GREATER DANDENONG

City of Opportunity

AGENDA

Statement – Coronavirus (COVID-19)

At the time of printing this Agenda and, as per advice received from the Federal and State Governments regarding public gatherings and social distancing, the Council Meeting to be held on Monday 23 March 2020 will proceed and remain open to the public. ***However, we encourage all members of the public to view the meeting via Council's live webcast rather than attend the meeting in person.***

To view the webcast please visit Council's website:

https://greaterdandenong.com/cgdmeetinglive

Please note that the advice provided above could change quickly as we are regularly updated by the Federal and State Governments. Please stay informed about the status of the Council Meeting by visiting Council's website at https://greaterdandenong.com/cgdagendasminutes

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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 Ms Ursula Aruma from the Sri Sathya Sai Organisation, a member of the Greater Dandenong Interfaith Network.

1.4 CONFIRMATION OF MINUTES OF PREVIOUS MEETING

Ordinary Meeting of Council held 10 March 2020.

Recommendation

That the minutes of the Ordinary Meeting of Council held 10 March 2020 be confirmed.

1.5 ASSEMBLIES OF COUNCIL

The following assemblies of Council occurred in the period 3 March to 16 March 2020:

Date	Meeting Type	Councillors Attending	Councillors Absent	Topics Discussed & Disclosures of Conflict of Interest
10/02/20	Pre-Council Meeting	Peter Brown, Youhorn Chea, Tim Dark (part), Matthew Kirwan, Angela Long, Jim Memeti, Sean O'Reilly, Maria Sampey, Sophie Tan (part), Loi Truong	Zaynoun Melhem	- Councillor capital works bus tour at end of March 2020. - Agenda items for the Council Meeting of 10 March 2020.

1.5 ASSEMBLIES OF COUNCIL (Cont.)

Date	Meeting Type	Councillors Attending	Councillors Absent	Topics Discussed & Disclosures of Conflict of Interest
16/03/20	Councillor Briefing Session	Youhorn Chea, Tim Dark (part), Matthew Kirwan, Angela Long, Jim Memeti, Sean O'Reilly, Maria Sampey, Sophie Tan	Peter Brown, Loi Troung	- Social Housing options for Greater Dandenong. - FOGO and waste fees. - Community Transport Review. - COVID-19 and the effects on Council and upcoming meetings/events. - Agenda items for the Council Meeting of 23 March 2020.

1.5 ASSEMBLIES OF COUNCIL (Cont.)

Date	Meeting Type	Councillors Attending	Councillors Absent	Topics Discussed & Disclosures of Conflict of Interest
TBA	TBA	TBA	TBA	- TBA

Recommendation

That the assemblies of Council listed above be noted.

1.6 DISCLOSURES OF INTEREST

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

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

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

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

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 is one [1] item being presented to Council's meeting of 23 March 2020 for signing and sealing as follows:

1. A letter of recognition to Trent Kruger, Engineering Services for 20 years of service to the City of Greater Dandenong.

Recommendation

That the listed documents be signed and sealed.

2.2 DOCUMENTS FOR TABLING

2.2.1 Petitions and Joint Letters

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

Report Summary

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

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

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

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

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

2.2.1 Petitions and Joint Letters (Cont.)

Petitions and Joint Letters Tabled

Council received no new petitions, one joint letter, no submissions and one petition update prior to the Council Meeting of 23 March 2020.

- A new joint letter was received from nine residents to object Council's decision in declaring Clarendon Reserve in Keysborough as a dog off-leash park. The residents have previously submitted an objection and raised several issues, but they claim the issues were not taken into consideration when the decision was made. This joint letter has been forwarded to the relevant Council Business Unit/s for action.

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.

DOCUMENTS FOR TABLING

PETITIONS AND JOINT LETTERS

ATTACHMENT 1

PETITIONS AND JOINT LETTERS

PAGES 7 (including cover)

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

2.2.1 Petitions and Joint Letters (Cont.)

Date Received	• Petition Text (Prayer)	No. of Petitioners	Status	Responsible Officer Response
10/02/20	**DOG OFF-LEASH PARK IN CLARENDON RESERVE** We, the residents of Soho Court, Keysborough would like to bring your attention to the Clarendon Reserve which has one of the entrances from our street, Soho Court has recently been declared as Dog Off-leash and a Notice board about it has been put up last week without any fencing gate. The entrance is wide open and there is no gate installed at the entrance. We, the residents, do not want this reserve to be declared as Dog Off-leash and had raised the Objection against it in April/ May 2019 during consultation process via e-mail. There were several issues which were duly raised. We also followed it up with several phone calls to the Council and were assured each time that the decision has not been taken and our objections will be taken into consideration. Despite the residents' objections, the Council failed to either consult or inform the residents of the decision taken about this matter. We thank you for your consideration.	9	New	Tabled Council Meeting 23 March 2020 10/02/20 Responsible Officer – Director City Planning, Design and Amenity. 10/03/20 Acknowledgement Email sent to the head petitioner by Governance.

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

2.2.1 Petitions and Joint Letters (Cont.)

Date Received	• Petition Text (Prayer)	No. of Petitioners	Status	Responsible Officer Response
17/02/20	PETITION FOR A HARRISFIELD KINDERGARTEN CARPARK AND/OR DROP OFF POINT: TERM 4 – 2019 Dear whom it may concern, I have attached our Harrisfield Kindergarten's Car Park Petition. We have any many issues and dangerous situations regarding not having space for parents, families and staff to park their cars. We have the room for a small carpark to be built on our reserve land – Ardgower Road side of the service. Please let me know if there is any other information you require. We are very keen to get our petition out there and hopefully can resolve our ongoing issue with unsafe parking. Kindest Regards. …… Our service has been operating for approx. 60 years and is a wonderful Kindergarten community in Noble Park. We are desperately seeking signatures in a Petiiton for us to have a carpark or drop off area for parents to park at drop off and pick up times. Our staff also need a safe spot to park their cars for the whole day – whist at work. 62 Bowmore Road – Our main address is a 'No Standing Zone' and parents cannot park anywhere along there. There is also a large bend that makes it unsafe for children to be crossing the road, parents stopping their cars to unload children etc.	**267**	**In progress**	Tabled Council Meeting 24 February 2020 17/02/20 Responsible Officer – Director Community Services. 17/02/20 Acknowledgement Email sent to the head petitioner by Governance.

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

2.2.1 Petitions and Joint Letters (Cont.)

Date Received	• Petition Text (Prayer)	No. of Petitioners	Status	Responsible Officer Response
	PETITION FOR A HARRISFIELD KINDERGARTEN CARPARK AND/OR DROP OFF POINT: TERM 4 – 2019 (CONTD) Ardgower Road is our alternative parking area however there is still no room as local neighbours have to also park their cars. There are many units and townhouses in the street which leaves very few sopts to park. Not having a carpak is a massive issue for our service as is VERY unsafe for our children and families – present and furture. Our families do resort to double parking or parking illegally as they HAVE to get their children into Kindergarten somehow. We have had a number of people cancel enrolments due to them having nowhere to park their cards. Please sign our Peititon to help us turn some of our park.reserve on Ardgower Road into a parking facility for our families and staff.			

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

2.2.1 Petitions and Joint Letters (Cont.)

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

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

2.2.1 Petitions and Joint Letters (Cont.)

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

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

2.2.1 Petitions and Joint Letters (Cont.)

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2.3 STATUTORY PLANNING APPLICATIONS

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

File Id:	qA280444
Responsible Officer:	Director City Planning, Design and Amenity
Attachments:	Planning Decisions Issued by Planning Minister's Delegate – February 2020

Report Summary

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

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

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

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

Recommendation

That the items be received and noted.

STATUTORY PLANNING APPLICATIONS

PLANNING DECISIONS ISSUED BY PLANNING MINISTER'S DELEGATE – FEBRUARY 2020

ATTACHMENT 1

PDA DELEGATED DECISIONS ISSUED FEBRUARY 2020

PAGES 2 (including cover)

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

2.3.1 Planning Decisions Issued by Planning Minister's Delegate - February 2020 (Cont.)

PDA Delegated Decisions Issued 01/02/2020 to 29/02/2020 City of Greater Dandenong

Application ID	Property Address	Applicant	Description	Notes	Authority	Decision	Decision Notified	Ward
PDA19/0001	28 Pickett Street DANDENONG VIC 3175	28 Pickett Street Pty Ltd	Multi Dwelling Development x 13 (3 and 4 level townhouses)	Residential Growth Zone 1, 2026sqm	Delegate	PlanPermit	17/02/2020	RedGum
PDA19/0004	6 Cadle Street DANDENONG VIC 3175	Development Victoria	Buildings and Works - Car Park	Comprehensive Development Zone 2, 1213sqm	Delegate	PlanPermit	17/02/2020	RedGum
						Total :	**2**	

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2.3.2 Planning Delegated Decisions Issued - February 2020

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

Report Summary

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

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

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

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

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

Recommendation

That the items be received and noted.

STATUTORY PLANNING APPLICATIONS

PLANNING DELEGATED DECISIONS ISSUED JANUARY 2020

ATTACHMENT 1

PLANNING DELEGATED DECISIONS ISSUED FEBRUARY 2020

PAGES 11 (including cover)

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

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

Planning Delegated Decisions Issued from 01/02/2020 to 29/02/2020 City of Greater Dandenong

Application ID	VicSmart	Property Address	Applicant	Description	Notes	Authority	Decision	Date	Ward
PLN06/0272.03	No	200 Abbotts Road LYNDHURST VIC 3975	RPC Architects Pty Ltd	AMENDMENT TO: Planning permit PLN06/0272.02 which allowed for 'to construct and carry our buildings and works comprising of one (1) industrial /warehouse building with an associated office, and to reduce the car parking requirement pursuant to Clause 52.06 of the Planning Scheme. The amendment seeks to amend the permit preamble to include the use of the land for Industry (rubber product production), delete conditions, amend conditions and amend the endorsed plans.	Amend permit preamble and conditions to allow development for the site and to reduce the car parking requirements	Delegate	AmendPerm	25/02/2020	RedGum
PLN12/0549.02	No	899-903 Princes Highway SPRINGVALE VIC 3171	Barro Group Pty Ltd	AMENDMENT TO: Planning Permit PLN12/0549.01, which allows for the use and development of the land at 899-903 Princes Highway for the purpose of a Concrete Batching Planting (Industry) and associated Concrete Reclaim Facility (Materials Recycling) and to alter access to a road in a Road Zone Category 1, all in accordance with the endorsed plans.	Amend permit to include address of adjoining land, construction of building supplies warehouse, relocation of office and amenities building and modification of crossovers	Delegate	NOD	28/02/2020	Lightwood
PLN14/0215.01	No	18 Eckford Street DANDENONG VIC 3175	Duroble Design Pty Ltd	AMENDMENT TO: Development of the land for three (3) double storey dwellings to include decks to the rear of each dwelling, a front fence 1.3 metres high and amendments to the endorsed plans	Amend endorsed plans to reflect what was constructed on the site	Delegate	AmendPerm	21/02/2020	RedGum
PLN15/0679.03	No	144 Stanley Road KEYSBOROUGH VIC 3173	AJ Land Holdings Pty Ltd	AMENDMENT TO: Multi Dwelling Development x 6 (Double Storey) New, Subdivision x 40 and Removal of Easement	Amend endorsed plans to make various design changes	Delegate	AmendPerm	25/02/2020	RedGum

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

Application ID	VicSmart	Property Address	Applicant	Description	Notes	Authority	Decision	Date	Ward
PLN16/0523.01	No	13-19 Keysborough Avenue KEYSBOROUGH VIC 3173	Arden Cleanrooms (Australia) Pty Ltd	AMENDEMENT TO: Buildings and Works (Building Extension) and a Reduction in Car Parking	Amend permit to allow additional internal works	Applicant	Withdrawn	05/02/2020	Paperbark
PLN17/0237.01	No	2 Fifth Avenue DANDENONG VIC 3175	Pacific Constructions Pty Ltd	AMENDMENT TO Development of the land for three (3) dwellings (two double storey dwellings and one single storey dwelling to the rear)	Amend endorsed plans to change permeable tile to plain concrete	Delegate	AmendPerm	27/02/2020	RedGum
PLN17/0515.01	No	18 Leman Crescent NOBLE PARK VIC 3174	Protek Design	AMENDMENT TO; Development of the land for one (1) single storey dwelling and one (1) double storey dwelling	Amend endorsed plans to avoid tree root structure	Delegate	NOD	26/02/2020	Paperbark
PLN18/0264.01	No	1/2 Ashdale Court SPRINGVALE VIC 3171	Glentect Pty Ltd	AMENDMENT TO: PLN18/0264.01; issued for the development of the land for four (4) dwellings (three (3) double storey dwellings and one (1) single storey dwelling), to include a 1.2m high front fence for dwelling 1.	Amend permit to allow 1.2m height front fence for Unit 1	Delegate	AmendPerm	04/02/2020	Lightwood
PLN18/0482	No	145-151 Stud Road DANDENONG VIC 3175	Ikonomidis Reid	Development of the land for 14 double storey dwellings and to alter access to a road in a Road Zone Category 1	General Residential 1 Zone, 2756.26sqm	Delegate	NOD	18/02/2020	RedGum
PLN18/0648	No	57 Royal Avenue SPRINGVALE VIC 3171	Trevor Homes	Development of the land for three (3) dwellings including alterations and additions to the existing dwelling and two (2) new double storey dwellings to the rear of the existing dwelling and subdivision of land into three (3) lots	Residential Growth 1 Zone, 1109sqm	Delegate	PlanPermit	20/02/2020	Lightwood
PLN18/0718	No	29 Mickle Street DANDENONG SOUTH VIC 3175	Derek Farrington	Buildings and Works (Warehouse Extension)	Industrial 1 Zone, 326sqm, carpark canopy and extension to office	Applicant	Withdrawn	03/02/2020	RedGum

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02/03/2020

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

Application ID	VicSmart	Property Address	Applicant	Description	Notes	Authority	Decision	Date	Ward
PLN19/0090.01	No	5 Yarra Court DANDENONG NORTH VIC 3175	Hiran Kurukulasuriya Marius Dominic Leitan	AMENDMENT TO: PLN19/0090, issued for the development of the land for a double storey dwelling to the side of an existing double storey dwelling, to allow the following: Obscured glazing replaced with timber screens. Removal and replacement of existing canopy tree within the secluded private open space of dwelling 2 Relocation of the west-facing bathroom window at first floor to the south. Modification of Condition 1.3.	Amend endorsed plans to make various changes to design	Delegate	AmendPerm	19/02/2020	Silverleaf
PLN19/0104	No	17 Birdwood Avenue DANDENONG VIC 3175	Poetica Architecture Pty Ltd	The development of the land for four (4) dwellings	The proposal fails to meet Clause 32.08 (Neighbourhood Character Objectives), Clause 21.05 (Built Form), Clause 22.09 (Residential Development) and Clause 55 (Standards & Objectives)	Delegate	Refusal	24/02/2020	RedGum
PLN19/0178	No	41 Albert Avenue SPRINGVALE VIC 3171	LWY & Associates	Development of the land for a three-storey apartment building and basement level, comprising fifteen (15) dwellings	The proposal fails to comply with Clause 21.05 (Built Form), Clause 22.09-2 (Objectives), Clause 22.09-3 (Policy), Clause 55.02-1 (Neighbourhood Character), Clause 55.02-3 (Dwelling Diversity), Clause 55.03-8 (Landscaping), Clause 55.05-5 (Solar Access to Open Space), Clause 55.06-1 (Design Detail), Clause 55.07-4 (Deep Soil Areas and Canopy Trees), Clause 55.07-7 (Accessibility), Clause 55.07-9 (Private Open Space Above Ground Floor), Amendment C213	Delegate	Refusal	27/02/2020	Lightwood

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

Application ID	VicSmart	Property Address	Applicant	Description	Notes	Authority	Decision	Date	Ward
PLN19/0294	No	4 Avondale Street SPRINGVALE VIC 3171	Reve Design	Development of the land for two (2) double storey dwellings.	General Residential 1 Zone, 589sqm	Delegate	PlanPermit	25/02/2020	Lightwood
PLN19/0301	No	28-32 Arctic Court KEYSBOROUGH VIC 3173	Aurecon Australia Pty Ltd	Use and development of the land for a telecommunications facility	Industrial 1 Zone, telecommunications facility	Delegate	PlanPermit	14/02/2020	RedGum
PLN19/0391	No	461 Thompson Road BANGHOLME VIC 3175	Dale Grant Building Design & Documentation Pty Ltd	Construction of a shed, the removal of native vegetation and to create access to a Road Zone, Category 1	Green Wedge Zone, 282sqm	Delegate	PlanPermit	27/02/2020	RedGum
PLN19/0401	No	2 Davey Court SPRINGVALE VIC 3171	Shun Lu	The development of the land for three (3) double storey dwellings	General Residential 1 Zone, 592sqm	Delegate	PlanPermit	25/02/2020	Lightwood
PLN19/0412	No	221 Gladstone Road DANDENONG NORTH VIC 3175	Keerthi Femando	Development of the land for two (2) dwellings (one double storey dwelling to the rear of an existing single storey dwelling)	Neighbourhood Residential 1 Zone, 827sqm	Delegate	PlanPermit	17/02/2020	Silverleaf
PLN19/0441.01	No	264-266 Springvale Road SPRINGVALE VIC 3171	Commonwealth Banking Corporation	AMENDMENT TO To display one (1) electronic-promotional sign, in accordance with the plans submitted	Amend permit Condition 7.3.6 to remove reference to scripts and delete condition 7.11 relating to display	Delegate	AmendPerm	17/02/2020	Lightwood
PLN19/0444	No	14 Cochrane Avenue KEYSBOROUGH VIC 3173	Derek Farrington	Development of the land for two (2) dwellings (alterations and additions to the existing dwelling and the development of one double storey dwelling to the rear, facing Ashleigh Street)	General Residential 1 Zone, 537sqm	Delegate	PlanPermit	26/02/2020	Paperbark
PLN19/0449	No	Harvey Norman 1/141 Frankston Dandenong Road DANDENONG SOUTH VIC 3175	Harvey Norman Dandenong	Buildings and works (Shipping Containers) and display of business identification signage	No response to further information request	Delegate	Lapsed	26/02/2020	RedGum

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02/03/2020

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

Application ID	VicSmart	Property Address	Applicant	Description	Notes	Authority	Decision	Date	Ward
PLN19/0452	No	7 Orloff Street KEYSBOROUGH VIC 3173	Jessica Del Carmen Valdes	Development of the land into two (2) double storey dwellings	The proposal fails to comply with Clause 32 (Neighbourhood Residential Zone), Clause 21 (Built Form), Clause 55 (Neighbourhood Character), Clause 22 (Design Principles) & Clause 55 (Objectives & Standards)	Delegate	Refusal	14/02/2020	Paperbark
PLN19/0455	No	10 Capital Drive DANDENONG SOUTH VIC 3175	The Project Centre	Development of the land for an extension to an existing Industry building and a reduction in the car parking requirements	Industrial 1 Zone, warehouse extension	Delegate	PlanPermit	07/02/2020	RedGum
PLN19/0457	No	24 Ann Street DANDENONG VIC 3175	Zbig Szczepanski Architect	Alterations and additions to the existing dwelling, construct a double storey dwelling to the rear of an existing dwelling and subdivision of the land into two (2) lots	General Residential 1 Zone, 692sqm	Delegate	PlanPermit	28/02/2020	RedGum
PLN19/0473	No	Factory 10 Bando Road SPRINGVALE VIC 3171	Pillar Building Design Consultants Pty Ltd	Place of Assembly (Billiards Parlour) and a reduction to the number of car spaces required	The proposal fails to comply with Clauses 13.07-1S (Land Use Compatibility), 17.03-1S (Industrial Land Supply), 17.03-2S (Sustainable Industry), inconsisent with Clauses 33.01 (Industrial 1 Zone), 21.04-3 (Industrial), 21.04-2 (Retail, Commerce and Entertainment), 21.07-2 (Public Transport) and Clause 52.06	Delegate	Refusal	18/02/2020	Lightwood
PLN19/0487	No	34 Union Grove SPRINGVALE VIC 3171	Prestigious Millennium Design Pty Ltd	Development of the land for three (3) double storey dwellings	Residential Growth 1 Zone, 578.98sqm	Delegate	PlanPermit	18/02/2020	Lightwood
PLN19/0490	No	44 Coomoora Road SPRINGVALE SOUTH VIC 3172	Planning & Design Pty Ltd	Development of the land for two (2) double storey dwellings	Neighbourhood Residential 1 Zone, 536sqm	Delegate	PlanPermit	20/02/2020	Paperbark
PLN19/0492	No	70 Babbage Drive DANDENONG SOUTH VIC 3175	Stephen D'Andrea Pty Ltd	Development of the land for a warehouse	Industrial 3 Zone, 2222sqm, construction of warehouse and ancillary office	Delegate	PlanPermit	13/02/2020	RedGum

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

Application ID	VicSmart	Property Address	Applicant	Description	Notes	Authority	Decision	Date	Ward
PLN19/0494	No	10 Goldlang Street DANDENONG VIC 3175	Asif Khorrami	Development of the land for three (3) dwellings (two (2) double storey dwellings and one (1) single storey dwelling to the rear)	General Residential 1 Zone, 795sqm	Delegate	PlanPermit	13/02/2020	RedGum
PLN19/0518	No	387 Chandler Road KEYSBOROUGH VIC 3173	Mehmet Atesel	Display of one (1) internally illuminated business identification sign on the land	Commercial 1 Zone, internally illuminated business identification	Delegate	PlanPermit	20/02/2020	Paperbark
PLN19/0528.01	No	24 Moodemere Street NOBLE PARK VIC 3174	Nobelius Land Surveyors Pty Ltd	AMENDMENT TO: PLN19/0528 for the subdivision of the land into two (2) lots, to modify Condition 3 and delete Condition 5 SPEAR	Amend permit to allow subdivision to be undertaken prior to the construction; Delete permit Condition 5 relating to open space contribution	Delegate	AmendPerm	03/02/2020	Paperbark
PLN19/0536	No	493-497 Frankston Dandenong Road DANDENONG SOUTH VIC 3175	Vasilios Vavasis	Buildings and Works (Earthworks)	No reponse to further information request	Delegate	Lapsed	13/02/2020	RedGum
PLN19/0545	No	16 Bowman Street NOBLE PARK VIC 3174	David Lock Associates (Aust) Pty Ltd	Development of the land into two (2) double storey dwellings	General Redsidential 1 Zone, 838sqm	Delegate	PlanPermit	17/02/2020	Paperbark
PLN19/0556	No	43-63 Princes Highway DANDENONG SOUTH VIC 3175	Alset Australian Sub TC Pty Ltd	To construct and carry out buildings and works to the existing building façade and construct sliding gates, fencing and a covered pedestrian pathway	Commercial 2 Zone, facade, sliding gates, roller shutter & fencing	Delegate	PlanPermit	21/02/2020	RedGum
PLN19/0558	No	94 Fox Drive DANDENONG SOUTH VIC 3175	Access Cranes Pty Ltd	Use and development of the land for a Contractors' Depot	No response to further information request	Delegate	Lapsed	11/02/2020	RedGum
PLN19/0560	No	25 McFees Road DANDENONG NORTH VIC 3175	Muhammad I Hanif & Arfa N Malik	Development of the land for two (2) double storey dwellings	Neighbourhood Residential 1 Zone, 620.94sqm	Delegate	PlanPermit	27/02/2020	RedGum
PLN19/0561	No	28-52 Smeaton Avenue DANDENONG SOUTH VIC 3175	Mark & Lauren Bounder C/- Southern Planning Consultants	Use of land for a restricted recreation facility (gymnasium)	Industrial 3 Zone, gymnasium and crossfit facilities	Delegate	PlanPermit	06/02/2020	RedGum

