MTCD
s 22(2)	Function of commenting on proposed direction		DBEMP, MISP, MTCD
s 22(4)	Duty to publish a copy or summary of any direction made under s 22 by the Minister in its annual report.		DCS, DBEMP, MCCS, MISP, MTCD
s 22(5)	Duty to give effect to a direction under s 22		DBEMP, MISP, MTCD

4.4.6 Council Instrument of Delegation to Members of Council Staff (Cont.)

s 40(1)	Duty to inspect, maintain and repair a public road.		DBEMP, MCIS, MISP, MTCD
s 40(5)	Power to inspect, maintain and repair a road which is not a public road		DBEMP, MCIS, MISP, MTCD
s 41(1)	Power to determine the standard of construction, inspection, maintenance and repair		DBEMP, MCIS, MISP, MTCD
s 42(1)	Power to declare a public road as a controlled access road	Power of coordinating road authority and sch 2 also applies	DBEMP, MISP, MTCD
s 42(2)	Power to amend or revoke declaration by notice published in Government Gazette	Power of coordinating road authority and sch 2 also applies	DBEMP, MISP, MTCD
s 42A(3)	Duty to consult with VicRoads before road is specified	Where Council is the coordinating road authority If road is a municipal road or part thereof	DBEMP, MISP, MTCD
s 42A(4)	Power to approve Minister's decision to specify a road as a specified freight road	Where Council is the coordinating road authority If road is a municipal road or part thereof and where road is to be specified a freight road	DBEMP, MISP, MTCD
s 48EA	Duty to notify the owner or occupier of land and provider of public transport on which rail infrastructure or rolling stock is located (and any relevant provider of public transport)	Where Council is the responsible road authority, infrastructure manager or works manager	DBEMP, MCIS, MTCD
s 48M(3)	Function of consulting with the relevant authority for purposes of developing guidelines under s 48M		DBEMP, MISP, MTCD
s 49	Power to develop and publish a road management plan		DBEMP, MISP, MTCD
s 51	Power to determine standards by incorporating the standards in a road management plan		DBEMP, MISP, MTCD
s 53(2)	Power to cause notice to be published in Government Gazette of amendment etc of document in road management plan		DBEMP, MISP, MTCD
s 54(2)	Duty to give notice of proposal to make a road management plan		DBEMP, MISP, MTCD
s 54(5)	Duty to conduct a review of road management plan at prescribed intervals		DBEMP, MISP, MTCD
s 54(6)	Power to amend road management plan		DBEMP, MISP, MTCD

4.4.6 Council Instrument of Delegation to Members of Council Staff (Cont.)

s 54(7)	Duty to incorporate the amendments into the road management plan		DBEMP, MISP , MTCD
s 55(1)	Duty to cause notice of road management plan to be published in Government Gazette and newspaper		DBEMP, MISP , MTCD
s 63(1)	Power to consent to conduct of works on road	Where Council is the coordinating road authority	CDE, CE, DBEMP, MCIS, MISP, MTCD, SULWFC, WS
s 63(2)(e)	Power to conduct or to authorise the conduct of works in, on, under or over a road in an emergency	Where Council is the infrastructure manager	DBEMP, MISP, MTCD
s 64(1)	Duty to comply with cl 13 of sch 7	Where Council is the infrastructure manager or works manager	DBEMP, MCIS, MISP, MTCD
s 66(1)	Power to consent to structure etc	Where Council is the coordinating road authority	DBEMP, MCIS, MISP
s 67(2)	Function of receiving the name & address of the person responsible for distributing the sign or bill	Where Council is the coordinating road authority	DBEMP, MCIS, MISP
s 67(3)	Power to request information	Where Council is the coordinating road authority	DCPDA, DBEMP, MCIS, MISP, MRS, MTCD
s 68(2)	Power to request information	Where Council is the coordinating road authority	DCPDA, DBEMP, MCIS, MISP, MRS, MTCD
s 71(3)	Power to appoint an authorised officer		CEO
s 72	Duty to issue an identity card to each authorised officer		CEO, DBEMP
s 85	Function of receiving report from authorised officer		DBEMP, MISP, MTCD
s 86	Duty to keep register re s 85 matters		DBEMP, MISP, MTCD
s 87(1)	Function of receiving complaints		DBEMP, MISP, MTCD
s 87(2)	Duty to investigate complaint and provide report		DBEMP, MISP, MTCD
s 112(2)	Power to recover damages in court		DBEMP, MISP, MTCD
s 116	Power to cause or carry out inspection		DBEMP, MISP, MTCD