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

Application ID	VicSmart	Property Address	Applicant	Description	Notes	Authority	Decision	Date	Ward
PLN19/0563	No	102-104 Cleeland Street DANDENONG VIC 3175	Jalcas Holdings Pty Ltd	Buildings and works comprising the construction of an extension to the first floor of the existing medical centre	General Residential 1 Zone, 137sqm, extension of existing medical centre	Delegate	PlanPermit	14/02/2020	RedGum
PLN19/0566	No	576 Frankston Dandenong Road BANGHOLME VIC 3175	Safety Steel Structures Pty Ltd	To construct a shed in association with a plant nursery	Green Wedge Zone, 914.5sqm	Delegate	PlanPermit	06/02/2020	RedGum
PLN19/0593	No	499-523 Frankston Dandenong Road DANDENONG SOUTH VIC 3175	South Eastern Prosperities Group Pty Ltd	Subdivision of the land adjacent to a Road Zone Category 1 and to create a reserve SPEAR	Industrial	Delegate	PlanPermit	14/02/2020	RedGum
PLN19/0595	No	782-784 Princes Highway SPRINGVALE VIC 3171	JRL Land Surveyors	Subdivision of the land into nine (9) lots SPEAR	Residential	Delegate	PlanPermit	27/02/2020	Lightwood
PLN19/0596	No	786-790 Princes Highway SPRINGVALE VIC 3171	JRL Land Surveyors	Subdivision of the land into eighteen (18) lots SPEAR	Residential	Delegate	PlanPermit	24/02/2020	Lightwood
PLN19/0597	No	792-794 Princes Highway SPRINGVALE VIC 3171	JRL Land Surveyors	Subdivision of the land into nine (9) lots SPEAR	Residential	Delegate	PlanPermit	27/02/2020	Lightwood
PLN19/0599	No	260-262 Lonsdale Street DANDENONG VIC 3175	260 Lonsdale Street Pty Ltd	Construct and put up for display an electronic major promotion high-wall sign DECLARED AREA	The proposal fails to comply with Clause 52 (Decision Guidelines), Gateway & Signage Character (Clause 22) & Development Zone and Overlay (Schedule 2)	Delegate	Refusal	14/02/2020	RedGum
PLN19/0606	No	2/396 Princes Highway NOBLE PARK NORTH VIC 3174	VR Arena Pty Ltd	The use of the land for a Place of Assembly (Virtual Reality/Computer Gaming Venue)	Commercial 2 Zone, virtual reality gaming venue, 8 patrons	Delegate	PlanPermit	20/02/2020	Silverleaf
PLN19/0612	No	2B Carmen Street DANDENONG VIC 3175	Templeton Family Funerals Pty Ltd C/- Ellese Templeton	Use of the land for a temporary Funeral Services Facility (Mortuary)	Commercial 2 Zone, temporary cool storage of deceased persons	Delegate	PlanPermit	25/02/2020	RedGum

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

Application ID	VicSmart	Property Address	Applicant	Description	Notes	Authority	Decision	Date	Ward
PLN19/0613	No	6 Oakwood Avenue DANDENONG NORTH VIC 3175	Photios I Saveriades	Development of the land into two (2) single storey dwellings	General Residential 1 Zone, 617sqm	Delegate	PlanPermit	21/02/2020	Silverleaf
PLN19/0617	No	21 Naxos Way KEYSBOROUGH VIC 3173	Quality First Designs Pty Ltd	Buildings and Works (Warehouse)	Industrial 1 Zone, 2958sqm	Delegate	PlanPermit	25/02/2020	RedGum
PLN19/0637	No	20 Royal Avenue SPRINGVALE VIC 3171	AMS Pty Ltd	Subdivision of the land into twenty (20) lots SPEAR	Residential	Delegate	PlanPermit	17/02/2020	Lightwood
PLN19/0644	No	131-149 National Drive DANDENONG SOUTH VIC 3175	Pellicano Investments Pty Ltd	Development of the land for one warehouse building with a reduction of the car parking requirement	Industrial 1 Zone, 11065sqm, warehouse and ancillary office	Delegate	PlanPermit	18/02/2020	RedGum
PLN19/0645	No	131-149 National Drive DANDENONG SOUTH VIC 3175	Pellicano Investments Pty Ltd	Development of the land for two warehouse buildings with a reduction of the car parking requirement	Industrial 1 Zone, 12891sqm, two warehouses with ancillary offices	Delegate	PlanPermit	18/02/2020	RedGum
PLN19/0650	No	6 Montclair Close SPRINGVALE SOUTH VIC 3172	Veera Sriamareswaran (Sri) VIC Planning & Design Pty Ltd	Development of the land for two (2) dwellings (one single storey to the rear of on existing single storey dwelling) and alterations and additions to the existing dwelling.	The propsal fails to comply with Clauses 15 and 21 (Urban Design & Character), (Clause 22.09) Design Principles, Clause 52 (Car Parking) and Clause 55 (Objectives & Standards)	Delegate	Refusal	10/02/2020	Lightwood
PLN19/0651	No	145-151 Stud Road DANDENONG VIC 3175	T Cooper & Associates	Subdivision of the land into two (2) lots SPEAR	Residential	Delegate	PlanPermit	07/02/2020	RedGum
PLN20/0007	No	Grazing Land 184-216 Frankston Dandenong Road DANDENONG SOUTH VIC 3175	CS Town Planning Services	Buildings and Works comprising of a Covered Outdoor Area	Industrial 1 Zone, 60sqm	Delegate	PlanPermit	10/02/2020	RedGum
PLN20/0013	No	4 Masters Street DANDENONG VIC 3175	Mohammad Reza Najafi	Subdivision of the land into two (2) lots SPEAR DECLARED AREA	Residential	Delegate	PlanPermit	18/02/2020	RedGum

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

Application ID	VicSmart	Property Address	Applicant	Description	Notes	Authority	Decision	Date	Ward
PLN20/0020	Yes	1 Kleine Street NOBLE PARK VIC 3174	Vanalysa Ly	Subdivision of the land into two (2) lots SPEAR VICSMART	Residential	Delegate	PlanPermit	05/02/2020	Paperbark
PLN20/0026	No	8 Pamela Street NOBLE PARK VIC 3174	Inderjit Singh	Subdivision of the land into two (2) lots SPEAR	Residential	Delegate	PlanPermit	18/02/2020	Paperbark
PLN20/0027	Yes	1 Triton Drive KEYSBOROUGH VIC 3173	Brian Watson Surveying	Subdivision of the land into two (2) lots SPEAR VICSMART	Residential	Delegate	PlanPermit	06/02/2020	Paperbark
PLN20/0028	No	96-108 Greens Road DANDENONG SOUTH VIC 3175	Penrite Oil Company	Use of the land for a Place of Assembly (one day, promotional open day event)	Industrial 1 Zone, Penrite Autofest 2020 event	Delegate	PlanPermit	24/02/2020	RedGum
PLN20/0033	Yes	1/218 Corrigan Road NOBLE PARK VIC 3174	JCA Land Consultants	Subdivision of the land into two (2) lots SPEAR VICSMART	Residential	Delegate	PlanPermit	14/02/2020	Lightwood
PLN20/0037	Yes	63A Regent Avenue SPRINGVALE VIC 3171	B. R. Smith Surveyors	Subdivision of the land into two (2) lots SPEAR VICSMART	Residential	Delegate	PlanPermit	13/02/2020	Lightwood
PLN20/0047	Yes	1 Stella Avenue NOBLE PARK VIC 3174	Brian Watson Surveying	Subdivision of the land into two (2) lots SPEAR VICSMART	Residential	Delegate	PlanPermit	19/02/2020	Paperbark
PLN20/0048	No	20 Merton Street SPRINGVALE VIC 3171	WCL Development Pty Ltd	Subdivision of the land into three (3) lots SPEAR	Residential	Delegate	PlanPermit	26/02/2020	Lightwood
PLN20/0050	Yes	18-19/6-12 Airlie Avenue DANDENONG VIC 3175	Coreserve Properties Pty Ltd	Subdivide the land into two (2) lots SPEAR VICSMART	Residential	Delegate	PlanPermit	20/02/2020	RedGum

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

Application ID	VicSmart	Property Address	Applicant	Description	Notes	Authority	Decision	Date	Ward
PLN20/0053	Yes	1-7 Colemans Road DANDENONG SOUTH VIC 3175	CTR Trucks Pty Ltd	Buildings and Works (Hard Stand & Truck Wash Bay) VICSMART	Public Use Zone & Industrial 1 Zone, hard stand and truck wash bay	Applicant	Withdrawn	13/02/2020	RedGum
PLN20/0067	Yes	1/49 Jesson Crescent DANDENONG VIC 3175	Jenny Tran C/- R D Carter & Associates	Subdivision of the land into two (2) lots SPEAR VICSMART	Residential	Delegate	PlanPermit	26/02/2020	RedGum

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2.3.3 Town Planning Application - No. 10 Watt Street, Springvale (Planning Application No. PLN19/0571)

File Id:	128315
Responsible Officer:	Director City Planning, Design and Amenity
Attachments:	Assessed Plans Clause 22.09 Assessment Clause 52.06 Assessment Clause 55 Assessment Location of Objectors

Application Summary

Applicant:	Luo Family Holdings Pty Ltd C/o: Songbowden Planning Pty Ltd
Proposal:	Development of the land for seven (7) dwellings
Zone:	Residential Growth Zone Schedule 1
Overlay:	Nil
Ward:	Lightwood

This application is brought before the Council because it has received two (2) objections.

The application proposes the development of seven (7) three storey dwellings.

A permit is required pursuant to Clause 32.07-5 of the Greater Dandenong Planning Scheme to construct two or more dwellings on a lot.

Objectors Summary

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

Two (2) objections were received to the application. Issues raised generally relate to matters of:

- Parking (on site & on street);
- Liveability for future occupants;
- Overshadowing;
- Noise: Construction works;
- Fire safety;
- Environmentally Sustainable Development.

2.3.3 Town Planning Application - No. 10 Watt Street, Springvale (Planning Application No. PLN19/0571) (Cont.)

Assessment Summary

The subject site is well suited for medium density housing given the subject sites location within the Springvale Activity Centre; Springvale Train Station; as well as being located within the Principal Public Transport Network area (PPTN).

The development is considered to be respectful of both the existing (single storey dwellings) and emerging (medium density dwellings) neighbourhood character by providing sufficient setbacks from the side and rear boundaries to allow for a reasonable level of landscaping to occur. The use of varying building materials and finishes to the external walls and staggered setbacks provides a level of articulation breaking up the visual appearance of built form when viewed from the streetscape and adjoining residential properties.

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 a **Notice of Decision** (which provides appeal rights to objectors) to grant a permit be issued containing the conditions as set out in the recommendation.

2.3.3 Town Planning Application - No. 10 Watt Street, Springvale (Planning Application No. PLN19/0571) (Cont.)

Subject Site and Surrounds

Subject Site

The subject site is a residential allotment located on the southern side of Watt Street in Springvale. The site is located within the Springvale Activity Centre identified for higher density residential focus.

- The lot is rectangular in shape with a frontage of 15.24 metres to Watt Street and depth of 45.72 metres, yielding an overall site area of 697 square metres;
- The site contains an existing single storey brick dwelling setback 8 metres from the street boundary and associated outbuildings (sheds);
- Access to the site is via a single concrete crossover adjacent to the eastern side of the street frontage from Watt Street;
- The site contains large grassed areas with minimal vegetation consisting of approximately 4 trees at the rear of the site of varying heights ranging from 2.5 to 8 metres;
- Existing fencing on the site consists of a low level brick fence to the front boundary; timber palings (1.7 to 2.1m high) to the western boundary; Colorbond fencing and timber palings (1.8m high) to the eastern boundary; and palings and galvanised iron screening (2.2m high) to the southern boundary;
- In terms of topography the site is relatively flat.

Surrounding Area

Surrounding land is a mixture of zoning and development. The subject site is located at the boundary of residential land to the south, land directly adjoining the subject site to the south is zoned C2Z land and contains a mixture of single storey commercial buildings used for offices and retail purposes.

Directly to the north and adjoining the subject site to both the east and west the land is zoned residential (RGZ1). Whilst the majority of residential development within Watt Street consists of single storey dwellings, there is an emergence of more multi-dwelling developments occurring both within the street and the immediate area. Examples of such development are; four double storey dwellings at 14 Watt Street; and nine double storey dwellings on the corner of Parsons Avenue at 18 Watt Street. Further to the north multi-dwelling developments become more predominant with double storey multi-dwelling developments consisting of around four to five dwellings.

The subject site is contained within the Springvale Activity Centre on the northern periphery of the central business district boundary. Springvale Road which is a RDZ1 is located approximately 95 metres to the east of the subject site at the end of Watt Street.

The site is within good proximity to public transport with the Springvale Train Station located approximately 487 metres to the south of the subject site and the nearest bus stop approximately 116 metres to the east along Springvale Road.

2.3.3 Town Planning Application - No. 10 Watt Street, Springvale (Planning Application No. PLN19/0571) (Cont.)

Locality Plan

Background

Previous Applications

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

- Planning permit PLN18/0538 issued on 28 February 2019 for 'Development of three (3) double storey dwellings and subdivision of the land into three (3) lots with common property'.

  The permit is still valid with an expiry date of:

  28 February 2021 to start development and completion date of 28 February 2023.

- Planning application PLN18/0696 was sought for '*Subdivision of the land into three (3) lots*'. The application was subsequently withdrawn as the subdivision was already applied for and approved under PLN18/0538.

2.3.3 Town Planning Application - No. 10 Watt Street, Springvale (Planning Application No. PLN19/0571) (Cont.)

Proposal

The application proposes the development of seven (7) three dwellings. Key details of the proposal are as follows:

The dwellings are sited in a side by side configuration on the allotment joined internally under the same roof line. Dwelling 1 fronts Watt Street whilst the remaining dwellings (2 to 7) front the western side of the site accessed via a shared pedestrian walkway along the side of the site.

The dwellings are designed in a reverse living type arrangement with main living areas located on the first floors and bedrooms on the upper floors. Garages and entrances are located on the ground floor.

Each dwelling contains between 2 to 3 bedrooms, with open plan living/ dining and kitchen areas.

Specific dwelling details are as follows:

No. of bedrooms	3 bedrooms (dwelling 1) 2 bedrooms (dwellings 2 to 7)
Car parking	Double garage (dwelling 1) Single garages (dwellings 2 to 7)
Areas of secluded private open space (1st floor balconies)	10sqm (minimum) balconies to each dwelling
Orientation	North (dwelling 1) West (dwellings 2 to 7)

A common driveway provides access to each of the garages located along the eastern side of the site via the existing (reconstructed) single crossover from Watt Street.

A minimum front setback of 5 metres is proposed, with a rear setback of 2.27 metres. Side setbacks vary from on boundary development (rear western ground floor wall of dwelling 7) to between 2.5 metres (western elevation) and 4.7 metres (eastern elevation).

An overall building height of 10 metres is proposed.

Private open space is provided in the form of first floor balconies located on the western side of the dwellings accessed via main living areas.

2.3.3 Town Planning Application - No. 10 Watt Street, Springvale (Planning Application No. PLN19/0571) (Cont.)

The building is of a contemporary design with a mixture of external building materials consisting of timber vertical cladding and render in a variety of colours and a metal roof pitched to the front elevation.

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

Victorian Charter of Human Rights and Responsibilities

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

Financial Implications

No financial resources are impacted by this report.

Planning Scheme and Policy Frameworks

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

- To construct two or more dwellings on a lot pursuant to Clause 32.07-5 (RGZ1).

The relevant controls and policies are as follows:

Zoning Controls

The subject site is located in a Residential Growth Zone Schedule 1, as is the surrounding area to the north and directly to the east and west. Land to the south is zoned Commercial 2 Zone and on the western side of Parsons Avenue Industrial 1 Zone.

The purpose of the Residential Growth Zone outlined at Clause 32.07 is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To provide housing at increased densities in buildings up to and including four storey buildings.*
- *To encourage a diversity of housing types in locations offering good access to services and transport including activity centres and town centres.*
- *To encourage a scale of development that provides a transition between areas of more intensive use and development and other residential areas.*
- *To ensure residential development achieves design objectives specified in a schedule to this zone.*
- *To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.*

Pursuant to Clause 32.07-5, a permit is required to construct two or more dwellings on a lot.

Overlay Controls

No overlays affect the subject site or surrounding area.

2.3.3 Town Planning Application - No. 10 Watt Street, Springvale (Planning Application No. PLN19/0571) (Cont.)

State Planning Policy Framework

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

(a) To provide for the fair, orderly, economic and sustainable use, and development of land.

(b) To provide for the protection of natural and man-made resources and the maintenance of ecological processes and genetic diversity.

(c)To secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria.

(d) To conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value.

(e) To protect public utilities and other facilities for the benefit of the community.

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

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

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

Clause 11 Settlement states that:

Planning is to anticipate and respond to the needs of existing and future communities through provision of zoned and serviced land for housing, employment, recreation and open space, commercial and community facilities and infrastructure.

Planning is to facilitate sustainable development that takes full advantage of existing settlement patterns and investment in transport, utility, social, community and commercial infrastructure and services.

Of particular relevance is **Clause 11.02-1S Supply of urban land** of which the objective is; *To ensure a sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional and other community uses*.

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.

2.3.3 Town Planning Application - No. 10 Watt Street, Springvale (Planning Application No. PLN19/0571) (Cont.)

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.

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.

Clause 15.01-5S Neighbourhood character has an objective to recognise, support and protect neighbourhood character, cultural identity, and sense of place.

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 is relevant to residential development and states that:

- *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.*

2.3.3 Town Planning Application - No. 10 Watt Street, Springvale (Planning Application No. PLN19/0571) (Cont.)

These objectives are reinforced by a number of sub-clauses relevant to the development, 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 18.02-4S Car Parking seeks '*to ensure an adequate supply of car parking that is appropriately designed and located'*.

Local Planning Policy Framework

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

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

There is considerable diversity within Greater Dandenong's housing stock. Overall the municipality has similar levels of home ownership and of people renting, to metropolitan Melbourne. Home ownership is highest in Keysborough, and lowest in Dandenong and Dandenong South. Most housing stock is aged between 30 to 50 years, 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 - Housing).

Higher density housing is generally located in proximity to railway stations and major shopping centres, in particular central Dandenong, with rental accommodation accounting for a significant level of this housing. (Clause 21.02-3 - Housing).

Greater Dandenong has a largely conventional Australian built form of single one storey dwellings. While 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 concentrations of older villa units and apartments and more recent multi-unit redevelopments have occurred around central Dandenong, Springvale and Noble Park activity centres. (Clause 21.04-Residential building types and lot sizes)

2.3.3 Town Planning Application - No. 10 Watt Street, Springvale (Planning Application No. PLN19/0571) (Cont.)

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 set- backs, limited or no landscaping. (Clause 21.02-4 – Cultural influence)

A **Vision for Greater Dandenong** is outlined at **Clause 21.03** 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, 21.05 Built Form and 21.07 Infrastructure and Transportation.

Clause 21.04 Land Use with the following themes and their applicable objectives relevant to the proposed residential development: **Clause 21.04-1 Housing and Community** with the relevant objectives being:

- *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 optimise residential consolidation around activity centres/transport nodes, and more efficient use of existing urban infrastructure*

Clause 21.05 Built Form with the following themes and their applicable objectives relevant to the proposed residential development: **Clause 21.05-1 Urban design, character, streetscapes and landscapes** with the relevant objectives being:

- *To facilitate high quality building design and architecture*
- *To facilitate high quality development, which has regard for the surrounding environment and built form*
- *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*

And **Clause 21.05-3 Sustainability** with the relevant objectives being:

- *To encourage all development to achieve best practice environmentally sustainable outcomes*

2.3.3 Town Planning Application - No. 10 Watt Street, Springvale (Planning Application No. PLN19/0571) (Cont.)

Clause 21.07 Infrastructure and Transportation with the following themes and their applicable objectives relevant to the proposed residential development: **Clause 21.07-2 Public Transport** with the relevant objectives being:

- *To increase the use of public transport*
- *To integrate transport and land use*

And **Clause 21.07-3 Walking and Cycling** with the relevant objectives being:

- *To promote and facilitate walking and cycling*

Clause 22.06 Environmentally Sustainable Development is relevant to the proposal which triggers the requirement of a Sustainable Design Assessment (SDA) being between 3-9 dwellings. The overarching objective is that development should achieve best practice in environmentally sustainable development from the design stage through to construction and operation.

Of particular relevance to the development of residential dwellings is **Clause 22.09 Residential Development and Neighbourhood Character Policy.** The relevant objectives being:

- *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*

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- *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 in Attachment 2.

Clause 22.10 Springvale Activity Centre Local Planning Policy. The relevant policy objectives under Clause 22.10-2 in relation to built form are:

- *To provide appropriate higher density housing options to support the commercial component of the centre.*
- *To reduce visual clutter and promote consistent design form.*
- *To encourage the use of high quality building materials and finishes on the exterior of all new development.*

In relation to housing it is a policy to:

- *Housing Discourage conventional low density development in close proximity to the centre, especially in the area south of the rail line and west of Springvale Road where lot sizes can accommodate greater densities.*
- *Encourage site consolidation in residential areas, especially in the area south of the rail line and east of Springvale Road.*
- *Discourage development that further segments existing land holdings.*
- *Ensure new residential development contributes to an improved urban character and respects existing residential interfaces and setbacks.*
- *Encourage well-designed shop top, mixed use and multi-level medium and higher density housing in the centre.*
- *Ensure the amenity of all new housing in the Springvale CBD is protected especially in terms of the impact of noise, odours and light glare.*
- *Ensure the landscape and built interface of new development integrates with the streetscape and compliments local street tree themes, while at the same time supporting architectural innovation, where appropriate.*
- *Encourage residential buildings to address street frontages and open spaces.*
- *Encourage building forms and quality materials which enhance multicultural themes.*
- *Encourage design flexibility consistent with the Structure Plan principles.*
- *Provide appropriate setbacks to neighboring properties.*
- *Provide scale transitions between large residential buildings and smaller scale residences consistent with the Structure Plan principles.*

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Particular Provisions

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 as follows:

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

As the subject site is identified as being within the Principal Public Transport Network Area, there is no requirement to provide for visitor parking.

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

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

An assessment against this Clause is included as Attachment 3.

Clause 55 Two or more dwellings on a lot and residential buildings. The purpose of this clause is to:

- *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.*

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A development must meet all of the objectives of Clause 55 and should meet 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. Schedule 1 of Clause 32.07 Residential Growth Zone list the requirements as follows:

	Standard	Requirement
Minimum street setback	B6	As per B6 or 5 metres, whichever is lesser
Site coverage	B8	Maximum of 70%
Landscaping	B13	70% of ground level front setback planted with substantial landscaping and canopy trees
Front fence height	B32	Maximum 1.5 metre height in streets in Road Zone Category 1 Front fence height A20 and B32 Maximum 1.2 metre height for other streets

An assessment against this Clause 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

Planning Scheme Amendment C213 affects the subject site and introduces Schedule 3 to the General Residential Zone.