4.4.6 Council Instrument of Delegation to Members of Council Staff (Cont.)

s 119(2)	Function of consulting with VicRoads		DBEMP, MISP, MTCD
s 120(1)	Power to exercise road management functions on an arterial road (with the consent of VicRoads)		DBEMP, MISP, MTCD
s 120(2)	Duty to seek consent of VicRoads to exercise road management functions before exercising power in s 120(1)		DBEMP, MISP, MTCD
s 121(1)	Power to enter into an agreement in respect of works		DBEMP, MCIS, MISP, MTCD
s 122(1)	Power to charge and recover fees		DBEMP, MISP, MTCD
s 123(1)	Power to charge for any service		DBEMP, MCIS, MISP, MTCD
sch 2 cl 2(1)	Power to make a decision in respect of controlled access roads		DBEMP, MISP, MTCD
sch 2 cl 3(1)	Duty to make policy about controlled access roads		DBEMP, MISP, MTCD
sch 2 cl 3(2)	Power to amend, revoke or substitute policy about controlled access roads		DBEMP, MISP, MTCD
sch 2 cl 4	Function of receiving details of proposal from VicRoads		DBEMP, MISP, MTCD
sch 2 cl 5	Duty to publish notice of declaration		DBEMP, MISP, MTCD
sch 7 cl 7(1)	Duty to give notice to relevant coordinating road authority of proposed installation of non-road infrastructure or related works on a road reserve	Where Council is the infrastructure manager or works manager	DBEMP, MCIS, MISP, MTCD
sch 7 cl 8(1)	Duty to give notice to any other infrastructure manager or works manager responsible for any non-road infrastructure in the area, that could be affected by any proposed installation of infrastructure or related works on a road or road reserve of any road	Where Council is the infrastructure manager or works manager	DBEMP, MCIS, MISP, MTCD
sch 7 cla 9(1)	Duty to comply with request for information from a coordinating road authority, an infrastructure manager or a works manager responsible for existing or proposed infrastructure in relation to the location of any non-road infrastructure and technical advice or assistance in conduct of works	Where Council is the infrastructure manager or works manager responsible for non-road infrastructure	DBEMP, MCIS, MISP, MTCD

4.4.6 Council Instrument of Delegation to Members of Council Staff (Cont.)

sch 7 cl 9(2)	Duty to give information to another infrastructure manager or works manager where becomes aware any infrastructure or works are not in the location shown on records, appear to be in an unsafe condition or appear to need maintenance	Where Council is the infrastructure manager or works manager	DBEMP, MCIS, MISP, MTCD
sch 7 cl 10(2)	Where Sch 7 cl 10(1) applies, duty to, where possible, conduct appropriate consultation with persons likely to be significantly affected	Where Council is the infrastructure manager or works manager	DBEMP, MCIS, MISP, MTCD
sch 7 cl 12(2)	Power to direct infrastructure manager or works manager to conduct reinstatement works	Where Council is the coordinating road authority	DBEMP, MCIS, MISP, MTCD
sch 7 cl 12(3)	Power to take measures to ensure reinstatement works are completed	Where Council is the coordinating road authority	DBEMP, MCIS, MISP, MTCD
sch 7 cl 12(4)	Duty to ensure that works are conducted by an appropriately qualified person	Where Council is the coordinating road authority	DBEMP, MCIS, MISP, MTCD
sch 7 cl 12(5)	Power to recover costs	Where Council is the coordinating road authority	DBEMP, MCIS, MISP, MTCD
sch 7 cl 13(1)	Duty to notify relevant coordinating road authority within 7 days that works have been completed, subject to sch 7 cl 13(2)	Where Council is the works manager	DBEMP, MCIS, MISP, MTCD
sch 7 cl 13(2)	Power to vary notice period	Where Council is the coordinating road authority	DBEMP, MISP, MTCD
sch 7 cl 13(3)	Duty to ensure works manager has complied with obligation to give notice under sch 7 cl 13(1)	Where Council is the infrastructure manager	DBEMP, MISP, MTCD
sch 7 cl 16(1)	Power to consent to proposed works	Where Council is the coordinating road authority	DBEMP, MISP, MTCD
sch 7 cl 16(4)	Duty to consult	Where Council is the coordinating road authority, responsible authority or infrastructure manager	DBEMP, MCIS, MISP, MTCD
sch 7 cl 16(5)	Power to consent to proposed works	Where Council is the coordinating road authority	DBEMP, MCIS, MISP, MTCD
sch 7 cl 16(6)	Power to set reasonable conditions on consent	Where Council is the coordinating road authority	DBEMP, MCIS, MISP, MTCD

4.4.6 Council Instrument of Delegation to Members of Council Staff (Cont.)

sch 7 cl 16(8)	Power to include consents and conditions	Where Council is the coordinating road authority	DBEMP, MCIS, MISP, MTCD
sch 7 cl 17(2)	Power to refuse to give consent and duty to give reasons for refusal	Where Council is the coordinating road authority	DBEMP, MCIS, MISP, MTCD
sch 7 cl18(1)	Power to enter into an agreement	Where Council is the coordinating road authority	DBEMP, MCIS, MISP, MTCD
sch7 cl 19(1)	Power to give notice requiring rectification of works	Where Council is the coordinating road authority	DBEMP, MCIS, MISP, MTCD
sch 7 cl 19(2) & (3)	Power to conduct the rectification works or engage a person to conduct the rectification works and power to recover costs incurred	Where Council is the coordinating road authority	DBEMP, MCIS, MISP, MTCD
sch 7 cl 20(1)	Power to require removal, relocation, replacement or upgrade of existing non-road infrastructure	Where Council is the coordinating road authority	DBEMP, MCIS, MISP, MTCD
sch 7A cl 2	Power to cause street lights to be installed on roads	Power of responsible road authority where it is the coordinating road authority or responsible road authority in respect of the road	DBEMP, MISP, MTCD
sch 7 cl 3(1)(d)	Duty to pay installation and operation costs of street lighting - where road is not an arterial road	Where Council is the responsible road authority	DBEMP, MISP, MTCD
sch 7A cl 3(1)(e)	Duty to pay installation and operation costs of street lighting - where road is a service road on an arterial road and adjacent areas	Where Council is the responsible road authority	DBEMP, MISP, MTCD
sch 7A cl (3)(1)(f)	Duty to pay installation and percentage of operation costs of street lighting - for arterial roads in accordance with cls 3(2) and 4	Duty of Council as responsible road authority that installed the light (re: installation costs) and where Council is relevant municipal council (re: operating costs)	DBEMP, MISP, MTCD
Planning and Environment Regulations 2015			
Provision	Item Delegated	Conditions and Limitations	Delegate
r.6	function of receiving notice, under section 19(1)(c) of the Act, from a planning authority of its preparation of an amendment to a planning scheme	where Council is not the planning authority and the amendment affects land within Council's municipal district; or where the amendment will amend the planning scheme to designate Council as an acquiring authority.	CEO, DCPDA, MPD, PStatP, PStratP, SStatP, StratP, TLStatP, TLStratP