In accordance with Section 60(1A)(h) of the *Planning and Environment Act 1987*, Council, before deciding on an application, if the circumstances appear to so require, must consider any amendment to the planning scheme which has been adopted by a planning authority but not, as at the date on which the application is considered, approved by the Minister or a planning authority.

Within this report an assessment of the proposal against the controls which will apply on the approval of Amendment C213 as a seriously entertained amendment is provided.

Restrictive Covenants

Nil.

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

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

Diversity (Access & Equity)

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

Community Safety

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

Safe Design Guidelines

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

Referrals

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

Internal

The application was internally referred to Council's following departments for their consideration:

Department	Response
Asset Planning	No objection subject to conditions
Civil Planning	No objection subject to conditions
Transport Department	No objection

The comments provided will be considered in the assessment of the application.

Advertising

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

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

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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 5.

Consultation

A consultative meeting has not been held, as less than four objections have been received.

Summary of Grounds of Submissions/Objections

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

- **Lack of onsite parking**

The proposed development of seven (7) dwellings requires a total of eight (8) car spaces to be provided on the site pursuant to the requirements of Clause 52.06.

The subject site is located within the Principal Public Transport Network (PPTN), with column B applicable pursuant to the car parking requirements specified in Table 1 of Clause 52.06, which does not require the provision of on-site visitor parking as the site has good access to nearby public transport systems.

The proposal includes seven (7) garages consisting of six (6) single car garages and one (1) double car garage, therefore meeting the car parking requirements

- **Impact on on-street parking and access for council trucks (garbage collection) and emergency vehicles to the street**

The proposed development is not considered to have any impact on the existing on street parking situation as access to the site will be via a single crossover (existing to be reinstated), 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.

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

In relation to the objectors concerns regarding access for council vehicles (garbage trucks) and emergency vehicles, it is considered that there is sufficient area within the existing nature strip located at the front of the site for future residents of the development to place bins at collection times and access for emergency vehicles within the street is not impacted by the proposed development.

- **Liveability for future occupants**

One of the objectors has raised concerns in relation to the health of future occupants due to 'higher impervious surface, lack of green environment, greater radiant and reflective concrete surface, intrusion into privacy of existing houses from higher vantage dwellings with only devices for example trellis over existing fence as mean rather than appropriate design to address the potential issue of

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direct view into my living areas (living room, dining room and kitchen)'.It is considered these concerns have been addressed in the design of the development, with reasonable provision provided within the development to address any overlooking (subject to conditions); sufficient areas of landscaping are provided including the planting of canopy trees in correlation to the location and zoning of the land as being in a Residential Growth Zone.

The objectors concern over lack of natural ventilation is addressed through the placement of openable windows on opposite sides of the rooms to allow breezes to flow naturally through the main living areas and bedroom areas of the dwellings.

- **Overshadowing to the objectors' properties**

The proposed development has adequately responded to any amenity impacts to the directly adjoining residential properties through the use of appropriate boundary setbacks and building heights to reduce the extent of overshadowing. Furthermore, the site has a northern street frontage orientation which aids in reducing any overshadowing to the east and west adjoining (single dwelling) residential properties. It is considered that the development complies with the objectives and standards of Clause 55.04-5 for overshadowing.

- **Noise from future residents**

Residential noise associated with a dwelling is considered to be normal and reasonable expectation within an urban setting.

- **Noise and impact of works associated with the construction of the development to the objectors property**

The objector has expressed concerns over noise and impact associated with the construction of the proposed development to their property.

Noise and impacts such as vibrations and cracking associated with construction works is not governed by planning legislation and any concerns during this period would need to be sought by the concerned party to the relevant authority.

- **No details provided in relation to fire safety on the proposed plans**

Fire safety regulations for residential development is associated with the Building Permit stage and not applicable to the planning process.

- **Compliance with Councils Environmentally Sustainable Development requirements**

The applicant has provided a Sustainable Design Assessment with the development, which is considered to achieve best practice in environmentally sustainable development from the design stage through to construction and operation. The development is considered to be site responsive achieving a healthy environment for future occupants through the provision of cross ventilation and natural daylight, minimising the need for mechanical ventilation.

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Assessment

The subject site is located within an established residential area and is well suited for the development of medium density housing given that the site is located within the Springvale Activity Centre and is within easy walking distance of many of the local community facilities as well as public transport, as required by the objective of *Clause 16.01-2S Location of Residential Development.*

The proposal will reduce pressure on the urban fringe by providing seven (7) dwellings through the redevelopment of the site, thereby ensuring that the housing required for the growing population is facilitated in accordance with the strategies of *Clause 11.02 Managing Growth***.** The proposal also provides housing choice that meets the needs of the community, in accordance with *Clause 16.01 Residential Development***.**

Development

The proposal seeks to redevelop the subject site by replacing the existing single storey, single dwelling on the site with seven (7) three storey dwellings.

The existing streetscape is generally considered to be one of single storey dwellings, with one dwelling per lot, however there is an emergence of more intensive medium density dwelling developments occurring within the immediate area.

Whilst the proposed development is more intensive than the directly adjoining single dwellings to the east and west of the site, the development has been designed to provide a suitable transition in development intensity to ensure the dwellings are respectful of surrounding built form being consistent with the policy objectives of *Clause 22.09 – Residential Development and Neighbourhood Character Policy*, by providing an appropriate scaled transition between the proposed three storey development and the smaller scale single storey residential dwellings on the directly adjoining lots.

The site is located within the Springvale Activity Centre. The site is adjacent to the northern gateway into the centre and adjoins a commercially zoned property (C2Z) directly to the rear, making it the ideal location for such a medium density development. The redevelopment of an underutilised residential site will, once developed, contribute to greater housing choices within Springvale.

Access to the site is via a single shared crossover and driveway adjacent to the eastern side of the site. The utilisation of a single shared crossover lessens the impact on the streetscape, and results in no change to the extent of existing on street parking when compared to existing conditions.

The subject site has a northern orientation to Watt Street. Given its limited northern exposure, the development has been designed so that the front dwelling is orientated to gain maximum exposure to the north through the placement of main living areas and first floor balcony on the northern elevation of the dwelling, whilst the remaining dwellings have been provided with sufficient solar access to their main living areas and first floor balconies on the western side of the site, which still allows for a reasonable amount of natural ventilation and solar access to occur into these dwellings, thereby reducing the need for borrowed light and reliance on mechanical ventilation systems.

The dwellings are considered to be of a contemporary design with a mixture of external wall materials and finishes which is in keeping with the context of the established streetscape character.

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The first floor balconies provide a level of depth through the site to alleviate the visual bulk and massing from the triple storey height along with the design of the roof line which is pitched at the front elevation before dropping in height to a flat roofline throughout the remainder of the building.

The proposed development displays high levels of visual interest particularly to the streetscape elevation, thereby demonstrating the development will positively contribute to the preferred (future) neighbourhood character values providing a suitable benchmark for other future medium density developments.

Given the sites suitability for medium density development a reasonable level of landscaping has been provided consistent with the policy objectives.

It is considered that the development is consistent with the preferred outcomes sought within the Substantial Change Area pursuant to Clause 22.09-3.2 which seeks to '*encourage well designed, site responsive three and four storey medium to high density residential developments that make a positive contribution to the streetscape and are visually interesting'*.

Overall the proposed development of seven (7) dwellings and associated works is considered to be a site responsive design consistent with the preferred neighbourhood character of the area whilst remaining respectful of the existing amenity of the adjoining single dwellings and allowing for any future redevelopment potential on these properties.

Environmentally Sustainable Design

The development has considered environmentally sustainable design. The development is site responsive, achieving a healthy environment for future occupants through the provision of cross ventilation and natural daylight, minimising the need for mechanical ventilation and incorporates measures such as:

- Water efficient taps, showers, toilets and washing machines;
- Rainwater tanks to collect water for use in toilets;
- Double glazing to all habitable room windows;
- Energy efficient heating and cooling systems; and
- Outdoor clothes lines for drying.

The proposal achieves an overall BESS score of 50%.

Clause 55 – Development of more than one dwelling and residential buildings

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

- Clause 55.04-1 Side and rear setbacks objective (Standard B17)

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The development seeks a variation to the standard requirements to the rear third floor elevation of the building. The encroachment is considered to be minor, applying to the upper wall rear section of the building only, and resulting in a variation to the setback requirement of approximately 1 metre. Given the subject site adjoins an existing commercial building to the rear on land zoned Commercial 2 Zone, the variation is considered reasonable to allow.

- Clause 55.04-6 Overlooking objective (Standard B22)

As mentioned previously the subject site adjoins a commercially zoned property to the rear, with the only potential overlooking occurring to the side neighbouring existing residential properties, which each contain one single storey dwelling.

The development has provided a reasonable level of screening in the form boundary fences with heights of 2.1 metres, 1.7 metre high screens to all first floor balconies with any potential overlooking, and obscure glazing to habitable room windows. However, no screening has been provided to the first floor dining room window of dwelling 1 and the first floor eastern elevation kitchen windows to dwellings 2, 3, 4, 5, 6, & 7 and the living room windows of dwelling 1. Given the proximity of these windows to the neighbouring residential dwellings area of secluded private open space and habitable room windows to the east it is considered that there is potential for overlooking to occur. This can be overcome through permit conditions.

Car Parking

Car parking for the proposal has been provided in the form of a double garage for dwelling 1, which contains 3 bedrooms and single garages for the remaining dwellings, which each contain 2 bedrooms.

Access to the site will be via the existing single crossover on the eastern side of the frontage from Watt Street. Garages are located to the ground levels of the dwellings forming part of the lower level of each dwelling. The garages front the shared driveway to the east of the site and are well screened from the street.

The application has been assessed against the design standards of Clause 52.06-8 as per the table attached to this report and is considered to comply with all of the design standards.

Pursuant to Clause 52.06-5 the following car parking rates are applicable to the dwellings:

Use	Rate	Proposal	Parking requirement	Proposed parking
1 or 2 bedroom dwellings	1 space per dwelling	6 dwellings	6	8
3 or more bedroom dwellings	2 spaces per dwelling	1 dwelling	2	
Visitors to dwellings	N/A – site is within PPTN area	0	0	

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The proposal provides the minimum required number of car parking spaces within the subject site. As the site is located within the PPTN area Column B of Table 1 is applicable which has no requirement for the provision of visitor car parking.

Vegetation & Tree Impact (Site & Surrounds)

The proposal includes the removal of all vegetation from the subject site, the extent of vegetation removal is considered reasonable and is not considered to be of any significance to warrant its retention. However, to offset the loss of this vegetation a landscape plan has been provided to ensure the site is adequately revegetated.

As the development proposes first floor balconies acting as secluded private open space, areas of landscaping have been generally focused at the front and rear of the site with these areas suitable to contain the planting of canopy trees.

Additional landscaping is also proposed along the shared driveway and pedestrian pathway to the front entrances of the dwellings. Hard surface areas within the development site have been reduced through the use of a shared driveway and pedestrian walkway allowing the development to integrate well with the streetscape.

The extent of landscaping throughout the site is considered reasonable and is consistent with the intended neighbourhood character associated with this level of medium residential development.

Proposed Planning Scheme Amendments

Under Planning Scheme Amendment C213 the subject site is proposed to be rezoned to General Residential Zone Schedule 3 – Residential Transition Areas.

As the document is now considered to be a 'seriously entertained amendment' the current proposal has been assessed against the new provisional requirements of Clause 22.09. The site will be within the Incremental Change area of Clause 22.09. Assessment of the proposal against the preferred neighbourhood character as set out at Clause 22.09-3.3 is as follows:

Design Principle	Requirement	Response
Preferred housing type	The preferred housing type for the Incremental Change Area is medium density.	Complies- Development is for 7 townhouse dwellings.
Building height	The preferred maximum building height for land within the GRZ3 is 3 storeys, including ground level.	Complies- Proposal is 3 storey.

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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	Complies – landscaping areas have been provided at the front and rear of the site and along shared driveways and pathways including the planting of canopy trees.
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.	Complies – Car parking is hidden from view. Opportunity for landscaping within the front setback has been maximised.
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.	Complies – The design of the proposal has reduced the need for excessive screening. Balconies are designed in a trapezoid shape to allow for some outlook. Dwellings 4 and 5 balconies don't require screening to comply with the standard. Dwelling 1 balcony faces the street to allow for outlook and passive surveillance.
Bulk and built form	Residential development should: • ensure that the built form respects the scale of existing prevailing built form character and responds to site circumstances and streetscape be well articulated through the use of contrast, texture, variation in forms, materials, and colours. • Separation between upper levels of dwellings on a site in the GRZ3 is not generally needed, provided the building portrays a high standard of design and does not result in unreasonable amenity impacts.	Complies – The proposal portrays a high standard of design, with a variety of materials, textures and colours proposed. The proposal complies with the overlooking and overshadowing standards of Clause 55.

The neighbourhood character objectives of Schedule 3 to the General Residential Zone will be;

2.3.3 Town Planning Application - No. 10 Watt Street, Springvale (Planning Application No. PLN19/0571) (Cont.)

- *To provide a transition in building height and density between residential development in Substantial Change Areas or Activity Centres and other Incremental Change or Limited Change Areas.*
- *To ensure the scale, built form and setbacks of residential developments respond to the existing site circumstances by respecting the predominant built form, façade and street patterns.*
- *To provide appropriate front, side and rear setbacks to allow for substantial high quality landscaping and canopy trees and maximise planting opportunities through minimal paving and hard surfaces within front setbacks.*
- *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.*

As the document is now considered to be a 'seriously entertained amendment' the current proposal has been assessed against the new provisional requirements of Clause 55 as follows:

Standard	Requirement	Response
Minimum street setback	As per B6 or 5 metres, whichever is lesser	Complies – minimum 5 metre front setback proposed.
Site coverage	B8 Maximum of 70%	Complies – maximum 63.7%
Permeability	None specified	-
Landscaping	B13 70% of ground level front setback, and side and rear setbacks, planted with substantial landscaping and canopy trees	Complies – landscaping areas have been provided at the front and rear of the site and along shared driveways and pathways including the planting of canopy trees.
Side and rear setbacks	B17 None specified	-
Walls on boundaries	B18 None specified	-
Private open space	B28 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 with a minimum area of 25 square metres, a minimum dimension of 3 metres and convenient access from a living room; or a balcony with	Does not comply- First floor balconies are provided to each dwelling with a minimum area of 10 square metres. Dwelling 1, 4 and 5 have a minimum dimension of 2 metres. However, dwelling 2, 3, 6 and 7 do not have a minimum width of 2 metres. The balconies are

2.3.3 Town Planning Application - No. 10 Watt Street, Springvale (Planning Application No. PLN19/0571) (Cont.)

	a minimum area of 10 square metres with a minimum width of 2 metres and convenient access from a living room; or a roof-top area of 10 square metres with a minimum width of 2 metres and convenient access from a living room.	designed in a trapezoid shape, with a minimum dimension of 1.7, to allow for some outlook, while also maintaining an appropriate level of screening to limit overlooking. The small area of non compliance is considered acceptable in this instance because they have been specifically designed to reduce the need for screening, as required by Clause 22.09.
Front fences	B32 Maximum 1.5 metre height in streets in Road Zone Category 1. Maximum 1.2 metre height for other streets	N/A – no front fence proposed

It is considered that the proposal meets the intent of planning scheme amendment C213.

Conclusion

The proposed development of seven (7) dwellings is considered reasonable and is of an appropriate design response in terms of height, scale, setbacks, private open space, car parking and landscaping with minimal amenity impacts on the adjoining residential properties and surrounding area.

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

Recommendation

That Council resolves to issue a Notice of Decision to grant a permit in respect of the land known and described as 10 Watt Street, Springvale, for the purpose of the development of seven (7) 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:**

2.3.3 Town Planning Application - No. 10 Watt Street, Springvale (Planning Application No. PLN19/0571) (Cont.)

1.1. Screening to the first floor eastern elevation kitchen windows to dwellings 2, 3, 4, 5, 6, & 7 and the first floor eastern elevation living room windows of dwelling 1 to limit overlooking in accordance with Standard B22 in Clause 55.04-6 of the Greater Dandenong Planning Scheme.

1.2. Screening to the first floor western elevation dining room window of dwelling 1 to limit overlooking in accordance with Standard B22 in Clause 55.04-6 of the Greater Dandenong Planning Scheme.

1.3. Full dimensions shown on the proposed second floor plan TP05.

1.4. The capacity details of each of the water tanks.

1.5. Details of how the internal bin storage areas will be accessed.

1.6. Details of the proposed horizontal privacy screens to both the east and west elevations to the bedroom windows including materials and dimensions of the screens.

1.7 The landscape plan amended to replace the Crimson Mallee trees with a more appropriate species for the 0.5 m wide planting area adjacent to the accessway. Selected species must have a fastigiated form with mature height capable of softening the built form.

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

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

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. 10 Watt Street, Springvale (Planning Application No. PLN19/0571) (Cont.)

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

5. Except with the prior written consent of the Responsible Authority, the approved building must not be occupied until all buildings and works and the conditions of this permit have been complied with.

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

7. 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.

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. 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.

10. 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.

11. Service units, including air conditioning/heating units, must not be located on any of the balcony areas or where they will be visible from any public area.

12. 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.

2.3.3 Town Planning Application - No. 10 Watt Street, Springvale (Planning Application No. PLN19/0571) (Cont.)

13. This permit will expire if:-

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

13.2. 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. 10 Watt Street, Springvale (Planning Application No. PLN19/0571) (Cont.)

STATUTORY PLANNING APPLICATIONS

TOWN PLANNING APPLICATION - NO. 10 WATT STREET, SPRINGVALE (PLANNING APPLICATION NO. PLN19/0571)

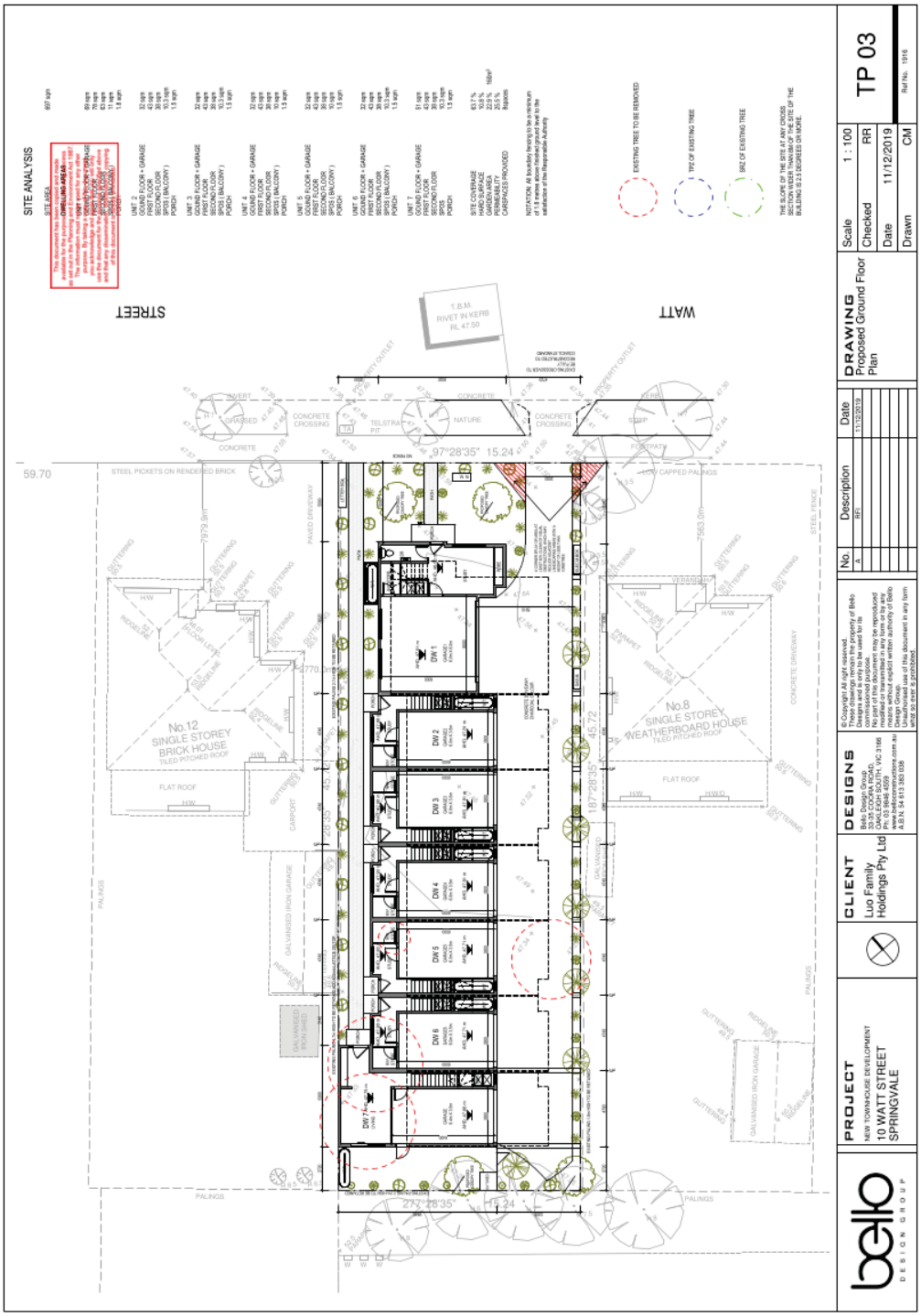
ATTACHMENT 1

ASSESSED PLANS

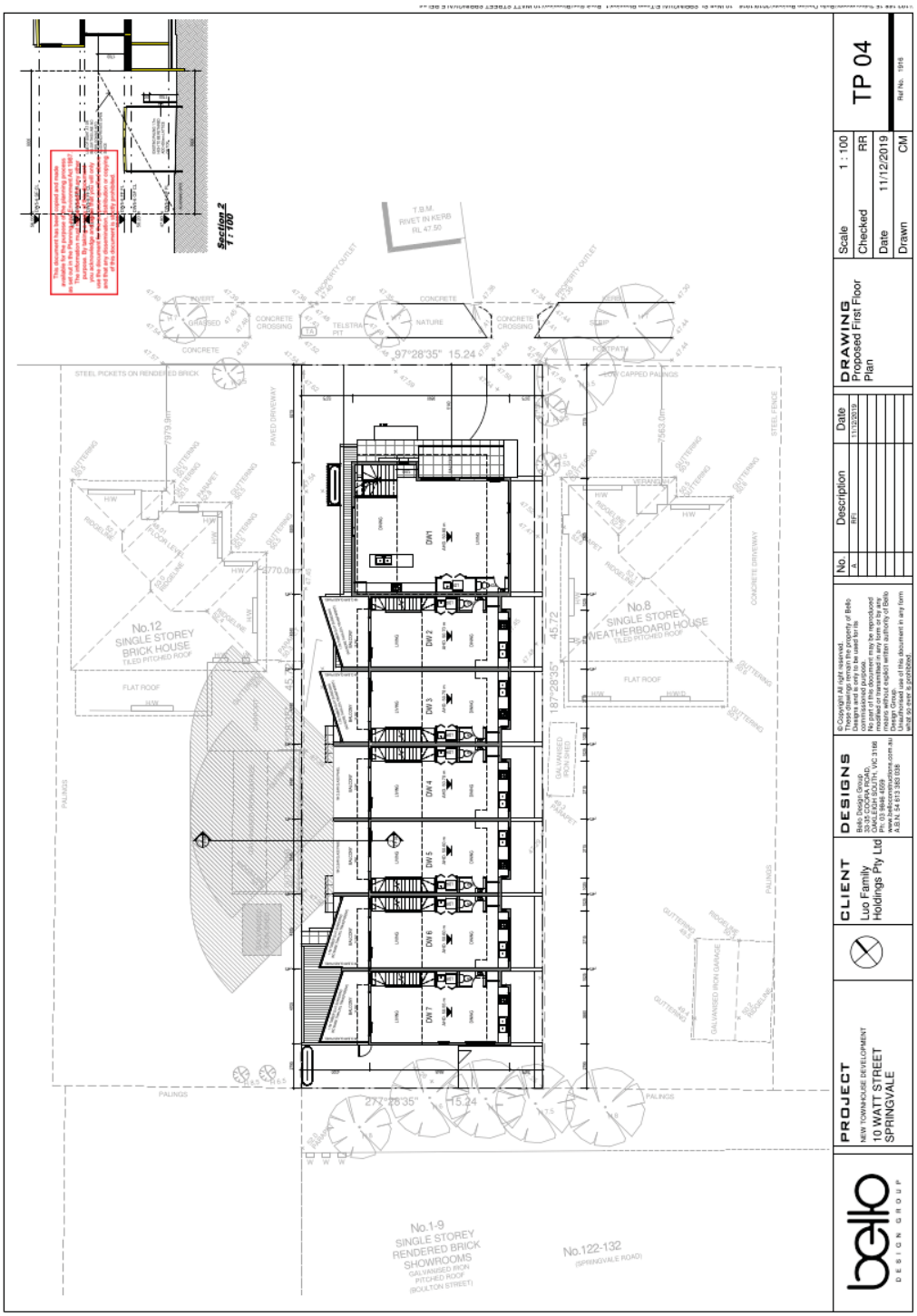
PAGES 6 (including cover)

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

2.3.3 Town Planning Application - No. 10 Watt Street, Springvale (Planning Application No. PLN19/0571) (Cont.)



2.3.3 Town Planning Application - No. 10 Watt Street, Springvale (Planning Application No. PLN19/0571) (Cont.)



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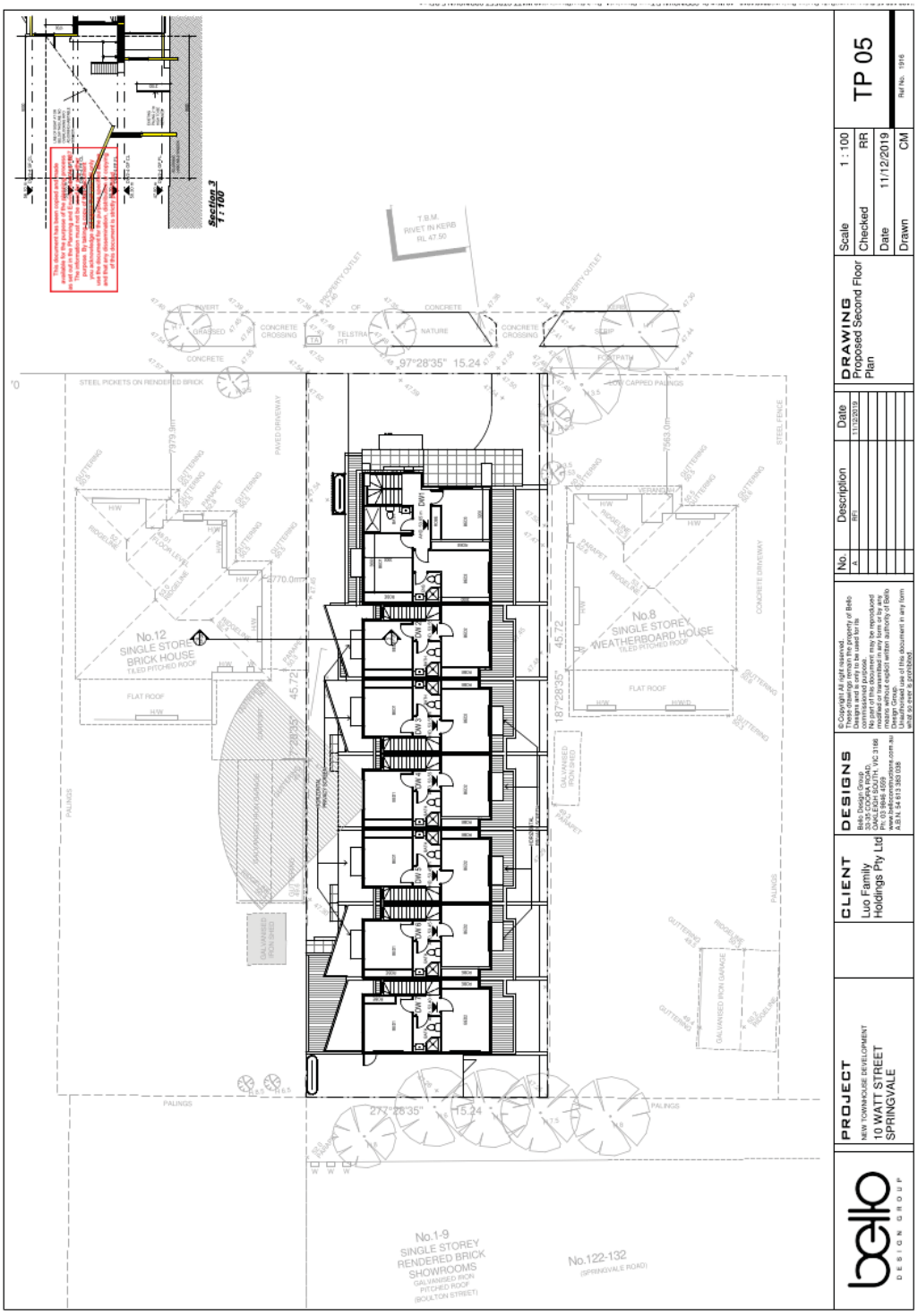

2.3.3 Town Planning Application - No. 10 Watt Street, Springvale (Planning Application No. PLN19/0571) (Cont.)

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STATUTORY PLANNING APPLICATIONS

TOWN PLANNING APPLICATION - NO. 10 WATT STREET, SPRINGVALE (PLANNING APPLICATION NO. PLN19/0571)

ATTACHMENT 2

CLAUSE 22.09 ASSESSMENT

PAGES 6 (including cover)

2.3.3 Town Planning Application - No. 10 Watt Street, Springvale (Planning Application No. PLN19/0571) (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** Each dwelling has ground level entries facing the shared walkway or street (dwelling 1). These are clearly visible from the front of the site and pedestrian walkway
	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** Habitable room windows have been provided overlooking the driveway and pedestrian walkway to ensure passive surveillance of these communal areas.
	Use semi-transparent fences to the street frontage.	**N/A – no front fence**
	Light communal spaces including main entrances and car parking areas with high mounted sensor-lights.	✓ **Principle met**
	Ensure that all main entrances are visible and easily identifiable from the street.	✓ **Principle met**
	Locate non-habitable rooms such as bathrooms, away from entrances and street frontage.	✓ **Principle met**
Landscaping	Residential development should:	
	Provide substantial, high quality on-site landscaping, including screen planting and canopy trees along ground level front and side and rear boundaries.	✓ **Principle met** Level of landscaping on the site is relative to the level of development on the site.
	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** Canopy trees are located at the front and rear of the site
	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**

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2.3.3 Town Planning Application - No. 10 Watt Street, Springvale (Planning Application No. PLN19/0571) (Cont.)

	Canopy trees should be planted in well proportioned setbacks/private open space that are sufficient to accommodate their future growth to maturity.	✓ **Principle met**
	Landscaping should minimise the impact of increased storm water runoff through water sensitive urban design and reduced impervious surfaces.	✓ **Principle met**
	Landscaping should be sustainable, drought tolerant, and include indigenous species and be supported through the provision of rainwater tanks.	✓ **Principle met**
Car parking	The existing level of on-street car parking should be maintained by avoiding second crossovers on allotments with frontage widths less than 17 metres.	✓ **Principle met** One crossover provided.
	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**
	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
	Developments with basement car parking should consider flooding concerns where applicable.	N/A
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** Consistent with preferred medium density development policy.
	Maintain the apparent frontage width pattern.	✓ **Principle met**
	Provide appropriate side setbacks between buildings to enable screen planting where required, and at least one generous side setback to enable the retention of trees and/or the planting and future growth of trees to maturity.	✓ **Principle met**
	Provide open or low scale front fences to allow a visual connection between landscaping in front gardens and street tree planting.	✓ **Principle met**
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** First floor balconies provided
	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.	N/A
	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**
	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.	N/A

2.3.3 Town Planning Application - No. 10 Watt Street, Springvale (Planning Application No. PLN19/0571) (Cont.)

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**
	Balconies should be designed to reduce the need for screening from adjoining dwellings and properties.	✓ **Principle met**
	The development of new dwellings to the rear of existing retained dwellings is discouraged where: • 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.	✓ **Principle met**
	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**
	Maximise thermal performance and energy efficiency of the built form by addressing orientation, passive design and fabric performance	✓ **Principle met**
	Ensure that building height, massing articulation responds sensitively to existing residential interfaces, site circumstances, setbacks and streetscape and reduces the need for screening.	✓ **Principle met**
	Provide sufficient setbacks (including the location of basements) to ensure the retention of existing trees and to accommodate the future growth of new trees.	✓ **Principle met**
	Provide suitable storage provisions for the management of operational waste	✓ **Principle met**
	Appropriately located suitable facilities to encourage public transport use, cycling and walking.	✓ **Principle met** Subject site is located within PPTN area
Materials & Finishes	Residential development should:	
	Use quality, durable building materials and finishes that are designed for residential purposes.	✓ **Principle met** Materials and finished selected appear to be materials common in residential development.
	Avoid the use of commercial or industrial style building materials and finishes.	✓ **Principle met**
	Avoid using materials such as rendered cement sheeting, unarticulated surfaces and excessive repetitive use of materials.	✓ **Principle met**
	Use a consistent simple palette of materials, colours finishes and architectural detailing.	✓ **Principle met**

2.3.3 Town Planning Application - No. 10 Watt Street, Springvale (Planning Application No. PLN19/0571) (Cont.)

	Maximise the ongoing affordability and sustainability of residential developments through the selection of low maintenance, resource and energy efficient materials and finishes that can be reasonably expected to endure for the life of the building.	✓ **Principle met**
Domestic services normal to a dwelling and Building services	In order to minimise the impact of domestic and building services on the streetscape, adjacent properties, public realm and amenity of future residents, new residential development should:	
	Ensure that all domestic and building services are visually integrated into the design of the building and appropriately positioned or screened so as to not be seen from the street or adjoining properties.	✓ **Principle met**
	Be designed to avoid the location of domestic and building services: • 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**
	Be designed to avoid reliance on borrowed light to habitable rooms.	✓ **Principle met**
	Ensure that balconies and habitable room windows are designed and located to reduce the need for excessive screening.	✓ **Principle met**
	Ensure that dwellings without ground level main living areas meet the Standards of Clauses 55.03-5, 55.04-1, 6 & 7, 55.05-3, 4 & 5.	✓ **Principle met**

2.3.3 Town Planning Application - No. 10 Watt Street, Springvale (Planning Application No. PLN19/0571) (Cont.)

Clause 22.09-3.2 Design principles for Substantial Change Areas – Residential Growth Zone (RGZ)

Titles & Objectives	Principles	Principle met/Principle not met/NA
Preferred housing types	The preferred housing types for the Substantial Change Area are medium to high density	✓ **Principle met** Development is for 7 dwellings, three storeys high.
Building Height	The preferred maximum building height for land within the RGZ1 and RGZ2 is up to 4 storeys, including ground level.	✓ **Principle met**
Bulk & Built Form	Building bulk and height can be relatively uniform throughout the depth of sites, where articulated building elevations and well proportioned ground level setbacks to upper levels are provided at the front, side and rear of buildings to allow for substantial landscaping to soften the built form.	✓ **Principle met** Sufficient boundary setbacks for landscaping provided. Mixture of external materials and finishes with staggered setbacks to walls.
	Upper level tiering may be appropriate in some cases with upper levels recessed from view. Tiered building profiles that result in excessive upper level setbacks should be avoided.	✓ **Principle met**
	Separation between upper levels of dwellings on a site is not generally needed, provided the building portrays a high standard of design and does not result in unreasonable amenity impacts.	✓ **Principle met**
	The bulk and mass of the upper levels of any dwelling should not have an unreasonable adverse impact on the amenity of adjacent residential secluded private open spaces.	✓ **Principle met**
	Residential development should be well articulated through the use of contrast, texture, variation in forms, materials, openings, colours and the inclusion of vertical design elements.	✓ **Principle met**
Site Design	High density residential developments should provide safe and innovative communal open spaces.	N/A

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

STATUTORY PLANNING APPLICATIONS

TOWN PLANNING APPLICATION - NO. 10 WATT STREET, SPRINGVALE (PLANNING APPLICATION NO. PLN19/0571)

ATTACHMENT 3

CLAUSE 52 ASSESSMENT

PAGES 5 (including cover)

2.3.3 Town Planning Application - No. 10 Watt Street, Springvale (Planning Application No. PLN19/0571) (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** Existing crossover being reconstructed for the proposal to be used by all dwellings to access the site.
	• 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** Sufficient area has been provided to allow vehicles to exit the garages and exit the site in a forwards manner
	• 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.	**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.	✓ **Standard met**

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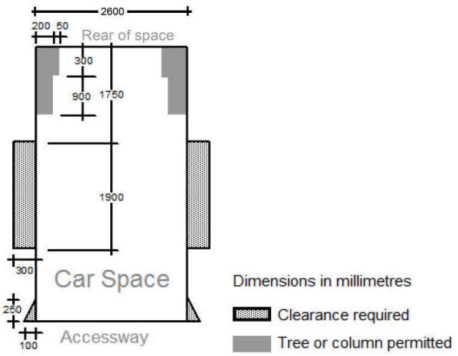
2.3.3 Town Planning Application - No. 10 Watt Street, Springvale (Planning Application No. PLN19/0571) (Cont.)

<table>
<tr>
<td>Design standard 2 – Car parking spaces</td>
<td>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
<table>
<tr><th>Angle of car parking spaces to access way</th><th>Accessway width</th><th>Car space width</th><th>Car space length</th></tr>
<tr><td>Parallel</td><td>3.6 m</td><td>2.3 m</td><td>6.7 m</td></tr>
<tr><td>45º</td><td>3.5 m</td><td>2.6 m</td><td>4.9 m</td></tr>
<tr><td>60º</td><td>4.9 m</td><td>2.6 m</td><td>4.9 m</td></tr>
<tr><td>90º</td><td>6.4 m</td><td>2.6 m</td><td>4.9 m</td></tr>
<tr><td></td><td>5.8 m</td><td>2.8 m</td><td>4.9 m</td></tr>
<tr><td></td><td>5.2 m</td><td>3.0 m</td><td>4.9 m</td></tr>
<tr><td></td><td>4.8 m</td><td>3.2 m</td><td>4.9 m</td></tr>
</table>
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).</td>
<td>✓ Standard met</td>
</tr>
<tr>
<td></td>
<td>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
 
</td>
<td>✓ Standard met</td>
</tr>
<tr>
<td></td>
<td>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.</td>
<td>✓ Standard met</td>
</tr>
<tr>
<td></td>
<td>Where parking spaces are provided in tandem (one space behind the other) an additional 500mm in length must be provided between each space.</td>
<td>N/A</td>
</tr>
<tr>
<td></td>
<td>Where two or more car parking spaces are provided for a dwelling, at least one space must be under cover.</td>
<td>✓ Standard met</td>
</tr>
</table>

2.3.3 Town Planning Application - No. 10 Watt Street, Springvale (Planning Application No. PLN19/0571) (Cont.)

	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**
Design standard 3: Gradients	Accessway grades must not be steeper than 1:10 (10 per cent) within 5 metres of the frontage to ensure safety for pedestrians and vehicles. The design must have regard to the wheelbase of the vehicle being designed for; pedestrian and vehicular traffic volumes; the nature of the car park; and the slope and configuration of the vehicle crossover at the site frontage. This does not apply to accessways serving three dwellings or less.	✓ **Standard met**
	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** **Type of car park** / **Length of ramp** / **Maximum grade** **Public car parks** — 20 metres or less — 1:5 (20%) longer than 20 metres — 1:6 (16.7%) **Private or residential car parks** — 20 metres or less — 1:4 (25%) longer than 20 metres — 1:5 (20%)	**N/A**
	Where the difference in grade between two sections of ramp or floor is greater than 1:8 (12.5 per cent) for a summit grade change, or greater than 1:6.7 (15 per cent) for a sag grade change, the ramp must include a transition section of at least 2 metres to prevent vehicles scraping or bottoming.	**N/A**
	Plans must include an assessment of grade changes of greater than 1:5.6 (18 per cent) or less than 3 metres apart for clearances, to the satisfaction of the responsible authority.	**N/A**
Design standard 4: Mechanical parking	Mechanical parking may be used to meet the car parking requirement provided: • At least 25 per cent of the mechanical car parking spaces can accommodate a vehicle clearance height of at least 1.8 metres.	**N/A**
	• Car parking spaces the require the operation of the system are not allowed to visitors unless used in a valet parking situation.	**N/A**
	• The design and operation is to the satisfaction of the responsible authority.	**N/A**

Design standard 5: Urban design	Ground level car parking, garage doors and accessways must not visually dominate public space.	✓ **Standard met**
	Car parking within buildings (including visible portions of partly submerged basements) must be screened or obscured where possible, including through the use of occupied tenancies, landscaping, architectural treatments and artworks.	✓ **Standard met**
	Design of car parks must take into account their use as entry points to the site.	✓ **Standard met**
	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**

2.3.3 Town Planning Application - No. 10 Watt Street, Springvale (Planning Application No. PLN19/0571) (Cont.)

	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**

2.3.3 Town Planning Application - No. 10 Watt Street, Springvale (Planning Application No. PLN19/0571) (Cont.)

STATUTORY PLANNING APPLICATIONS

TOWN PLANNING APPLICATION - NO. 10 WATT STREET, SPRINGVALE (PLANNING APPLICATION NO. PLN19/0571)

ATTACHMENT 4

CLAUSE 55 ASSESSMENT

PAGES 27 (including cover)

2.3.3 Town Planning Application - No. 10 Watt Street, Springvale (Planning Application No. PLN19/0571) (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 design response is considered appropriate in the context of the site and surrounding area, with a proposal for a higher density residential development in an established and well-serviced neighbourhood.
	The proposed design response must respect the existing or preferred neighbourhood character and respond to the features of the site.	✓ **Standard met** The design response is considered to achieve the future character of the area as outlined in Clause 22.09, with the proposal consisting of a well-designed and site responsive medium density residential development that provides articulated elevations, appropriate building setbacks, useable private open space and areas for landscaping.
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.	✓ **Objective met** The objectives have been achieved as the standards have been met.
	To ensure that development responds to the features of the site and the surrounding area.	

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.	✓ **Objective met** The objectives have been achieved

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2.3.3 Town Planning Application - No. 10 Watt Street, Springvale (Planning Application No. PLN19/0571) (Cont.)

	To support medium densities in areas where development can take advantage of public and community infrastructure and services.	as the standards have been met.

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.	**Not applicable – development is for seven dwellings**
Objective	To encourage a range of dwellings sizes and types in developments of ten or more dwellings.	

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 proposed development is located in an area where it can be connected to reticulated services, including sewerage, drainage, electricity, gas and water.
	Development should not unreasonably exceed the capacity of utility services and infrastructure, including reticulated services and roads.	✓ **Standard met** The proposed development is not expected to overload infrastructure.
	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** No capacity issues are identified.
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 objectives have been achieved as the standards have been met.
	To ensure development does not unreasonably overload the capacity of utility services and infrastructure.	

Clause 55.02-5 Integration with the street objective

Title & Objective	Standards	Standard Met/Standard Not Met/NA

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

2.3.3 Town Planning Application - No. 10 Watt Street, Springvale (Planning Application No. PLN19/0571) (Cont.)

Standard B5	Developments should provide adequate vehicle and pedestrian links that maintain or enhance local accessibility.	✓ **Standard met** The development provides adequate vehicle and pedestrian links, with all dwellings provided with a pedestrian access/ walkway adjacent to the western side of the site.
	Developments should be oriented to front existing and proposed streets.	✓ **Standard met** The dwelling at the front of the site faces Watt Street, with all remaining dwellings fronting the western pedestrian access way.
	High fencing in front of dwellings should be avoided if practicable.	✓ **Standard met** No front fencing proposed.
	Development next to existing public open space should be laid out to complement the open space.	✓ **Standard met** The proposed development does not adjoin any public open space areas.
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.	✓ **Objective met** The objectives have been achieved as the standards have been met.

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 development proposes a minimum front setback of 5 metres which is consistent with more recent residential development within the area. The site is located within the RGZ, therefore the minimum front setback requirement is 5 metres. Dwellings on the directly adjoining

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

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

2.3.3 Town Planning Application - No. 10 Watt Street, Springvale (Planning Application No. PLN19/0571) (Cont.)

	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.	allotments fronting Watt Street which contain single dwellings have front setbacks of 7.97 metres & 7.56 metres. These sites are yet to be redeveloped. More recent residential development within the immediate area such as 14 & 18 Watt Street have front setbacks of 5 metres.
Decision Guidelines	Any relevant neighbourhood character objective, policy or statement set out in this scheme. The design response. Whether a different setback would be more appropriate taking into account the prevailing setbacks of existing buildings on nearby lots. The visual impact of the building when viewed from the street and from adjoining properties. The value of retaining vegetation within the front setback.			
Objective	To ensure that the setbacks of buildings from a street respect the existing or preferred neighbourhood character and make efficient use of the site.			✓ **Objective met** The objectives have been achieved as the standards have been met.

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** The maximum proposed building height is 10 metres, less than the maximum height under RGZ of 13.5 metres.

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

2.3.3 Town Planning Application - No. 10 Watt Street, Springvale (Planning Application No. PLN19/0571) (Cont.)

	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** The development incorporates measures and techniques to provide modulation and articulation to deliver a sense of transition.
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	✓ **Objective met** The objectives have been achieved as the standards have been met.

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** The proposal results in a maximum site coverage of 63.7%, less than the maximum 70% under RGZ1.
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	

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

2.3.3 Town Planning Application - No. 10 Watt Street, Springvale (Planning Application No. PLN19/0571) (Cont.)

	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.	✓ **Objective met** The objectives have been achieved as the standards have been met.

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** The development exceeds the minimum requirement under the RGZ1 of 20% with a proposed permeability of 25.5%
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.	✓ **Objective met** The objectives have been achieved as the standards have been met.

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** The proposed development has been oriented to make appropriate use of solar energy and the energy efficiency of existing dwellings is not unreasonable reduced through use of appropriate setbacks to neighbouring habitable room windows.

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

2.3.3 Town Planning Application - No. 10 Watt Street, Springvale (Planning Application No. PLN19/0571) (Cont.)

	Living areas and private open space should be located on the north side of the development, if practicable.	✓ **Standard met** Due to the orientation of the allotment with a northern frontage, main living areas have been located on the western sides of the dwellings with the exception of the front dwelling which has a northern exposure to living areas.
	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.	✓ **Objective met** The objectives have been achieved as the standards have been met.
	To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy.	

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.	Not applicable – no public or communal 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.	

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** The entries to each of the dwellings are prominent and easily identifiable.