4.4.6 Council Instrument of Delegation to Members of Council Staff (Cont.)

r.21	power of responsible authority to require a permit applicant to verify information (by statutory declaration or other written confirmation satisfactory to the responsible authority) in an application for a permit or to amend a permit or any information provided under section 54 of the Act		CEO, CStatP, DCPDA, MPD, PStatP, SStatP, TLStatP
r.25(a)	duty to make copy of matter considered under section 60(1A)(g) available for inspection free of charge	where Council is the responsible authority	CEO, CStatP, DCPDA, MPD, PStatP, SStatP, StatP, TLStatP
r.25(b)	function of receiving a copy of any document considered under section 60(1A)(g) by the responsible authority and duty to make the document available for inspection free of charge	where Council is not the responsible authority but the relevant land is within Council's municipal district	CEO, CStatP, DCPDA, MPD, PStatP, SStatP, StatP, TLStatP
r.42	function of receiving notice under section 96C(1)(c) of the Act from a planning authority of its preparation of a combined application for an amendment to a planning scheme and notice of a permit application	where Council is not the planning authority and the amendment affects land within Council's municipal district; or where the amendment will amend the planning scheme to designate Council as an acquiring authority.	CEO, CStatP, CStratP, DCPDA, MPD, PStatP, PStratP, TLStatP, TLStratP
Planning and Environment (Fees) Regulations 2016			
Provision	Item Delegated	Conditions and Limitations	Delegate
r 19	Power to waive or rebate a fee relating to an amendment of a planning scheme		CEO, CStratP, DCPDA, MPD, TLStratP
r 20	Power to waive or rebate a fee other than a fee relating to an amendment to a planning scheme		CEO, CStatP, DCPDA, MPD
r 21	Duty to record matters taken into account and which formed the basis of a decision to waive or rebate a fee under r 19 or 20		CEO, CStatP, CStratP, DCPDA, MPD, TLStratP
Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2010			
Provision	Item Delegated	Conditions and Limitations	Delegate
r 7	Function of entering into a written agreement with a caravan park owner		DCPDA, MBCS
r 11	Function of receiving application for registration		CPH, DCPDA, MBCS

4.4.6 Council Instrument of Delegation to Members of Council Staff (Cont.)

r 13(1)	Duty to grant the registration if satisfied that the caravan park complies with these regulations		CPH, DCPDA, MBCS
r 13(2)	Duty to renew the registration if satisfied that the caravan park complies with these regulations		CPH, DCPDA, MBCS
r.13(2)	power to refuse to renew the registration if not satisfied that the caravan park complies with these regulations		CEO, DCPDA
r 13(4) & (5)	Duty to issue certificate of registration		CPH, DCPDA, MBCS
r 15(1)	Function of receiving notice of transfer of ownership		CPH, DCPDA, MBCS
r 15(3)	Power to determine where notice of transfer is displayed		CPH, DCPDA, MBCS
r 16(1)	Duty to transfer registration to new caravan park owner		CPH, DCPDA, MBCS
r 16(2)	Duty to issue a certificate of transfer of registration		CPH, DCPDA, MBCS
r 17(1)	Power to determine the fee to accompany applications for registration or applications for renewal of registration		DCPDA, MBCS
r 18	Duty to keep register of caravan parks		CPH, DCPDA, MBCS
r 19(4)	Power to determine where the emergency contact person's details are displayed		CPH, DCPDA, MBCS
r 19(6)	Power to determine where certain information is displayed		CPH, DCPDA, MBCS
r 22A(1)	Duty to notify a caravan park owner of the relevant emergency services agencies for the caravan park, on the request of the caravan park owner		CPH, DCPDA, MBCS
r 22A(2)	Duty to consult with relevant emergency services agencies		CPH, DCPDA, MBCS
r 23	Power to determine places in which caravan park owner must display a copy of emergency procedures		CPH, DCPDA, MBCS
r 24	Power to determine places in which caravan park owner must display copy of public emergency warnings		CPH, DCPDA, MBCS
r 25(3)	Duty to consult with relevant floodplain management authority		CPH, DCPDA, MBCS

4.4.6 Council Instrument of Delegation to Members of Council Staff (Cont.)

r 26	Duty to have regard to any report of the relevant fire authority		CPH, DCPDA, MBCS
r 28(c)	Power to approve system for the collection, removal and disposal of sewage and waste water from a movable dwelling		CPH, DCPDA, MBCS
r 39	Function of receiving notice of proposed installation of unregistrable movable dwelling or rigid annexe		CPH, DCPDA, MBCS
r 39(b)	Power to require notice of proposal to install unregistrable movable dwelling or rigid annexe		CPH, DCPDA, MBCS
r 40(4)	Function of receiving installation certificate		CPH, DCPDA, MBCS
r 42	Power to approve use of a non-habitable structure as a dwelling or part of a dwelling		CPH, DCPDA, MBCS
sch 3 cl4(3)	Power to approve the removal of wheels and axles from unregistrable movable dwelling		CPH, DCPDA, MBCS