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

2.3.3 Town Planning Application - No. 10 Watt Street, Springvale (Planning Application No. PLN19/0571) (Cont.)

	Planting which creates unsafe spaces along streets and accessways should be avoided.	✓ **Standard met** There is no planting that creates unsafe spaces along streets and accessways.
	Developments should be designed to provide good lighting, visibility and surveillance of car parks and internal accessways.	✓ **Standard met** Lighting can be included as a permit condition to car parking areas and pedestrian access ways. Passive surveillance of these areas has been appropriately provided through placement of windows to ground floor front elevations overlooking the pedestrian entries and first floor elevations overlooking the car parking area.
	Private spaces within developments should be protected from inappropriate use as public thoroughfares.	✓ **Standard met** The development includes appropriate measures to avoid private spaces being used as public thoroughfares.
Decision Guidelines	The design response.	
Objectives	To ensure the layout of development provides for the safety and security of residents and property.	✓ **Objective met** The objectives have been achieved as the standards have been met.

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** Landscaping areas are provided at the front of the site between the dwelling and street; along the sides of the driveway and pedestrian walkway and to the rear of the site.
	Development should provide for the retention or planting of trees, where these are part of the character of the neighbourhood.	✓ **Standard met** Existing vegetation within the site is proposed to be removed, this vegetation is not considered to form a significant part of the streetscape.
	Development should provide for the replacement of any significant trees that have been removed in the 12 months prior to the application being made	Not applicable – no significant trees removed within the past 12 months

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

2.3.3 Town Planning Application - No. 10 Watt Street, Springvale (Planning Application No. PLN19/0571) (Cont.)

	The landscape design should specify landscape themes, vegetation (location and species), paving and lighting.	✓ **Standard met** The landscape plan provided outlines proposed replanting on the site.
	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** Sufficient landscaping is provided at the front, side and rear of the site, with two canopy trees proposed at the front and rear of the site.
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.	✓ **Objective met** The objectives have been achieved as the standards have been 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.	

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** The existing crossover is to be reconstructed within the same location.
	No more than one single-width crossover should be provided for each dwelling fronting a street.	✓ **Standard met** Only one crossover proposed to be shared by all dwellings on the site.
	The location of crossovers should maximise retention of on-street car parking spaces.	✓ **Standard met** The proposal will not result in any reduction to on street parking.
	The number of access points to a road in a Road Zone should be minimised.	Not applicable
	Developments must provide for access for service,	✓ **Standard met**

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

2.3.3 Town Planning Application - No. 10 Watt Street, Springvale (Planning Application No. PLN19/0571) (Cont.)

	emergency and delivery vehicles.	
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.	✓ **Objective met** The objectives have been achieved as the standards have been met.

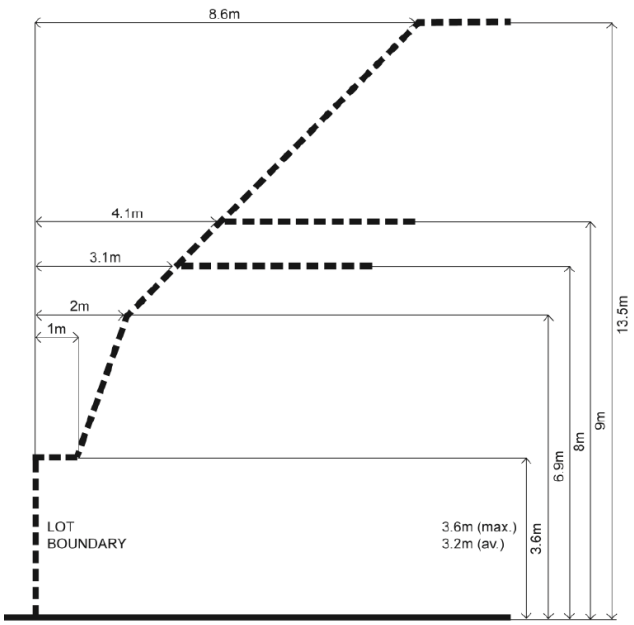
Clause 55.03-10 Parking location objectives

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** Garages provided for each dwelling at ground level with direct internal individual access to the dwellings.
	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** There are no habitable room windows within 1.5 metres of the shared accessway.
Decision Guidelines	The design response.	
Objectives	To provide convenient parking for residents and visitors vehicles.	✓ **Objective met** The objectives have been achieved as the standards have been met.
	To protect residents from vehicular noise within developments.	

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.	**Variation sought** A variation is sought to the rear elevation of the proposed development resulting in a minor encroachment of Height 8.72m Setback 2.79m The required setback is approximately 3.81m. The variation is considered reasonable to allow as

2.3.3 Town Planning Application - No. 10 Watt Street, Springvale (Planning Application No. PLN19/0571) (Cont.)

	Diagram B1 Side and rear setbacks  	it applies to the upper wall section of the rear elevation only. Furthermore, the subject site adjoins an existing commercial building to the rear of the site zoned C2Z.
	Sunblinds, verandahs, porches, eaves, fascias, gutters, masonry chimneys, flues, pipes, domestic fuel or water tanks, and heating or cooling equipment or other services may encroach not more than 0.5 metres into the setbacks of this standard.	✓ **Standard met**
	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.	Not applicable as there are no such encroachments within the setbacks.
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.	✓ **Objective met** The objectives have been achieved the variation to the standard is considered reasonable to allow and will not have any impact on existing dwellings as the site adjoins commercial

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

2.3.3 Town Planning Application - No. 10 Watt Street, Springvale (Planning Application No. PLN19/0571) (Cont.)

		zone to the rear.

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** The development includes a boundary wall to the rear of the building located on the western boundary. The proposed length of the wall is 6.38 metres. The boundary wall is located adjacent to the rear of a shed/ garage and carport clustered along the side of the neighbouring property, it is not considered that this portion of the neighbouring property is considered to be utilised as secluded private open space.
	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.	Not applicable, the subject site is flat.
	A building on a boundary includes a building set back up to 200mm from a boundary.	✓ **Standard met**
	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** The proposed wall has a maximum height of 3.2 metres.
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.	

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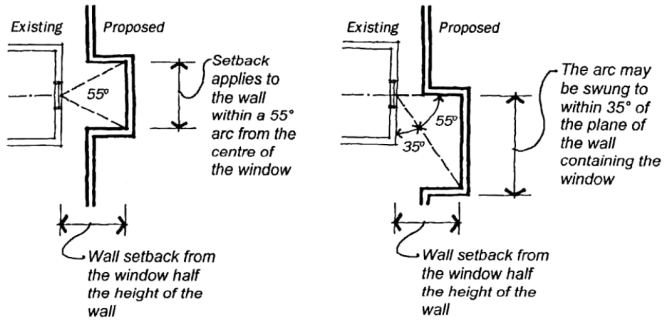
2.3.3 Town Planning Application - No. 10 Watt Street, Springvale (Planning Application No. PLN19/0571) (Cont.)

	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.	✓ **Objective met** The objectives have been achieved as the standards have been met.

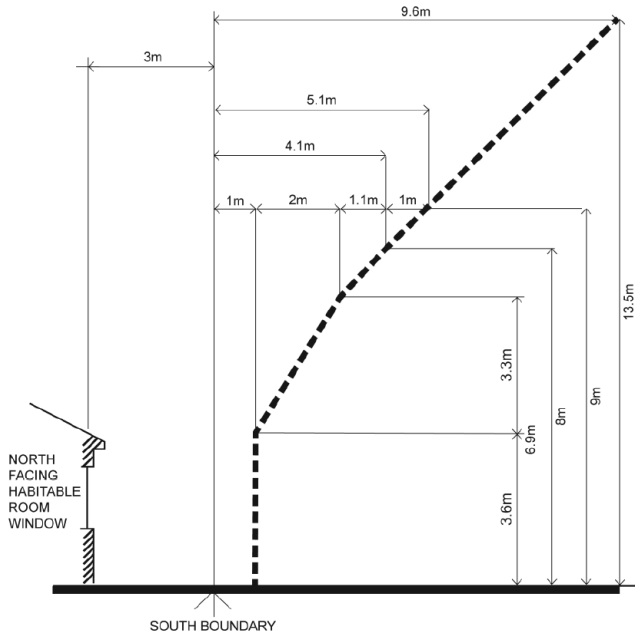
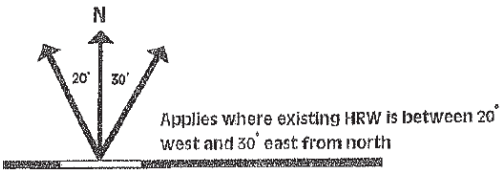
Clause 55.04-3 Daylight to existing windows objective

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** All existing habitable room windows have light courts in excess of the standard.
	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** There are no habitable room windows on any of the directly adjoining properties within 3m of the proposed development.
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.	✓ **Objective met** The objectives have been achieved as the standards have been met.

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

2.3.3 Town Planning Application - No. 10 Watt Street, Springvale (Planning Application No. PLN19/0571) (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** There are no northern facing habitable room windows on neighbouring lots, the subject site adjoins C2Z to the rear (south).
	A north facing window is a window with an axis perpendicular to its surface orientated north 20 degrees west to north 30 degrees east.  	
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.	✓ **Objective met** The objectives have been achieved as the standards have been

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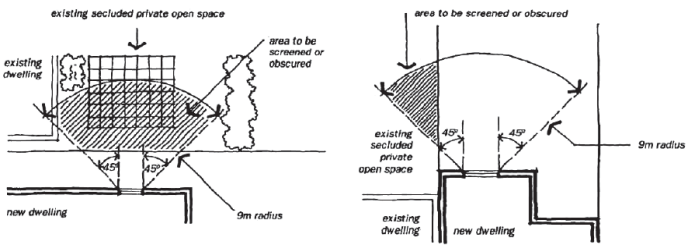
2.3.3 Town Planning Application - No. 10 Watt Street, Springvale (Planning Application No. PLN19/0571) (Cont.)

		met.

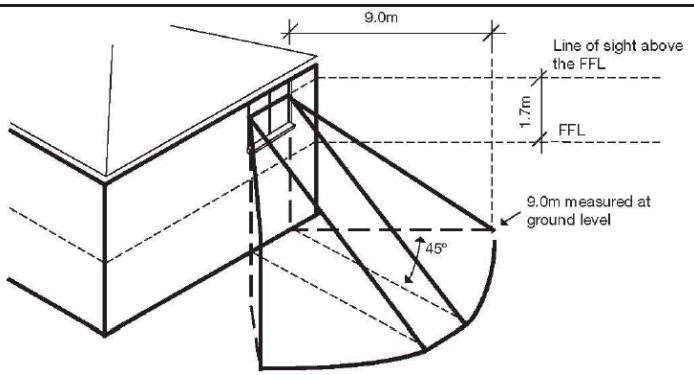
Clause 55.04-5 Overshadowing open space objective

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** The subject site has a northern frontage to the street, as a result the extent of overshadowing to the side neighbouring properties meets the standard.
	If existing sunlight to the secluded private open space of an existing dwelling is less than the requirements of this standard, the amount of sunlight should not be further reduced.	✓ **Standard met** The neighbouring residential properties contain single dwellings with no existing reduction.
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.	✓ **Objective met** The objectives have been achieved as the standards have been met.

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**  	**Conditional compliance** The subject site adjoins a commercial zoned property to the rear, with the only potential overlooking occurring to the side neighbouring residential properties. Overlooking has been/ can be addressed as follows: Western

2.3.3 Town Planning Application - No. 10 Watt Street, Springvale (Planning Application No. PLN19/0571) (Cont.)

		elevation *Ground floor:* Contains a boundary fence having a proposed and existing height of 2.1m with no resulting overlooking. *First floors:* First floor balconies are provided with a 1.7m high timber screen to dwellings 2, 3, 6 & 7 to address overlooking. The balconies to dwellings 4 & 5 overlook the roofs of the neighbouring carport, garage and shed clustered together on the neighbouring property with no resulting overlooking. *Third floor:* The bedroom windows of dwellings 3, 4, 5 & 6 overlook the roofs of the neighbouring carport, garage and shed clustered together on the neighbouring property with no resulting overlooking. The bedroom windows to all the dwellings have a minimum setback of approx. 3.3m from the boundary with horizontal privacy screens proposed underneath the windows of

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2.3.3 Town Planning Application - No. 10 Watt Street, Springvale (Planning Application No. PLN19/0571) (Cont.)

		dwellings 1, 2, 3, 5 & 6 to prevent overlooking. <u>Eastern elevation</u> *Ground floor:* Garages are located along this elevation, with no habitable room windows. *First floor:* There is potential overlooking from the kitchen windows of dwellings 2,3, 4, 5, 6, & 7 and living room windows of dwelling 1. No treatment has been shown to these windows – this can be remedied as a permit condition. *Third floor:* Obscure glazing has been provided to the bedroom windows of dwellings 1 & 2. Horizontal privacy screens are proposed underneath the bedroom windows of dwellings 3, 4, 5 & 6 to prevent overlooking into the neighbouring residential property.
	A habitable room window, balcony, terrace, deck or patio with a direct view into a habitable room window of existing dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio should be either: • Offset a minimum of 1.5 metres from the edge of one window to the edge of the other. • Have sill heights of at least 1.7 metres above floor level. • Have fixed, obscure glazing in any part of the window below 1.7 metre above	**Conditional compliance** See above

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

2.3.3 Town Planning Application - No. 10 Watt Street, Springvale (Planning Application No. PLN19/0571) (Cont.)

	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.	✓ **Standard met** To be addressed as a permit condition.
	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 objectives have been achieved as the standards have been met/ can be met through permit conditions.

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** There are no lower-level dwellings proposed. However the development has incorporated horizontal screens underneath the third floor bedroom windows located above the balconies of the internal neighbouring dwellings which will reduce any overlooking internally within the proposed development.
Decision Guidelines	The design response.	

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

2.3.3 Town Planning Application - No. 10 Watt Street, Springvale (Planning Application No. PLN19/0571) (Cont.)

Objective	To limit views into the secluded private open space and habitable room windows of dwellings and residential buildings within a development.	✓ **Objective met** The objectives have been achieved as the standards have been met.

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** The proposed development does not show any noise sources located near adjacent dwellings.
	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** The site does adjoin a commercial zone to the rear (south) developed with a single storey building currently occupied by office type uses, however it is not considered that these neighbouring commercial properties will result in any excessive noise issues to the subject development.
	Dwellings and residential buildings close to busy roads, railway lines or industry should be designed to limit noise levels in habitable rooms.	✓ **Standard met** The subject site is not located adjoining or nearby any busy roads/ industry etc.
Decision Guidelines	The design response.	
Objectives	To contain noise sources within development that may affect existing dwellings.	✓ **Objective met** The objectives have been achieved as the standards have been met.
	To protect residents from external noise.	

Clause 55.05-1 Accessibility objective

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B25	The dwelling entries of the ground floor of dwellings and residential buildings should be accessible or able to be easily made accessible to people with limited mobility.	✓ **Standard met** Whilst the design of the development is of a reverse living style with main living areas located on the first floors, dwellings 1 & 7 have ground floor habitable rooms that could easily be converted to allow for greater accessibility to people with limited mobility, dwelling 1 also has a ground floor toilet.
Objective	To encourage the consideration of the needs of people with limited mobility in the design of developments.	✓ **Objective met** The objectives have been achieved as the standards have been met.

Clause 55.05-2 Dwelling entry objective

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

2.3.3 Town Planning Application - No. 10 Watt Street, Springvale (Planning Application No. PLN19/0571) (Cont.)

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** The entries to all dwellings provide shelter, a sense of personal address and transitional space with porches provided to each of the entries. The entries are visible and easily identifiable from the front of the site and internally with a clearly distinguishable pedestrian walkway servicing the dwelling entries to dwellings 2 to 7. Dwelling 1 has a direct entry facing the street.
Objective	To provide each dwelling or residential building with its own sense of identity.	✓ **Objective met** The objectives have been achieved as the standards have been met.

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** All windows in habitable rooms have been located to face 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.
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.	✓ **Objective met** The objectives have been achieved as the standards have been met.

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."***	✓ **Standard met** The site is subject to RGZ1. Refer below.

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

2.3.3 Town Planning Application - No. 10 Watt Street, Springvale (Planning Application No. PLN19/0571) (Cont.)

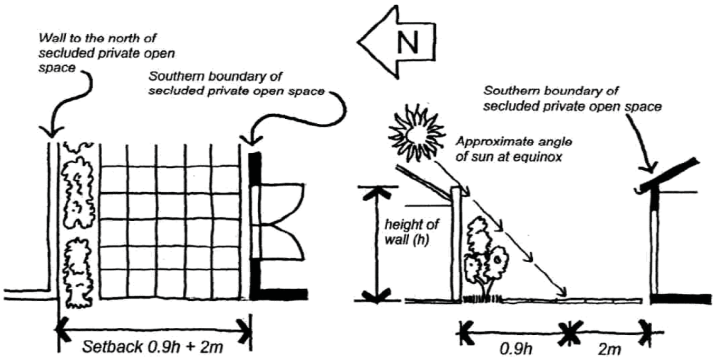
	RGZ3: ***"As per B28; or a balcony or rooftop with a minimum area of 10 square metres with a minimum width of 2 metres that is directly accessible from the main living area."*** ***GRZ1:*** ***"An area of 50 square metres of ground level, private open space, with an area of secluded private open space 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."***	
	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.	**(RGZ1 only)** ✓ **Standard met** Each dwelling is provided with a first floor balcony of 10sqm or more and width of at least 1.6m with direct access via living rooms.
Decision Guidelines	The design response. The useability of the private open space, including its size and accessibility.	

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

2.3.3 Town Planning Application - No. 10 Watt Street, Springvale (Planning Application No. PLN19/0571) (Cont.)

	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.	✓ **Objective met** The objectives have been achieved as the standards have been met.

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** Balconies are provided as private open space to each dwelling located on the western side, with the exception of dwelling 1 balcony which is located on the northern side.
	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.	

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

2.3.3 Town Planning Application - No. 10 Watt Street, Springvale (Planning Application No. PLN19/0571) (Cont.)

Objective	To allow solar access into the secluded private open space of new dwellings and residential buildings.	✓ **Objective met** The objectives have been achieved as the standards have been met.

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** Storage areas are provided internally to the ground floors within entry areas to each of the dwellings, with the exception of dwelling 7 which has an outdoor storage shed. The location of the storage areas within the dwellings is considered reasonable given the design of the dwellings as being reverse living with no ground floor private open space (with exception of dwelling 7).
Objective	To provide adequate storage facilities for each dwelling.	✓ **Objective met** The objectives have been achieved as the standards have been met.

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 design of the building is of a more contemporary style design with a mixture of external building materials which compliment the neighbourhood character such as timber and metal cladding, and rendered walls. Window and door proportions are consistent with existing residential dwellings within the street and neighbouring area. Existing multi-dwelling developments in the immediate area have external materials such as rendered walls, brick and a mixture of pitched tiled roofs and flat metal roofing. The building has provided well articulated elevations through the incorporation of staggered setbacks and variations in materials to avoid large expanses of blank straight walls. Based on this, the detailed design of

2.3.3 Town Planning Application - No. 10 Watt Street, Springvale (Planning Application No. PLN19/0571) (Cont.)

		the development is acceptable, with design elements that reinforce the residential nature of the area and reflect the preferred and slowly emerging medium density pattern of the development.
	Garages and carports should be visually compatible with the development and the existing or preferred neighbourhood character.	✓ **Standard met** Garages are provided internally within the development at a ground level, well screened from the street. This is consistent with the streetscape which is one where garages/ carports are located at the sides or rear of dwellings.
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.	✓ **Objective met** The objectives have been achieved as the standards have been met.

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.	**Not applicable – 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.	

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

2.3.3 Town Planning Application - No. 10 Watt Street, Springvale (Planning Application No. PLN19/0571) (Cont.)

	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.	

Clause 55.06-3 Common property objectives

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B33	Developments should clearly delineate public, communal and private areas.	✓ **Standard met** The proposal includes a shared/ communal driveway and pedestrian pathway. These areas are clearly visible and easily located.
	Common property, where provided, should be functional and capable of efficient management.	✓ **Standard met** The common driveway and pedestrian pathway can be easily managed by a body corporate.
Objectives	To ensure that communal open space, car parking, access areas and site facilities are practical, attractive and easily maintained.	✓ **Objective met** The objectives have been achieved as the standards have been met.
	To avoid future management difficulties in areas of common ownership.	

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** The development provides sufficient space for facilities and services.
	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, mailboxes and other facilities are considered appropriately designed and located.
	Bin and recycling enclosures should be located for convenient access by residents.	✓ **Standard met** Storage areas for bins have been provided internally within individual garages.
	Mailboxes should be provided and located for convenient access as required by Australia Post.	✓ **Standard met** A letterbox bank is provided at the start of the pedestrian walk way.
Decision Guidelines	The design response.	
Objectives	To ensure that site services can be installed and easily maintained.	✓ **Objective met** The objectives have been achieved

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

2.3.3 Town Planning Application - No. 10 Watt Street, Springvale (Planning Application No. PLN19/0571) (Cont.)

	To ensure that site facilities are accessible, adequate and attractive.	as the standards have been met.

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

2.3.3 Town Planning Application - No. 10 Watt Street, Springvale (Planning Application No. PLN19/0571) (Cont.)

STATUTORY PLANNING APPLICATIONS

TOWN PLANNING APPLICATION - NO. 10 WATT STREET, SPRINGVALE (PLANNING APPLICATION NO. PLN19/0571)

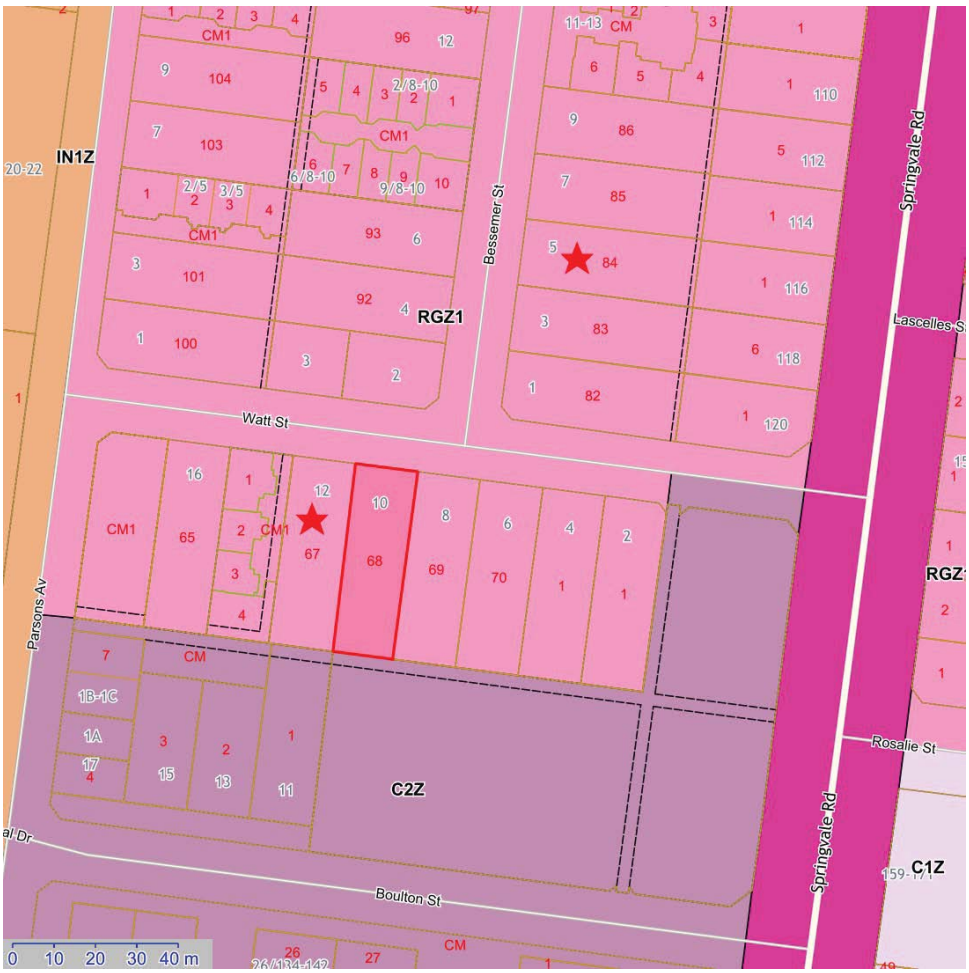
ATTACHMENT 5

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. 10 Watt Street, Springvale (Planning Application No. PLN19/0571) (Cont.)