Road Management (General) Regulations 2016

Provision	Item Delegated	Conditions and Limitations	Delegate
r 8(1)	Duty to conduct reviews of road management plan		CEO, DBEMP
r 9(2)	Duty to produce written report of review of road management plan and make report available		CEO, DBEMP
r 9(3)	Duty to give notice where road management review is completed and no amendments will be made (or no amendments for which notice is required)	Where Council is the coordinating road authority	CEO, DBEMP
r.10	Duty to give notice of amendment which relates to standard of construction, inspection, maintenance or repair under s 41 of the Act		DBEMP, MISP, MTCD
r 13(1)	Duty to publish notice of amendments to road management plan	where Council is the coordinating road authority	CEO, DBEMP
r 13(3)	Duty to record on road management plan the substance and date of effect of amendment		CEO, DBEMP
r 16(3)	Power to issue permit	Where Council is the coordinating road authority	CEO, DBEMP, MCIS, MISP, MTCD

4.4.6 Council Instrument of Delegation to Members of Council Staff (Cont.)

r 18(1)	Power to give written consent re damage to road	Where Council is the coordinating road authority	CEO, DBEMP, MCIS, MISP, MTCD
r 23(2)	Power to make submission to Tribunal	Where Council is the coordinating road authority	CEO, DBEMP, MCIS, MISP, MTCD
r 23(4)	Power to charge a fee for application under s 66(1) Road Management Act	Where Council is the coordinating road authority	CEO, DBEMP, MCIS, MISP, MTCD
r 25(1)	Power to remove objects, refuse, rubbish or other material deposited or left on road	Where Council is the responsible road authority	CEO, DBEMP, MCIS, MISP, MTCD
r 25(2)	Power to sell or dispose of things removed from road or part of road (after first complying with regulation 25(3)	Where Council is the responsible road authority	CEO, DBEMP, MCIS, MISP, MTCD
r 25(5)	Power to recover in the Magistrates' Court, expenses from person responsible		CEO, DBEMP, MISP, MTCD
Road Management (Works and Infrastructure) Regulations 2015			
Provision	Item Delegated	Conditions and Limitations	Delegate
r 15	Power to exempt a person from requirement under cl 13(1) of sch 7 of the Act to give notice as to the completion of those works	Where Council is the coordinating road authority and where consent given under s 63(1) of the Act	CEO, DBEMP
r 22(2)	Power to waive whole or part of fee in certain circumstances	Where Council is the coordinating road authority	CEO, DBEMP

4.4.7 List of Registered Correspondence to Mayor and Councillors

File Id:	qA283304
Responsible Officer:	Director Corporate Services
Attachments:	Correspondence Received 18-29 November 2019

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 18-29 November 2019.

Recommendation

That the listed items provided in Attachment 1 for the period 18-29 November 2019 be received and noted.

OTHER

LIST OF REGISTERED CORRESPONDENCE TO MAYOR AND COUNCILLORS

ATTACHMENT 1

CORRESPONDENCE RECEIVED 18-29 NOVEMBER 2019

PAGES 3 (including cover)

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

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

Objective
CONNECTED. COLLABORATIVE. COMMUNITY.

Correspondences addressed to the Mayor and Councillors received between 18/11/19 & 29/11/19 - for officer action - total = 3

Correspondence Name	Correspondence Dated	Date Record Created	Objective ID	User Assigned
Letter from Silverton Primary School Council asking if there have been any updates on the WJ Turner Reserve Redevelopment Master Plan.	26-Nov-19	26-Nov-19	fA183027	Mayor & Councillors EA
Letter of Introduction from the South East Australian Transport Strategy (SEATS).	22-Nov-19	26-Nov-19	fA183059	Responded to by CEO
A complaint from a resident regarding a surgery in Ann Street, Dandenong allegedly not allowing clients to use the parking at its rear.	11-Nov-19	19-Nov-19	fA182705	Regulatory Services

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

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

Objective
CONNECTED. COLLABORATIVE. COMMUNITY.