= Subject site

= Location of objectors

2.3.4 Town Planning Application - No. 48-74 Hanna Street, Noble Park (Planning Application No. PLN15/0459.03)

File Id:	516535
Responsible Officer:	Director City Planning, Design and Amenity
Attachments:	Assessed Plans Planning permit PLN15/0459.02 Planning permit PLN17/0460 (subdivision permit) Clause 22.09 Assessment Clause 55.06 Assessment Clause 55 Assessment

Application Summary

Applicant:	The Village Building Company
Proposal:	Amendment to planning permit PLN15/0459.02, which allowed for '*development of the land for the purpose of one hundred and fifty-eight (158) dwellings, the removal of native vegetation and buildings and works on land in the Urban Floodway Zone and affected by the Land Subject to Inundation Overlay in accordance with the endorsed plans*'. The amendment seeks to amend the permit preamble and endorsed plans to allow the construction of nine additional townhouses (167 in total) and remove additional vegetation.
Zone:	General Residential Zone Schedule 1 Urban Floodway Zone
Overlay:	Environmental Audit Overlay Land Subject to Inundation Overlay
Ward:	Paperbark

The application proposes to amend planning permit PLN15/0459.02, which allowed for 'development of the land for the purpose of one hundred and fifty-eight (158) dwellings, the removal of native vegetation and buildings and works on land in the Urban Floodway Zone and affected by the Land

2.3.4 Town Planning Application - No. 48-74 Hanna Street, Noble Park (Planning Application No. PLN15/0459.03) (Cont.)

Subject to Inundation Overlay in accordance with the endorsed plans'. The amendment seeks to amend the permit preamble and endorsed plans to allow the construction of nine additional townhouses (167 in total) and remove additional vegetation.

The applicant has lodged an application for review with VCAT for Council's failure to determine the application within the prescribed time under Section 79 of the *Planning and Environment Act 1987*. As such this report seeks to establish Council's position for the upcoming VCAT hearing, rather than issuing a decision on the matter.

Assessment Summary

Dwellings approved under planning permit PLN15/0459.02 have been constructed in stages over the last several years. Some dwellings have been completed, subdivided, sold and are now occupied. Others are still under construction.

The proposal seeks to amend the permit to construct nine (9) additional dwellings on what was originally nominated on the plan as a Council reserve to be used for public open space. It is proposed that the public open space area would be significantly reduced in size and now located only along the Mile Creek corridor. The proposal also seeks to remove approximately 40 mature River Red Gum trees to allow for the construction of the nine (9) dwellings.

It is recommended that the application should not be supported for the following four (4) reasons:

1. River Red Gum trees are identified within the Greater Dandenong Planning Scheme as having significant local value. It is considered that their local historic contribution cannot be compensated through offsets and every effort should be made to retain and protect these trees.

2. The location of public open space along the Mile Creek Corridor is not Council's preferred location. Council's preferred location for public open space is in the north east corner of the site as it would allow for the retention of existing mature River Red Gum Trees, enable ease of use by the general public, allow for a buffer between the EastLink freeway road reserve and sensitive residential use and is unencumbered.

3. The proposed development raises outstanding concerns in relation to the interface with EastLink, including noise mitigation measures, drainage, access, light spill and amenity impacts from construction works on EastLink freeway reserve. These items have not been resolved within the application.

4. The significant reduction in the size of the public open space results in a proposal which is inconsistent with the policy guidance set out in Clause 22.09 and the open space standard in Clause 55 of the Greater Dandenong Planning Scheme.

2.3.4 Town Planning Application - No. 48-74 Hanna Street, Noble Park (Planning Application No. PLN15/0459.03) (Cont.)

Objectors Summary

Council did not give formal notice of the application before the applicant lodged their application for review with VCAT, however, Council did receive nine (9) objections to the application. As part of the VCAT proceedings, VCAT has required the applicant to give formal notice of the application. One (1) Statement of Grounds from neighbouring owner/occupier has been lodged with the tribunal. Issues raised generally relate to matters of:

- Developer promises for community/green/ BBQ area and lack of green space, public space
- Decrease in property values
- Car parking
- Existing narrow streets
- Overlooking
- Native vegetation destruction

Recommendation Summary

As assessed, the proposal is inconsistent with and does 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 the planning application at the upcoming VCAT hearing.

2.3.4 Town Planning Application - No. 48-74 Hanna Street, Noble Park (Planning Application No. PLN15/0459.03) (Cont.)

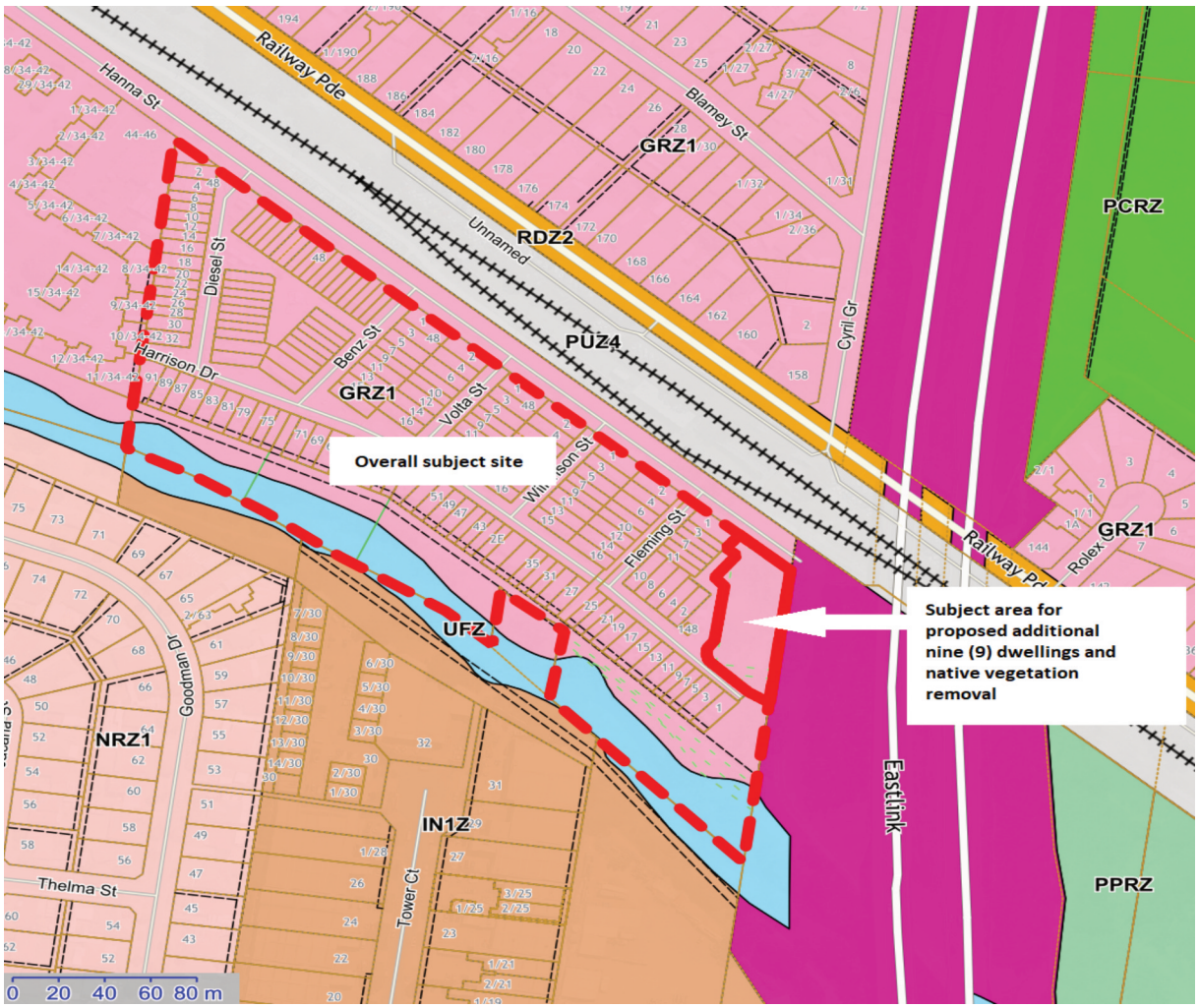
Subject Site and Surrounds

Subject Site

- The subject site is located on the southern side of Hanna Street in Noble Park.
- The land adjoining Mile Creek to the south of the subject site comprises a Melbourne Water Reserve at the rear and includes part of 130 Hanna Street.
- To the east is a service road, shared path and EastLink freeway, all within the EastLink road reserve. The EastLink road alignment is raised.
- To the north is Yarraman Railway Station.
- The site (48-74 Hanna Street) currently contains double and triple storey dwellings approved under planning permit PLN 15/0459.02 and constructed in stages over the last several years. Some dwelling have been completed, subdivided, sold and are now occupied. Others are still under construction.
- The portion of the site subject to this amendment is an area on the north eastern corner of the site. The area is boarded by Hanna Street in the north, EastLink road reserve on the east and the newly constructed dwellings approved under PLN15/0459.02 to the west and south. The area contains approximately 40 River Red Gum trees. The area is currently known as S7 PS742753J. The area contains a 2 metre wide easement along the existing common property laneway for water, sewerage, gas, telecommunications.

2.3.4 Town Planning Application - No. 48-74 Hanna Street, Noble Park (Planning Application No. PLN15/0459.03) (Cont.)

Locality Plan



Background

Development permit

Planning Permit PLN15/0459 was issued on 9 August 2016, for development of the land for the purpose of one hundred and fifty eight (158) dwellings, the removal of native vegetation and buildings and works on land in the Urban Floodway Zone and affected by the Land Subject to Inundation Overlay, in accordance with the endorsed plans.

- Statement of Environmental Audit was submitted in accordance with conditions 24 and 25 on 3 March 2016. Audit report is dated 1 March 2016.
- Plans pursuant to condition 43 (Arboricultural Impact Assessment and Tree Management Plan) was endorsed on 14 October 2016.
- Plans pursuant to condition 1 (Development Plans) were endorsed on 23 December 2016.

2.3.4 Town Planning Application - No. 48-74 Hanna Street, Noble Park (Planning Application No. PLN15/0459.03) (Cont.)

- Plans pursuant to condition 1h (Amended Waste Management Plan), condition 2 (Sustainable Management Plan), 31 (Acoustic Reports) were endorsed on 3 January 2017.
- Plans pursuant to condition 26 (Construction management Plan- building works) was approved on 16 December 2016 and (Construction Management Plan- civil works) was approved on 12 January 2017.
- Section 173 Agreements pursuant to condition 3 and 55 have been entered into and registered on title.
- Native Vegetation credits have been purchased and evidence supplied by the applicant on 12 October 2016 to satisfy conditions 39 and 40.

That permit was amended on 20 September 2017 by amending condition 39 and amending the endorsed plans to allow for the removal of 4 additional trees, plus one dead stag. The reason for the additional vegetation removal was due to rock beaching works required for erosion management along the creek corridor.

- Plans were endorsed on 20 September 2017

The permit was amended again on 28 March 2018 to amend conditions 35 and 36 to allow for the intended approach to property settlement and titling.

Subdivision permit

Planning Permit PLN17/0460 was issued on 21/11/2017 for the 'subdivision of land in stages adjacent to a Road Zone, Category 1 on land in the Urban Floodway Zone and affected by the Land Subject to Inundation Overlay and the creation, variation and removal of easements.

That permit was amended on 25/01/2018 by amending condition 4 to allow for Statement of Compliance to be issued for each stage prior to completion of the building works in each stage.

- Plans were endorsed on 16/3/2018.

The staged subdivision plans for stages 1-6 have received Statement of Compliance and are registered within the Titles Office. The plans submitted in stage 6 showed the reserves along the Mile Creek and eastern side of the site in Stage 7. Stage 7 plan of subdivision has not yet been submitted for Certification.

Proposal

The application proposes to amend planning permit PLN15/0459.02, which allowed for 'development of the land for the purpose of one hundred and fifty-eight (158) dwellings, the removal of native vegetation and buildings and works on land in the Urban Floodway Zone and affected by the Land Subject to Inundation Overlay in accordance with the endorsed plans'. The amendment seeks to amend the permit preamble and endorsed plans to allow the construction of nine additional townhouses (167 in total) and remove additional vegetation.

The additional nine dwellings are proposed to be located within the north east corner of the overall subject site on what was originally nominated as a Council reserve (public open space).

2.3.4 Town Planning Application - No. 48-74 Hanna Street, Noble Park (Planning Application No. PLN15/0459.03) (Cont.)

Six (6) dwellings are proposed to be triple storey with four bedrooms each. A single garage and bedroom will be located on the ground level, a kitchen, living room, balcony, bedroom and bathroom will be located on first floor. Two bedrooms and two bathrooms will be located on second floor.

Three (3) dwellings are proposed to be double storey with four bedrooms each. A single garage, powder room, kitchen, living and rear secluded private open space will be located at ground level. Four bedrooms and two bathrooms will be located on first floor.

The applicant is proposing to remove an additional 0.23 hectares of native vegetation. This consists of approximately 40 mature River Red Gum trees.

The construction of the nine (9) dwellings will result in a reduction in the overall public open space contribution. The applicant is proposing that the open space contribution will equate to 9% of the site and be located for in a linear form along the Mile Creek.

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

Victorian Charter of Human Rights and Responsibilities

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

Financial Implications

No financial resources are impacted by this report.

Planning Scheme and Policy Frameworks

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

- Clause 32.08-4 (GRZ) to construct two or more dwellings on a lot;
- Clause 37.03-2 (UFZ) to construct a building or construct or carry out works;
- Clause 44.04-1 (LSIO) to construct a building or construct or carry out works;
- Clause 52.17-2 (native vegetation) to remove, destroy or lop native vegetation, including dead native vegetation.

The relevant controls and policies are as follows:

Zoning Controls

The subject site is located in a General Residential Zone Schedule 1 and Urban Floodway Zone. The surrounding area to the north is a General Residential Zone - Schedule 1, to the south/east the land is zoned Industrial 1, to the south/west the land is zoned Neighbourhood Residential Zone.

The area for the proposed nine dwellings and vegetation removal is only within a General Residential Zone.

2.3.4 Town Planning Application - No. 48-74 Hanna Street, Noble Park (Planning Application No. PLN15/0459.03) (Cont.)

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

- *To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.*
- *To encourage development that respects the neighbourhood character of the area.*
- *To implement neighbourhood character policy and adopted neighbourhood character guidelines.*
- *To provide a diversity of housing types and moderate housing growth in locations offering good access to services and transport.*
- *To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.*

Pursuant to Clause 32.08-4, a permit is required to construct two or more dwellings on a lot.

It is noted that in the schedule to the zone, different requirements are set out as following:

- *Standard B6 (Minimum Street Setback) – As per B6 or 7.5 metres, whichever is the lesser;*
- *Standard B9 (Permeability) – Minimum of 30%;*
- *Standard B13 (Landscaping) – 70% of ground level front setback, and side and rear boundaries planted with substantial landscaping and canopy trees;*
- *Standard B28 (Private Open Space) – An area of 50 square metres of ground level, private open space, with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling with a minimum area of 30 square metres, a minimum dimension of 5 metres and convenient access from a living room; or B28 A balcony with a minimum area of 10 square metres with a minimum width of 2 metres and convenient access from a living room; or A roof-top area of 10 square metres with a minimum width of 2 metres and convenient access from a living room.*
- *Standard B32 (Front Fence Height) – Maximum 1.5 metre height in streets in Road Zone Category; 1.2 metre maximum height for other streets.*

However, it is to be noted that at the time planning permit was originally issued, the following requirements applied in the schedule to the zone.

- *Standard B6 (Minimum Street Setback) – As per B6 or 7.5 metres, whichever is the lesser;*
- *Standard B9 (Permeability) – Minimum of 30%;*
- *Standard B13 (Landscaping) – 70% of ground level front setback planted with substantial landscaping and canopy trees;*
- *Standard B28 (Private Open Space) – As per B28 except with a minimum dimension of 5 metres;*
- *Standard B32 (Front Fence Height) – Maximum 1.5 metre height in streets in Road Zone Category;*
- *1.2 metre maximum height for other streets.*

2.3.4 Town Planning Application - No. 48-74 Hanna Street, Noble Park (Planning Application No. PLN15/0459.03) (Cont.)

Overlay Controls

The following overlays affect the subject site:

- Environmental Audit Overlay (EAO)
- Land Subject to Inundation Overlay (LSIO)

The area for the proposed nine dwellings and vegetation removal is only covered by the Environmental Audit Overlay (EAO)

Pursuant to the requirement to Clause 45.03-1 (Environmental Audit Overlay):

Before a sensitive use (residential use, child care centre, pre-school centre or primary school) commences or before the construction or carrying out of buildings and works in association with a sensitive use commences, either:

- *A certificate of environmental audit must be issued for the land in accordance with Part IXD of the Environment Protection Act 1970, or*
- *An environmental auditor appointed under the Environment Protection Act 1970 must make a statement in accordance with Part IXD of that Act that the environmental conditions of the land are suitable for the sensitive use.*

This does not require a permit to be issued as it is a statement of fact that the uses referred to cannot commence until the conditions are met.

Conditions 24 and 25 were applied to the permit requiring the submission of an Environmental Audit.

The Statement of Environmental Audit was submitted in accordance with conditions 24 and 25 on 3 March 2016. Audit report is dated 1 March 2016. The report shows that the site, including the area for the proposed nine (9) dwelling is suitable for the proposed use.

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.

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

2.3.4 Town Planning Application - No. 48-74 Hanna Street, Noble Park (Planning Application No. PLN15/0459.03) (Cont.)

State Planning Policy Framework

Clause 11 Settlement

Clause 11 (Settlement) encourages planning to facilitate sustainable development that takes full advantage of existing settlement patterns and investment in transport, utility, social, community and commercial infrastructure and services. It also encourages planning to contribute towards diversity of choice, energy efficiency, a high standard of urban design and amenity, and land use and transport integration.

Further guidance is provided by **Clause 11.01-1S (Settlement),** which seeks to promote the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements. It includes strategies to develop compact urban areas that are based around existing or planned activity centres to maximise accessibility to facilities and services.

Clause 14.02-1S (Catchment planning and management) seeks the protection and restoration of catchments, water bodies, groundwater, and the marine environment. Strategies include retaining natural drainage corridors with vegetated buffer zones at least 30-metre-wide along each side of a waterway to:

- Manage the natural drainage function, stream habitat and wildlife corridors and landscape values,
- Minimise erosion of stream banks and verges, and
- Reduce polluted surface runoff from adjacent land uses.

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.*

2.3.4 Town Planning Application - No. 48-74 Hanna Street, Noble Park (Planning Application No. PLN15/0459.03) (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 to housing diversity, sustainability of housing and the provision of land for affordable housing.

These objectives are reinforced by a number of sub-clauses, including **Clause 16.01-1S (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

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.

2.3.4 Town Planning Application - No. 48-74 Hanna Street, Noble Park (Planning Application No. PLN15/0459.03) (Cont.)

Local Planning Policy Framework

Clause 21 Municipal Strategic Statement

A **Vision for Greater Dandenong** is outlined at **Clause 21.03**. Included in the vision are the following points of relevance:

- A municipality where, central Dandenong, major activity centres, other neighbourhood and local centres function as activity centres where high quality, appropriate, high to medium housing exists in harmony with a thriving and well-managed retail and commercial sector.
- A municipality where, housing diversity and choice is promoted in its various attractive neighbourhoods.
- A city renowned for its inclusiveness and admired for its cosmopolitan and multicultural lifestyle.

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.*
- *Encourage the provision of affordable housing in association with larger residential developments.*

2.3.4 Town Planning Application - No. 48-74 Hanna Street, Noble Park (Planning Application No. PLN15/0459.03) (Cont.)

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.*

21.05-3 Sustainability contains the following relevant objectives and strategies:

- *To encourage all development to achieve best practice environmentally sustainable outcomes.*
    - *Encourage all development to incorporate environmentally sustainable design through energy efficiency, water resources, indoor environment quality, stormwater management, transport, waste management and urban ecology.*

2.3.4 Town Planning Application - No. 48-74 Hanna Street, Noble Park (Planning Application No. PLN15/0459.03) (Cont.)

- *Encourage all development to adopt and incorporate water sensitive urban design principles.*
- *Encourage all development to maximise passive design opportunities to create quality living and working environments.*
- *Encourage all development to incorporate on-site renewable and low emission energy generation.*

Clause 22.06 Environmentally Sustainable Development

Clause 22.06 Environmentally Sustainable Development sets out Council policy for environmentally sustainable design to achieve best practice from the design stage through to construction and operation. The policy sets out objectives for:

- Energy performance
- Water resources
- Indoor environment quality
- Stormwater Management
- Transport
- Waste management
- Urban ecology

Clause 22.06-4 requires that an application for 3-9 dwellings must be accompanied by a Sustainable Design Assessment and 10 or more dwellings must be accompanied by a Sustainability Management Plan.

Clause 22.09 Residential Development & Neighbourhood Character Policy

Clause 22.09 Residential Development & Neighbourhood Character Policy sets out Council policy for future residential development within the municipality, identifying which areas are suitable to undergo varied levels of change.

Relevant details from that policy include the following:

- To guide the form of residential development that occurs in residential areas throughout Greater Dandenong, having regard to metropolitan policies and planning policies concerning urban form and housing, while respecting valued characteristics of residential neighbourhoods throughout the municipality.
- To promote a range of housing types, in appropriate locations, to accommodate the future needs of the municipality's changing population.
- To improve the quality and standard of residential development that occurs throughout Greater Dandenong and the quality, sustainability and standard of onsite landscaping provided in residential developments.
- To encourage high quality, creative and innovative design that makes a positive contribution to the streetscape.

2.3.4 Town Planning Application - No. 48-74 Hanna Street, Noble Park (Planning Application No. PLN15/0459.03) (Cont.)

- To encourage varied forms and intensities of residential development in appropriate locations throughout Greater Dandenong, having regard to metropolitan policies promoting urban consolidation and increased densities, and existing neighbourhood character.
- To encourage higher densities and forms of development in preferred strategic locations that have good access to existing public transport and the Proposed Public Transport Network (PPTN), commercial, community, educational and recreational facilities.
- To ensure that the siting and design of new residential development takes account of its interface with existing residential development on adjoining sites and responds to the individual circumstances of its site and streetscape it is located within.
- To implement the City of Greater Dandenong Neighbourhood Character Study (Sept 2007).

Clause 22.09-3.1 provides design principles which consider matters such as: safety, landscaping, car parking, setbacks, front boundary and width, private open space, bulk and built form, site design, materials and finishes, domestic services, and internal amenity. The subject site is within the 'Incremental Change Area' with specific design principles listed in Clause 22.09-3.3.

An assessment against Clause 22.09 is included as Attachment 4.

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:

- 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)*

2.3.4 Town Planning Application - No. 48-74 Hanna Street, Noble Park (Planning Application No. PLN15/0459.03) (Cont.)

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 Clause 52.06 is included as Attachment 5.

Clause 52.17 Native vegetation

Clause 52.17 Native Vegetation must be considered, the purposes of this provision are:

- To ensure permitted clearing of native vegetation results in no net loss in the contribution made by native vegetation to Victoria's biodiversity. This is achieved through the following approach:
    - Avoid the removal of native vegetation that makes a significant contribution to Victoria's biodiversity.
    - Minimise impacts on Victoria's biodiversity from the removal of native vegetation.
    - Where native vegetation is permitted to be removed, ensure that an offset is provided in a manner that makes a contribution to Victoria's biodiversity that is equivalent to the contribution made by the native vegetation to be removed.
- To manage native vegetation to minimise land and water degradation.
- To manage native vegetation near buildings to reduce the threat to life and property from bushfire.

Pursuant to Clause 52.17-2 a permit is required to remove, destroy or lop native vegetation, including dead native vegetation. This does not apply:

- If the table to Clause 52.17-7 specifically states that a permit is not required.
- To the removal, destruction or lopping of native vegetation specified in the schedule to this clause.
- To an area specified in the schedule to this clause.

The proposal includes the removal of approximately 40 additional native trees on the site and therefore requires a permit pursuant to Clause 52.17-2.

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.*

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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 6.

General Provisions

Clause 65 Decision Guidelines

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 and includes a requirement that the responsible authority must consider the matters set out in section 60 of the Act.

Subdivision Act 1988

Pursuant to Section 18 of the Subdivision Act 1988, the following applies:

(1) A Council acting as a responsible authority or a referral authority under the Planning and Environment Act 1987 may require the applicant who proposes to create any additional separately disposable parcel of land by a plan of subdivision to:

(a) set aside on the plan, for public open space, in a location satisfactory to the Council, a percentage of all of the land in the subdivision intended to be used for residential, industrial or commercial purposes, being a percentage set by the Council not exceeding 5 percent; or

(b) pay or agree to pay to the Council a percentage of the site value of all of the land in the subdivision intended to be used for residential, industrial or commercial purposes, being a percentage set by the Council not exceeding 5 percent; or

(c) do a combination of (a) and (b) so that the total of the percentages required under (a) and (b) does not exceed 5 percent of the site value of all the land in the subdivision.

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Proposed Planning Scheme Amendments

There are no current planning scheme amendments which would affect this proposal, however, there have been several changes to the planning scheme since the original permit was issued. Relevant amendments include the following:

- 21/12/2017: C182 (part1): This amendment made changes to Clause 22.09. The proposal does not meet the amended provisions of Clause 22.09 in relation to the number of storeys or reverse living arrangement. See assessment table at the end of this report. This amendment also modified the Schedule 1 to the GRZ applying to this site. The proposal does not comply with the amended Schedule 1 requirements in relation to private open space. See assessment table at the end of this report.
- 27/3/2017: VC110: Introduces the Garden Area requirements to the GRZ. The amended proposal must comply with the garden area requirements. The proposed nine (9) dwellings within S7 comply with the garden area requirements.
- 31/7/2018 VC148 Smart planning reforms. This amendment makes changes to 52.06, including applying the car parking rates in Column B of Table 1 if any part of the land is identified as being within the Principal Public Transport Network Area as shown on the *Principal Public Transport Network Area Maps* (State Government of Victoria, 2018). The subject site is within the PPTN area, therefore column B now applies. The proposal still meets the car parking requirements of Clause 52.06 as amended.
- 24/7/2019: VC149: Among other things, amends the Victorian Planning Provisions and all planning schemes by: (1) introducing new requirements for the assessment of solar panel overshadowing. The proposal is located to the east of existing residential dwellings, therefore, the proposal will not impact on existing solar panels.

Restrictive Covenants

There are three Section 173 Agreements registered on title.

- Section 173 Agreement AN392808X- Relates to:
    - Creation of a public assess path through the site
    - Vehicle exclusion fencing along the public open space abutting the freeway reserve
    - Owners corporation to be responsible for all future path maintenance
    - The owners corporation must maintain the path connection to the Eastlink trail and the public open space including the vehicle exclusion fencing.
- Section 173 Agreement AN392896X- Relates to waste management.
- Section 173 Agreement AQ996597Q- Requires the development of the land to be in accordance with the development permit.

The proposed amendment will not breach the agreements.

2.3.4 Town Planning Application - No. 48-74 Hanna Street, Noble Park (Planning Application No. PLN15/0459.03) (Cont.)

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

Pursuant to Section 55 of the Planning and Environment Act 1987, the application was externally referred to:

- Melbourne Water
- DELWP

Pursuant to Section 52 of the Planning and Environment Act1987, comment was sought from the following external authority:

- ConnectEast (Eastlink)

It should be noted that Melbourne Water and ConnectEast did not respond before the applicant submitted their application for review to VCAT. DELWP provided a response with no objection, subject to conditions. ConnectEast (the concessionaire of Eastlink) have since submitted a Statement of Grounds to VCAT and made application to be joined as a party to the proceedings. ConnectEast concerns primarily relate to the interface with EastLink, including noise mitigation, drainage, access, light spill and impacts from construction works on EastLink freeway reserve.

Internal

The application was referred to the following internal Council departments for their consideration;

- Transport - no objection
- Civil - no objection, subject to conditions
- Asset - no objection subject to conditions

2.3.4 Town Planning Application - No. 48-74 Hanna Street, Noble Park (Planning Application No. PLN15/0459.03) (Cont.)

- ESD - Objection based on insufficient information provided.
- Waste - no objection
- Bushland and Gardening - objection to vegetation removal
- Strategic Planning - objection to vegetation removal

Advertising

Notice of the application is required to be given under Section 52 of the Planning and Environment Act 1987, however, Council did not give formal notice of the application before the applicant lodged their application for review with VCAT. Despite this, Council did receive nine (9) objections to the application.

As part of the VCAT proceedings, VCAT has required the applicant to give formal notice of the application. One (1) Statement of Grounds from neighbouring owner/occupier has been lodged with the tribunal. Issues raised generally relate to matters of:

- Developer promises for community/green/ BBQ area and lack of green space, public space
- Decrease in property values
- Car parking
- Existing narrow streets
- Overlooking
- Native vegetation destruction

Summary of Grounds of Submissions/Objections

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

- **Developer promises for community/green/ BBQ area and lack of green space, public space**

Developer promises and private agreements are a civil matter between the relevant parties. However, it is acknowledged that the loss of public open space in this location is not appropriate. This will be further discussed in the assessment section below.

- **Decrease in property values**

It has long been established at VCAT that property prices are not a matter to be considered under the Planning and Environment Act 1987.

- **Car parking**

The proposed additional nine (9) dwellings are each provided with two (2) car parking spaces. This meets the statutory requirement of Clause 52.06 of the Greater Dandenong Planning Scheme. The proposal does not reduce the existing number of car parking spaces within the development.

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- **Existing narrow streets**

The proposed amendment is not seeking to alter the width of any of the existing common property accessways. The application has been referred to Council's Transport department, who have not objected to the grant of the amended permit.

- **Overlooking**

The proposal complies with the overlooking standards in Clause 55 of the Greater Dandenong Planning Scheme. The proposed windows are at least 9 metres from windows of existing dwellings within the same development.

- **Native vegetation destruction**

As outlined in the assessment section below, it is considered that the loss of approximately 40 River Red Gum trees is significantly detrimental to the local historic, environmental and aesthetic value they bring. It is considered that their contribution cannot be compensated through offsets and therefore, it is recommended that the application to remove approximately 40 River Red Gum trees should not be supported. This is further discussed in the assessment section below.

Assessment

There are three important aspects of this proposal:

1. Does the proposal result in an acceptable outcome for public open space contribution?
2. Is the additional native vegetation removal acceptable?
3. Is the design of the 9 additional dwellings acceptable?

Open space contribution

Clause 53.01 of the Greater Dandenong Planning Scheme requires a person who proposes to subdivide land to make a contribution to the council for public open space. In this case, 5% is required.

Planning permit PLN17/0460, issued on 21/11/2017 and amended on 25/1/2018, allows for the subdivision of land. This endorsed subdivision plan shows the provision of approximately 18.3% of the total land area as public open space (nominated on the plan as 'council reserve'). The 'council reserve' consists of land along the Mile Creek corridor, as well as land in the north east corner of the site. As land was nominated on the plan to be vested in Council for public open space, permit conditions were not applied to the permit requiring any monetary contribution.

The plans endorsed under the development permit PLN15/0459.02 anticipated that the site would be subject to a future subdivision of land and subsequently set aside land as a future public open space contribution. It was considered that the preferred location of public open space was to be in the north east corner of the site, abutting Hanna Street and the EastLink freeway road reserve. This is reinforced in permit condition 1.10, where the plans were required to be amended to show '*the Private (sic) Open Space area as located to the south-east of the development is to be relocated to*

2.3.4 Town Planning Application - No. 48-74 Hanna Street, Noble Park (Planning Application No. PLN15/0459.03) (Cont.)

the north-east of the site, immediately abutting Hanna Street and be the equivalent to 5% of the total land area'. It was Council's preference to have the public open space in this location for several reasons, including the following:

1. The location would allow for the retention of existing mature River Red Gum Trees which are of significant value.
2. The location along Hanna street would enable ease of use by the general public.
3. The location will allow for a buffer between the EastLink freeway road reserve and sensitive residential uses.
4. The location is unencumbered.

The applicant has stated that the amended proposal will still result in 9% of the land set aside as public open space contribution along the Mile Creek. However, the Mile Creek corridor is encumbered by the Urban Floodway Zone, Land Subject to Inundation Overlay and on the eastern side, is covered by a 25-metre-wide easement for the creation and maintenance of wetland, floodway, drainage and stormwater maintenance in favour of Melbourne Water. In addition, Clause 14.02-1S of the Greater Dandenong Planning Scheme includes a strategy to retain natural drainage corridors with vegetated buffer zones at least 30 metres wide along each side of the waterway. It is considered that the encumbered nature of this corridor is not acceptable to be the developer contribution to the public open space requirement.

Pursuant to Section 18 (1) (a) of the *Subdivision Act 1988*, the Responsible Authority can require the applicant to set aside land on the plan, for public open space, in a location satisfactory to the Council. It is considered that the proposed location for the public open space along the Mile Creek is not satisfactory. As mentioned above, a satisfactory location is in the north east corner, abutting Hanna Street and the Eastlink freeway road reserve.

Therefore, it is considered that the proposal will not result in an acceptable public open space contribution, and as such, should not be supported.

Vegetation removal

The applicant is proposing to remove an additional 0.23 hectares of native vegetation. This consists of approximately 40 mature River Red Gum trees.

The removal is subject to assessment under Clause 52.17 of the Greater Dandenong Planning Scheme as the site is greater than 0.4 hectares. Transitional provisions apply, therefore, Clause 52.17 as in force before VC138(12/12/2017) continue to apply.

The purpose of Clause 52.17, as in force before VC138, was to ensure the removal of native vegetation results in no net loss in the contribution made by native vegetation to Victoria's biodiversity through a three-step approach of avoid, minimise and offset, and to minimise land and water degradation. The vegetation removal is classified as low-risk based pathway, as defined in the *Permitted clearing of native vegetation- Biodiversity assessment guidelines* (Department of Environment and Primary Industries, September 2013) and the applicant has proposed to offset the vegetation removal. The decision guidelines require the Responsible Authority to consider the management of native vegetation

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to preserve identified landscape values. In this case, as outlined in the paragraphs below, River Red Gum trees are identified as offering significant value to the City of Greater Dandenong. Therefore, it is considered that the proposal to remove them is inconsistent with the requirements of Clause 52.17.

In addition, Clause 21.06 of the Greater Dandenong Planning Scheme identifies the River Red Gum as an important tree species of local conservation significance;

The River Red Gum is an important tree species and has historic value as a local native species used extensively in the past by both Aboriginal people and the European settlers.

The vast majority of indigenous flora and fauna has been significantly depleted through clearing for agricultural, industrial and residential development purposes. The remaining scattered trees and other remnant vegetation are considered to be of local conservation significance.

Furthermore, Greater Dandenong already has a very low canopy coverage of approximately 9.9%, with Council's adopted Greening Our Cities strategy seeking to increase the canopy coverage to 15% by 2028. In addition to this, Council recently declared a 'climate emergency', which seeks urgent action to address the impacts of climate change, with a key impact being the on-going loss of vegetation. Given this, it is important where vegetation removal controls exist on private land, that Council carefully considers the appropriateness of this in light of the above. In this instance, the removal of this extent of significant vegetation would be directly contrary to both the adopted Greening Our Cities strategy and the climate emergency declaration.

Therefore, it is considered that the loss of approximately 40 River Red Gum trees is significantly detrimental to the local historic, environmental and aesthetic value they bring. It is considered that their contribution cannot be compensated through offsets and therefore, the application to remove approximately 40 mature River Red Gum trees should not be supported.

Development of nine (9) dwellings

An assessment of the proposed residential development has been made against Clause 22.09 and Clause 55 of the Greater Dandenong Planning Scheme.

The subject site is located within an Incremental change area as detailed within *Clause 22.09 – Residential Development & Neighbourhood Character Policy*. The proposal does not comply with the design principles as specified under clause 22.09-3.3 in relation to the three (3) storey height and main private open space areas at first floor level.

The original proposal for one hundred and fifty eight (158) dwellings was subject to assessment under Council's local policy Clause 22.09 Residential Development and Neighbourhood Character. The policy sets out a preferred design guidance of two (2) storeys with ground level private open space to accommodate high quality landscaping and canopy trees to contribute to the landscape character. The decision at the time justified the proposal for three (3) storey reverse living on the basis that the overall development proposed a significant amount of public open space and the retention of a large number of mature River Red Gum trees for the enjoyment and recreation needs of residents, and to contribute to the landscape character sought by the local policy. The application to amend the permit is seeking to significantly reduce the amount of public open space and remove a significant number of mature trees. It is considered that the proposed reduction in public open space, together with the

2.3.4 Town Planning Application - No. 48-74 Hanna Street, Noble Park (Planning Application No. PLN15/0459.03) (Cont.)

non-compliant private open space areas already approved is not acceptable to provide for the landscape character sought by the local policy Clause 22.09. Therefore, the three (3) storey height and reverse living arrangement is not supported.

The proposal does not provide an appropriate level of articulation to the side elevations of those dwellings directly adjoining the public access ways and areas of open space. Currently these dwellings have blank sheer walls with no articulation to break up the visual bulk. A sufficient level of articulation should be provided to these areas adjoining the public realm which could be addressed through a condition of the permit requiring better articulation to these walls. In addition, the rear windows facing the service road should be clear glazing to allow for passive surveillance. This could also be addressed through a permit condition.

Since the issue of the planning permit, planning scheme amendment C182 has made changes to the Schedule 1 to the General Residential Zone. The schedule now requires ground level private open space of 50 square metres, with one part to consist of secluded private open space of 30 square metres, a minimum dimension of 5 metres and convenient access from a living room OR a balcony with a minimum area of 10 square metres with a minimum width of 2 metres and convenient access from a living room. The additional 9 dwellings do not comply with this varied standard.

- The double storey dwellings are provided with a total 33.5 square metres of ground level private open space off the living room, with 27.6 square metres being secluded private open space. The secluded private open space has a minimum dimension of 3.7 metres.
- The triple storey dwellings are provided with balcony private open space off the living room on first floor. The balcony is 9.7 square metres with a minimum dimension of 1.9 metres. These dwellings are also provided with 32.5 square metres of ground level secluded private open space, however, this space is only accessible via a bedroom.

It is considered that the proposed reduction in the standard for private open space is not acceptable to provide for the landscape character sought by the local policy Clause 22.09, particularly because the application is also proposing to remove a significant amount of public open space and mature trees.

The application has been referred to Council's Sustainability officer, who has objected to the proposal on the basis of insufficient information. The applicant has not provided an amended Sustainability Management Plan or separate Sustainability Design Assessment that outlines the sustainable design initiatives proposed for the additional nine (9) dwellings. Therefore, it is considered that the proposal has not demonstrated that the nine (9) additional dwellings can meet Council's expectations for Sustainable Development.

The application has been referred to Eastlink for comment, however, Eastlink did not respond before the applicant lodged their application for review with VCAT. ConnectEast (the concessionaire of Eastlink) have since submitted a Statement of Grounds to VCAT and made application to be joined as a party to the proceedings. ConnectEast concerns primarily relate to the interface with EastLink, including noise mitigation, drainage, access, light spill and impacts from construction works on EastLink freeway reserve.

2.3.4 Town Planning Application - No. 48-74 Hanna Street, Noble Park (Planning Application No. PLN15/0459.03) (Cont.)

The additional 9 dwellings each require two car parking spaces. Each dwelling is provided with a single garage and tandem car space. No visitor spaces are required as the site is within the Principal Public Transport Network area. Therefore, it is considered that adequate car parking is provided for the additional 9 dwellings.

Overall, it is considered that the development of the additional nine (9) dwellings should not be supported due to the outstanding ConnectEast concerns relating to the interface with EastLink. In addition, the proposal is inconsistent with the preferred neighbourhood character set out in Council's local policy Clause 22.09 and the private open space requirements of standard B28 to Clause 55.05-4. Furthermore, insufficient information has been provided to meet Clause 22.06 regarding Environmentally Sustainable Design.

Conclusion

The application to amend the permit 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, General Residential Zone Schedule 1, Environmental Audit Overlay, Clause 55, Clause 52.06 and Clause 53.01 as set out in this assessment.

It is considered that the proposal does not comply with these relevant policies and provisions of the Greater Dandenong Planning Scheme as outlined within this report and as such the application should not be supported.

Recommendation

That Council resolves to adopt the following position for the upcoming Victorian Civil Administrative Tribunal (VCAT) for planning permit application PLN15/0459.03:

Had Council been in a position to decide the application it would have resolved to refuse to grant Planning Application PLN15/0459.03 for 'development of the land for the purpose of one hundred and sixty seven (167) dwellings, the removal of native vegetation and buildings and works on land in the Urban Floodway Zone and affected by the Land Subject to Inundation Overlay in accordance with the endorsed plans' on the land known and described as 48-74 Hanna Street, Noble Park on the following grounds:

1. **The proposed vegetation removal is inconsistent with Clause 52.17 and local policy at Clause 21.06 of the Greater Dandenong Planning Scheme, which identifies the River Red Gum tree as an important tree species of local conservation significance.**

2. **The proposal will not result in an acceptable public open space contribution for the subdivision of land approved under planning permit PLN17/0460.01.**

3. **The proposed development raises outstanding concerns in relation to the interface with Eastlink, including noise mitigation measures, drainage, access, light spill and amenity impacts from construction works on EastLink freeway reserve.**

2.3.4 Town Planning Application - No. 48-74 Hanna Street, Noble Park (Planning Application No. PLN15/0459.03) (Cont.)

4. The proposed development raises outstanding concerns in relation to environmentally sustainable design and whether the proposal is capable of meeting Council's expectations for sustainable design, as set out in local policy at Clause 22.06 of the Greater Dandenong Planning Scheme.

5. The proposal is inconsistent with the preferred neighbourhood character set out in Council's local policy Clause 22.09.

6. The proposal fails to meet the following objectives and standards of Clause 55:

- **Clause 55.02-1 – Neighbourhood charcter objectives – Standard B1;**
- **Clause 55.02-2 – Residential Policy Objectives – Standrad B2;**
- **Clause 55.05-4– Private Open Space – Standard B28.**

2.3.4 Town Planning Application - No. 48-74 Hanna Street, Noble Park (Planning Application No. PLN15/0459.03) (Cont.)

STATUTORY PLANNING APPLICATIONS

TOWN PLANNING APPLICATION - NO. 48-74 HANNA STREET, NOBLE PARK (PLANNING APPLICATION NO. PLN15/0459.03)

ATTACHMENT 1

ASSESSED PLANS

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. 48-74 Hanna Street, Noble Park (Planning Application No. PLN15/0459.03) (Cont.)