Correspondences addressed to the Mayor and Councillors received between 18/11/19 & 29/11/19 - for information only - total = 4

Correspondence Name	Correspondence Dated	Date Record Created	Objective ID	User Assigned
A request to the Mayor to sign an e-petition in relation to Victorian housing for the aged.	21-Nov-19	21-Nov-19	A6227815	Mayor & Councillors EA
Advice from the Loddon Shire Council regarding the results of its Mayoral Election 2019.	22-Nov-19	22-Nov-19	A6233498	Mayor & Councillors EA
A letter of congratulations to the new Mayor from the Federal Member for Hotham.		25-Nov-19	A6236486	Mayor & Councillors EA
A invitation from the Taipei Economic and Cultural Office, Melbourne to strengthen the relationship between Taiwan and Greater Dandenong.	27-Nov-19	29-Nov-19	A6246379	Mayor & Councillors EA

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

4.4.8 1920-08 Banking and Customer Payment Services

File Id:

Responsible Officer: Director Corporate Services

Report Summary

This report outlines the tender process undertaken to select a suitably qualified and experienced provider to supply Banking and Customer Payment Services. This is a Schedule of Rates contract.

The initial contract term is three (3) years, with an option of one (1) x three (3) year extension available at the sole and absolute discretion of Council. This contract will commence on 1 January 2020.

Recommendation Summary

This report recommends that Council accepts the tender submission from The Commonwealth Bank of Australia (CBA) for Contract 1920-08 Banking and Customer Payment Services for a schedule of rates contract with an estimated cost to Council over six (6) years (an initial three (3) year term with the option of one (1) three (3) year extension) of One Million Six Hundred and One Thousand, One Hundred Dollars inclusive of GST.

4.4.8 1920-08 Banking and Customer Payment Services (Cont.)

Introduction

The invitation to tender comprised the following components:

- Banking that comprises transaction services including Council's operating accounts, clearing accounts, set-off accounts, payroll processing, account reconciliation and supplier transaction payments.
- Customer Payment Services including BPay facilities, telephone and internet transactions, credit and debit card, merchant facilities, locked box mail facility, direct bank debit and EFTPOS payments.

The Commonwealth Bank of Australia currently provides these banking services to Council.

The invitation to tender for this contract was also designed to extend the existing range of customer payment facilities and identify more efficient and innovative solutions that would support ratepayers and other service users to more effectively remit payment for rates, user charges, fees and fines.

Tender Process

This tender was advertised on Saturday 7 September 2019 in the Age Newspaper and closed at 2.00PM Tuesday 9 October 2019.

Tender submissions were received from the following three (3) service providers:

- Commonwealth Bank of Australia
- National Australia Bank Limited
- Westpac Banking Corporation

Tender Evaluation

The tender price was determined by the collation of a detailed matrix that multiplied the price for each service item by an estimated annual transaction volume. Each bank provided an extensive and detailed fees schedule, for each service item, used as the basis for calculating the 'Tendered Amount' as identified within the Tender Evaluation Matrix.

Where possible annual transaction volumes were based on actual prior year number of transactions.

Commonwealth Bank of Australia

The Commonwealth Bank of Australia (CBA) returned the higher score of 3.66 comprising 2.91 for non price criteria plus 0.75 for price. While all three banks can provide the required range of services at competitive rates, the tender from the Commonwealth Bank is recommended for the following reasons:

- Current banker to Council with responsive service provision and no notable issues during the current contract period.
- Ability to offer a diverse range of products and services.

4.4.8 1920-08 Banking and Customer Payment Services (Cont.)

- Dedicated Local Government support team.

In addition, Council's current transaction banker has a significant presence by providing banking and customer payment services to more than half of Councils around Australia.

From a price perspective the CBA are marginally more expensive than the tender provided by Westpac although the difference is not regarded as material – the estimated price difference between Westpac and CBA over the term of the contract period is $10,696 per annum (or $64,178 over the six-year period)

The total score (inclusive of non-price criteria) reflects the provision by Commonwealth Bank of a dedicated Local Government service. In addition, Council would incur costs to transfer to a new banking contractor that is expected to more than outweigh the lower price of Westpac.

Westpac Banking Corporation

The Westpac Banking Corporation returned the second highest of 3.54 comprising 2.73 for non price criteria plus 0.81 for price.

While Westpac can deliver an extensive range of banking and customer payment services, it does not have a dedicated Local Government support team or detailed understanding of Council service needs as demonstrated by the preferred supplier the Commonwealth Bank of Australia. The lower price returned by the Westpac was insufficient to offset the higher scores of the preferred supplier for experience, local government knowledge and past performance.

National Australia Bank

This bank returned a score of 2.96 comprising 2.40 for non price criteria plus 0.56 for price.

While the National Bank can deliver an extensive range of banking and customer payment services, its demonstrated performance and support to the Local Government sector is not as prevalent as the preferred supplier.

Implementation

Appointment of Council's current supplier, the Commonwealth Bank of Australia, would result in minimal disruption to the delivery of banking and customer payment services.

In addition, the Commonwealth Bank tender submission provides a range of innovation services to improve Council's current customer payment options at a more competitive price.

Note 1: The higher the price score – lower the tendered price.

Note 2: The higher the non-price score – represents better capability and capacity to undertake the service.

4.4.8 1920-08 Banking and Customer Payment Services (Cont.)

Financial Implications

This schedule of rates contract with an estimated cost to Council over the first three (3) year term of $800,550 including GST is within the current funding allocation of $825,000 including GST for the same period will meet the financial requirements of this contract.

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

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

Social Procurement (Sustainability and Ethical Banking)

National Australia Bank were assessed as the best contributor under this measure. Separate documents on Sustainability and Social Procurement were included and the bank representations on the issues demonstrated a sound approach.

Commonwealth Bank of Australia (CBA) were assessed as the next best contributor providing a small amount of information around Sustainability.

Westpac were close behind, with some detail included.

In a transactional banking tender (not including investment funds), it is difficult for the Banks to encapsulate all that is done for sustainability and ethical investment.

Local Industry

This measure incorporates the bank/branch network within the City boundary and attempts to measure the value generated by the Banks through procurement locally.

CBA have four branches within the City of Greater Dandenong and noted that the majority of

the 33 staff employed live within the Council region.

CBA provided a list of Community contributions followed by Community assistance and volunteering which were more extensive than those provided by the NAB and Westpac.

Consultation

During the tender evaluation process and in preparation of this report specialist advice was sought from Whitmore Consulting. Andrew Whitmore has twenty five years experience in the transaction banking sector of the Banking and Finance Industry, having worked at the four major domestic banks and Citigroup during that time. The past ten years have been spent consulting to the Local Government (and other) sectors on transaction banking services.

Other relevant Council Officers have also been consulted to seek their input and specialist advice.

Conclusion

At the conclusion of the tender evaluation process, the evaluation panel agreed that Commonwealth Bank of Australia (CBA) should be reappointed as the supplier of Banking and Customer Payment services for the term of Contract 1920-08 due to:

1. offering more services as part of their day to day suite;
2. leading the way on innovative services; and
3. more active and beneficial to the Greater Dandenong Community.

4.4.8 1920-08 Banking and Customer Payment Services (Cont.)

Recommendation

That Council:

1. **awards Contract 1920-08 for the provision of Banking and Customer Payment Services to the Commonwealth Bank of Australia (CBA) for the Schedule of Rates as set out in their tender submission, for an initial period of three (3) years from 1 January 2020, with a further optional extension period of one (1) x three (3) year at Council's sole and absolute discretion; and**

2. **signs and seals the contract documents when prepared.**

5 NOTICES OF MOTION

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

The guidelines for submitting a notice of motion to a Council meeting are included in the current Meeting Procedure Local Law.

6 REPORTS FROM COUNCILLORS/DELEGATES AND COUNCILLORS' QUESTIONS

At each Ordinary Meeting of Council all Councillors will have the opportunity to speak for exactly four (4) minutes on any meetings, conferences or events they have recently attended.

If a Councillor chooses to speak, the name of the conference/event and the Councillor will be noted in the Minutes for that meeting. If a Councillor requires additional information on the conference/event to be listed in the Minutes, they must submit it in writing to a Member of Governance by 9am the day following the meeting.

Question time is provided to enable Councillors to address questions to the Administration. The guidelines for asking questions at a Council meeting are included in the current Meeting Procedure Local Law.

7 URGENT BUSINESS

No business may be admitted as urgent business unless it:

a. Relates to or arises out of a matter which has arisen since distribution of the Agenda.

b. Cannot safely or conveniently be deferred until the next ordinary meeting and unless agreed to by a majority of those Councillors present at the meeting.