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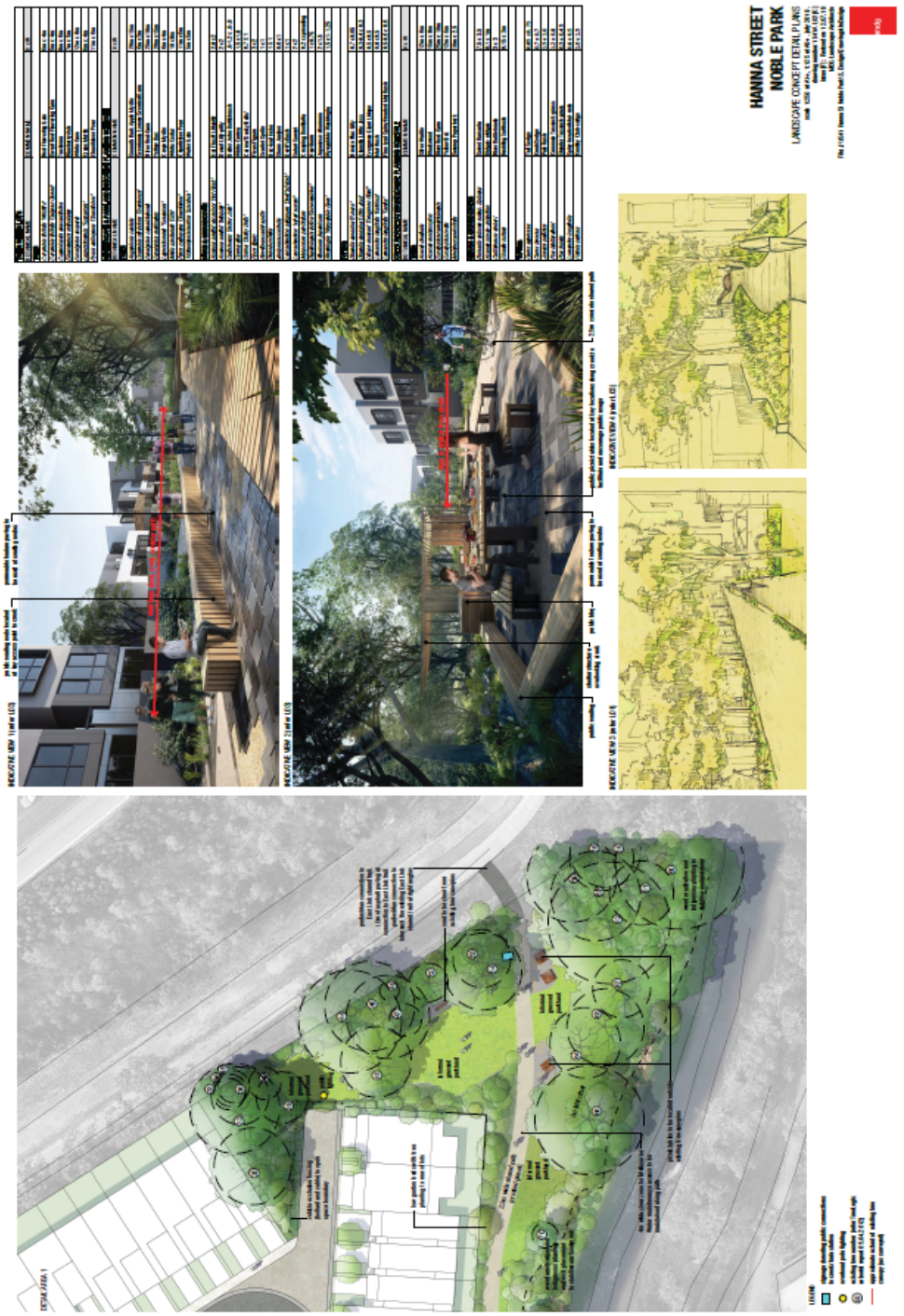

2.3.4 Town Planning Application - No. 48-74 Hanna Street, Noble Park (Planning Application No. PLN15/0459.03) (Cont.)

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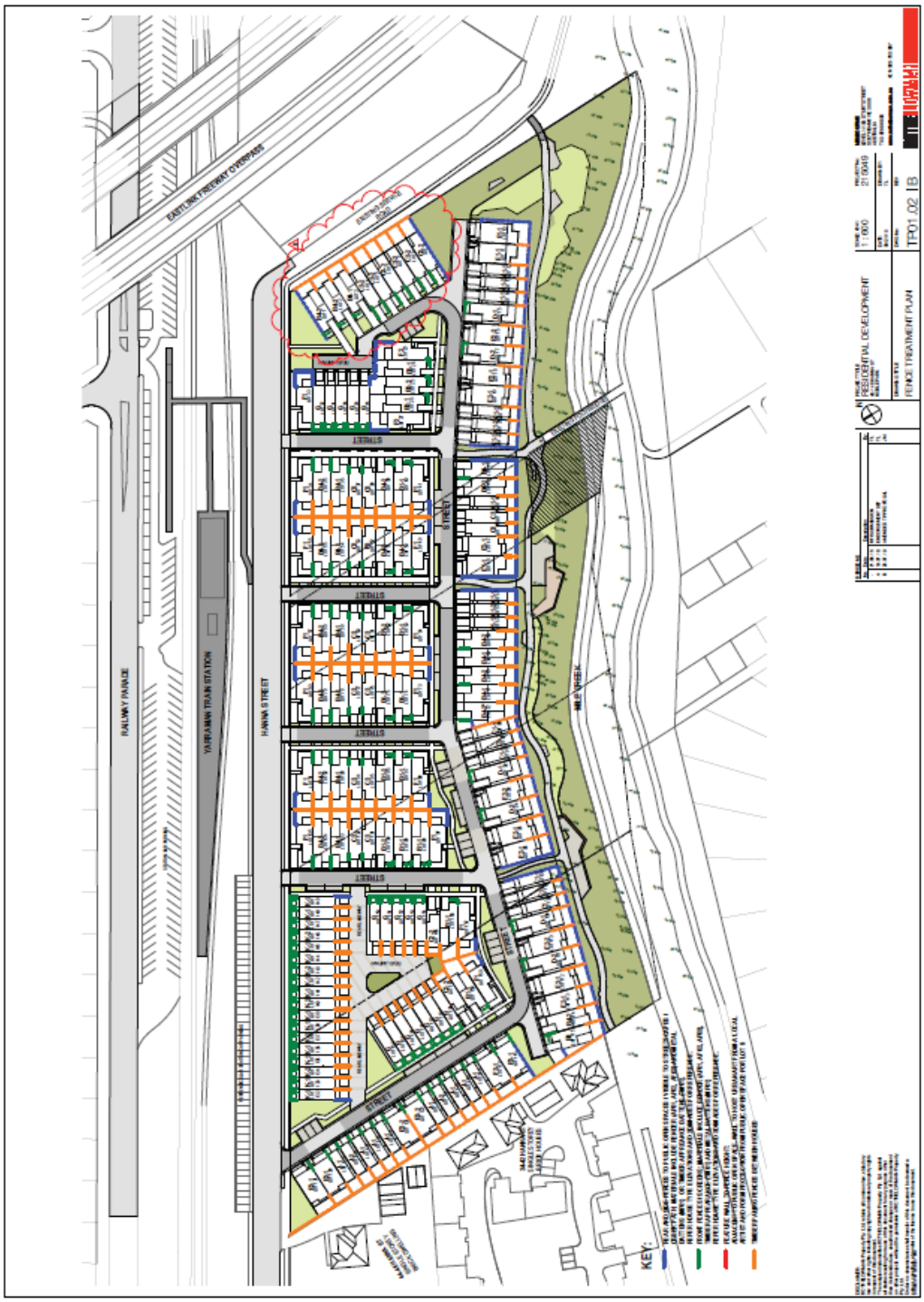

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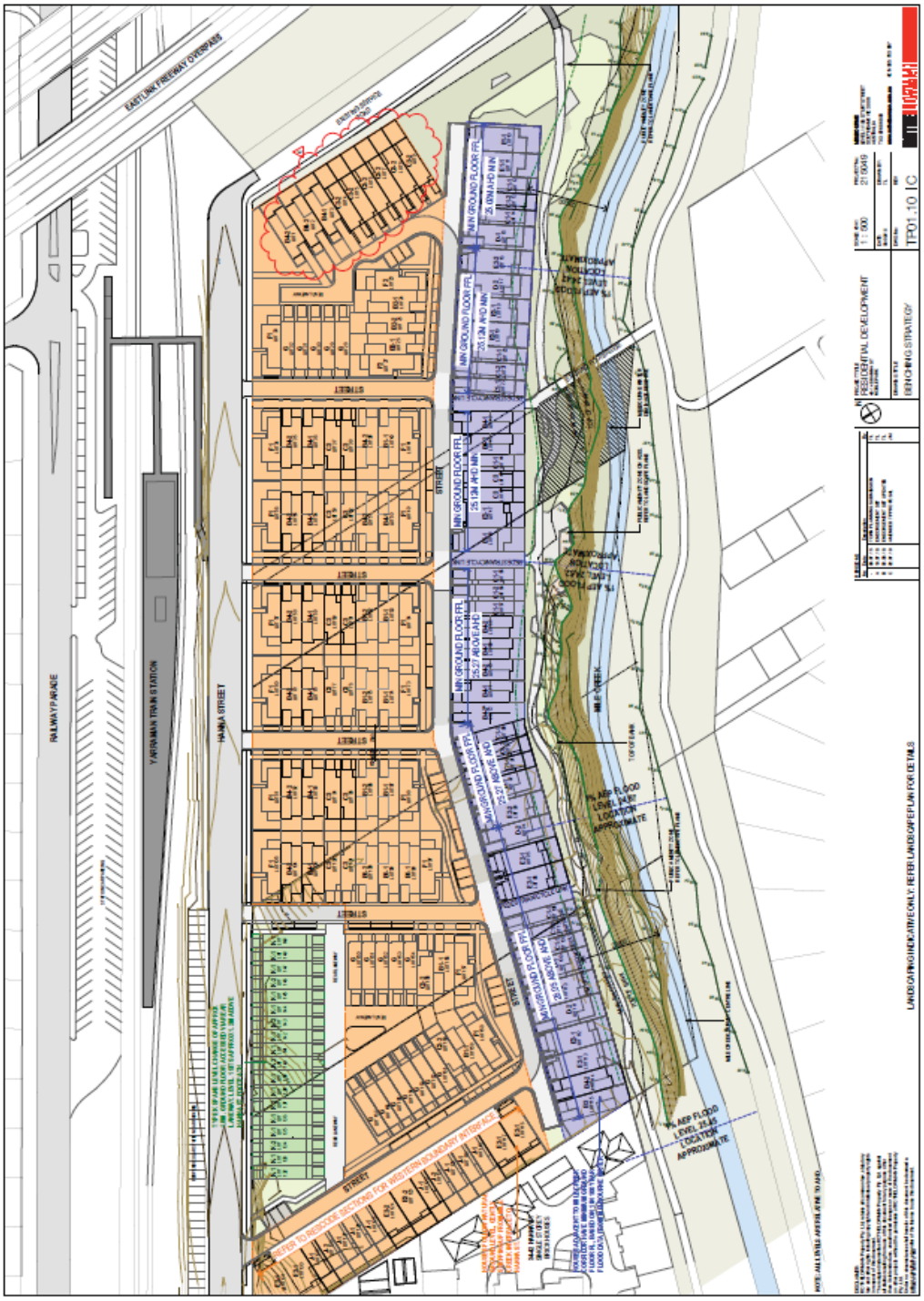

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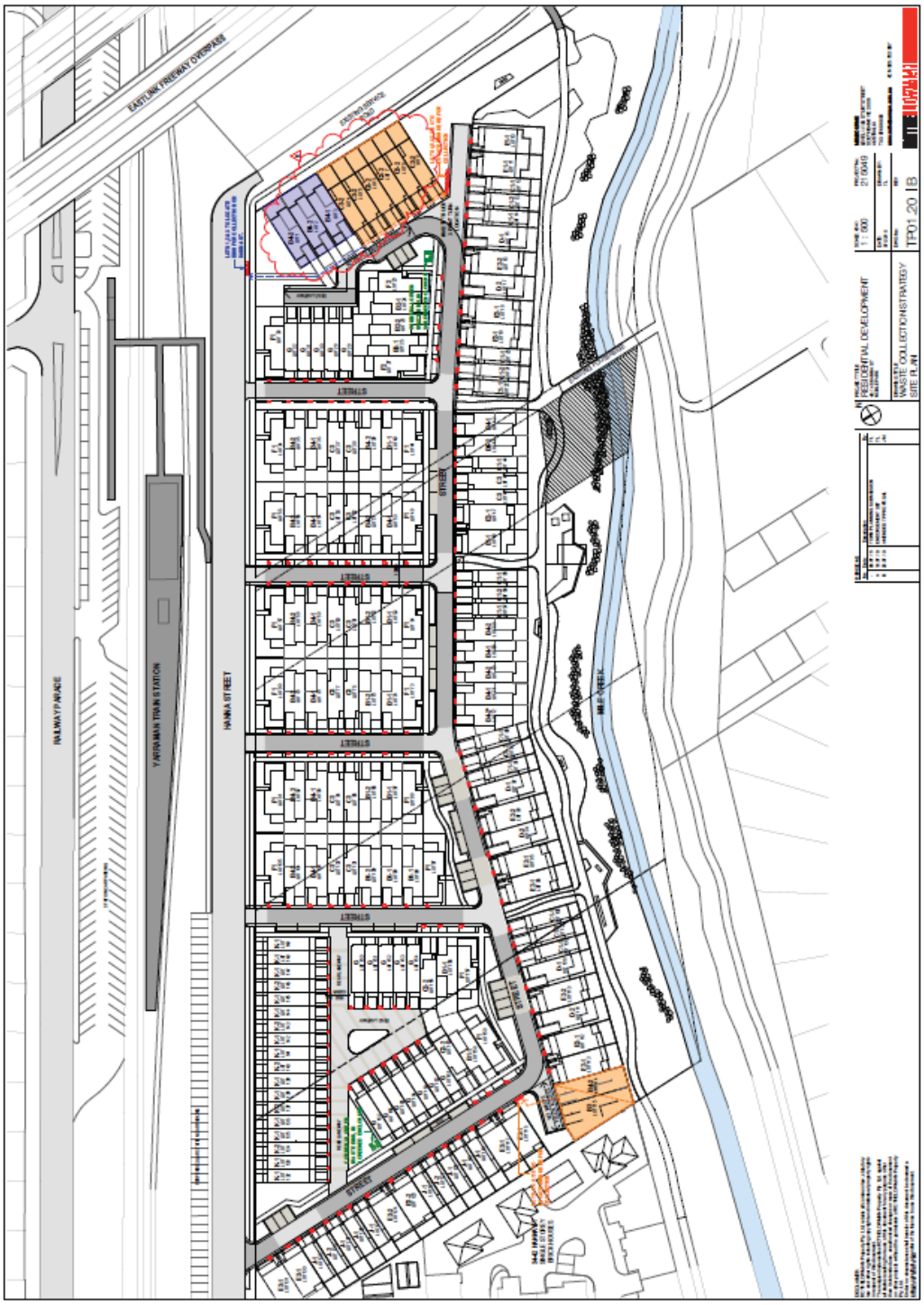

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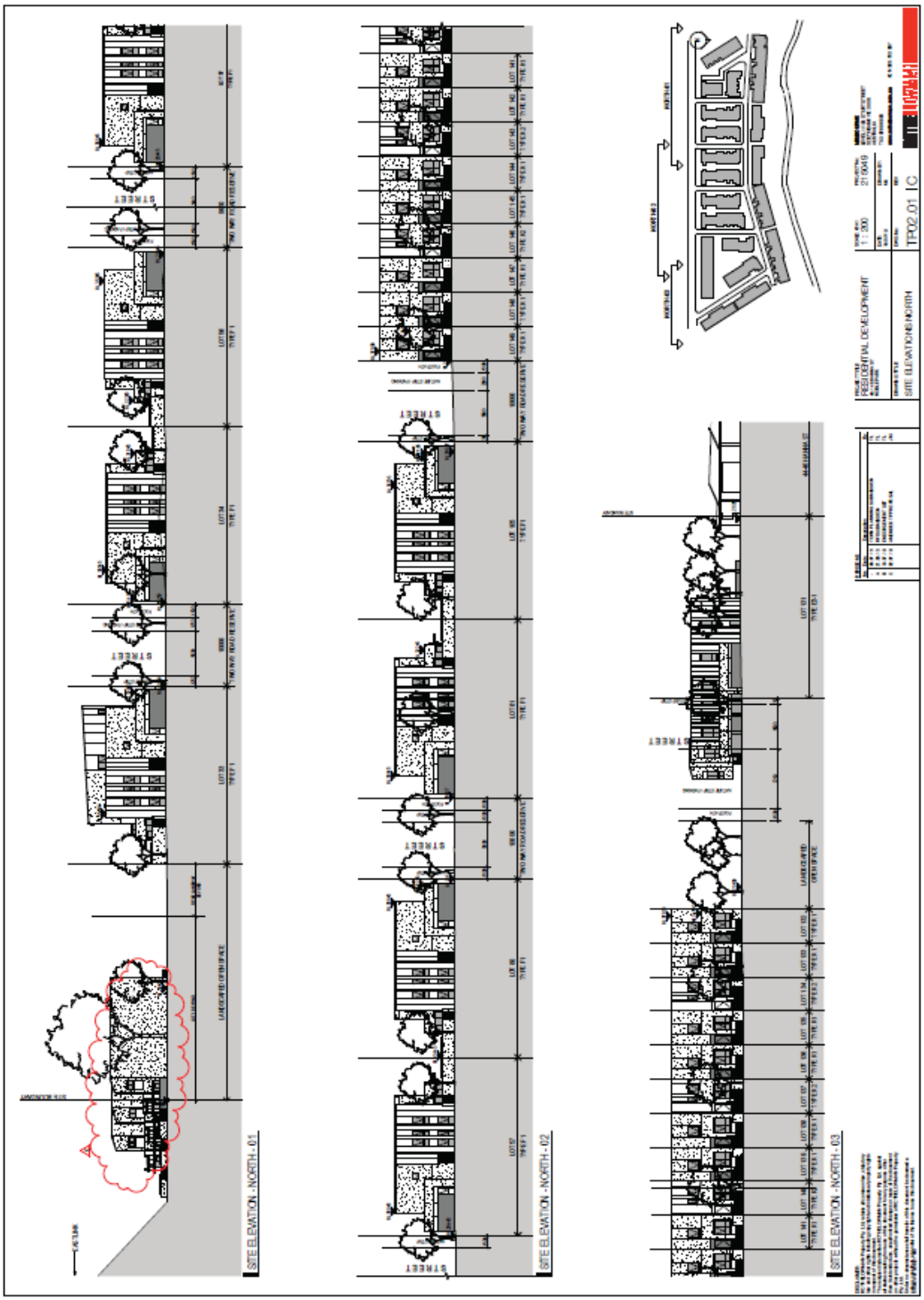

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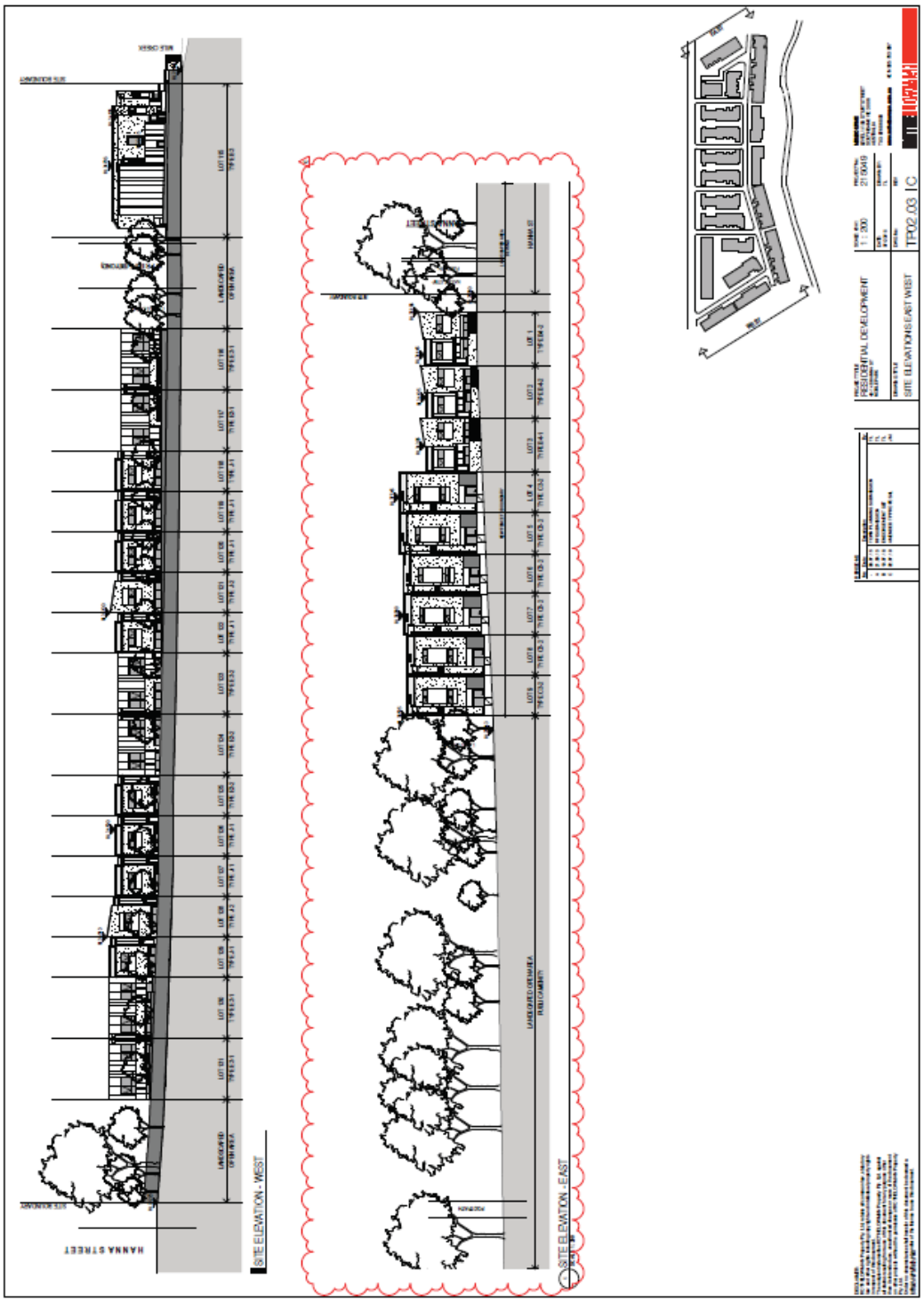

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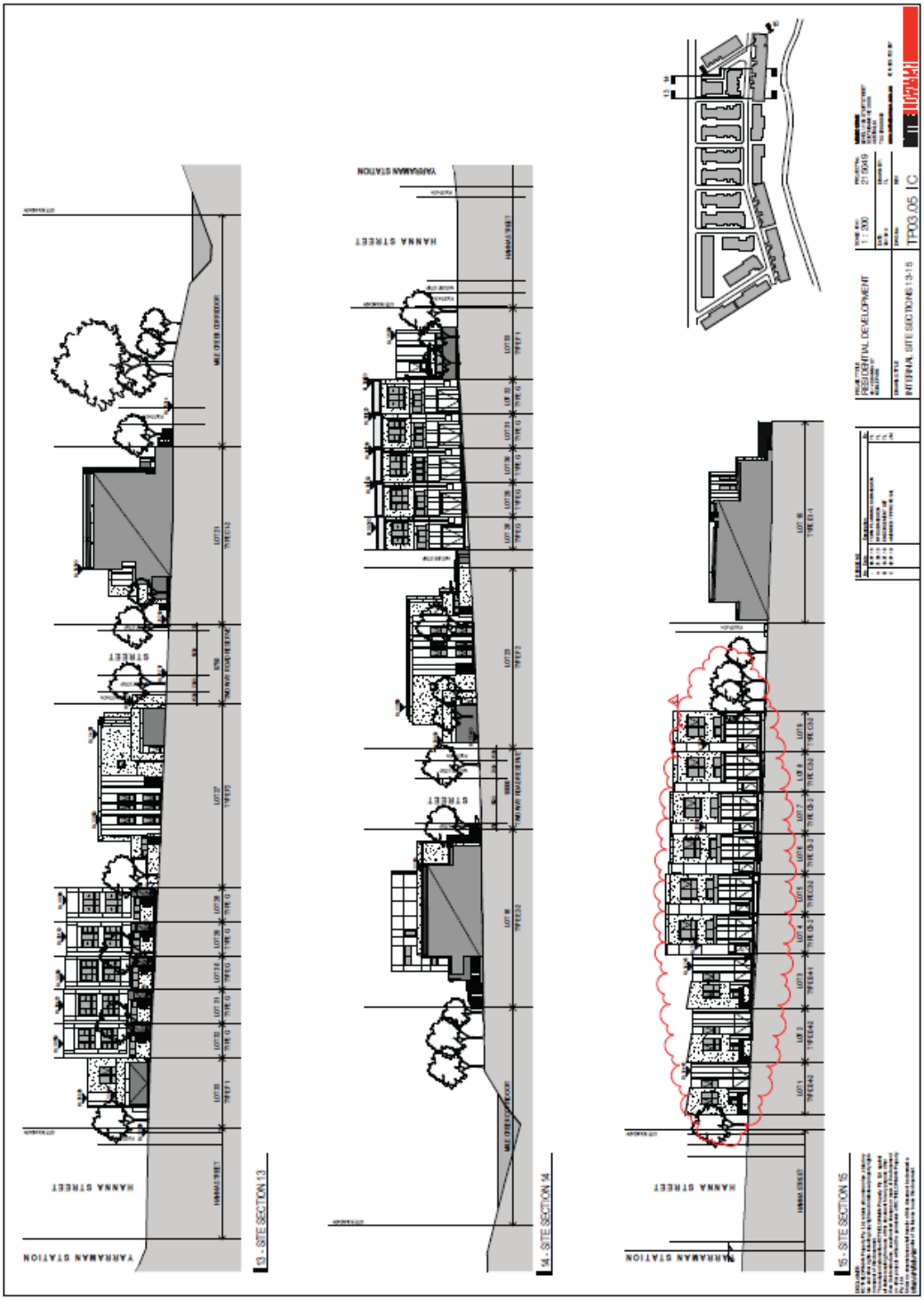

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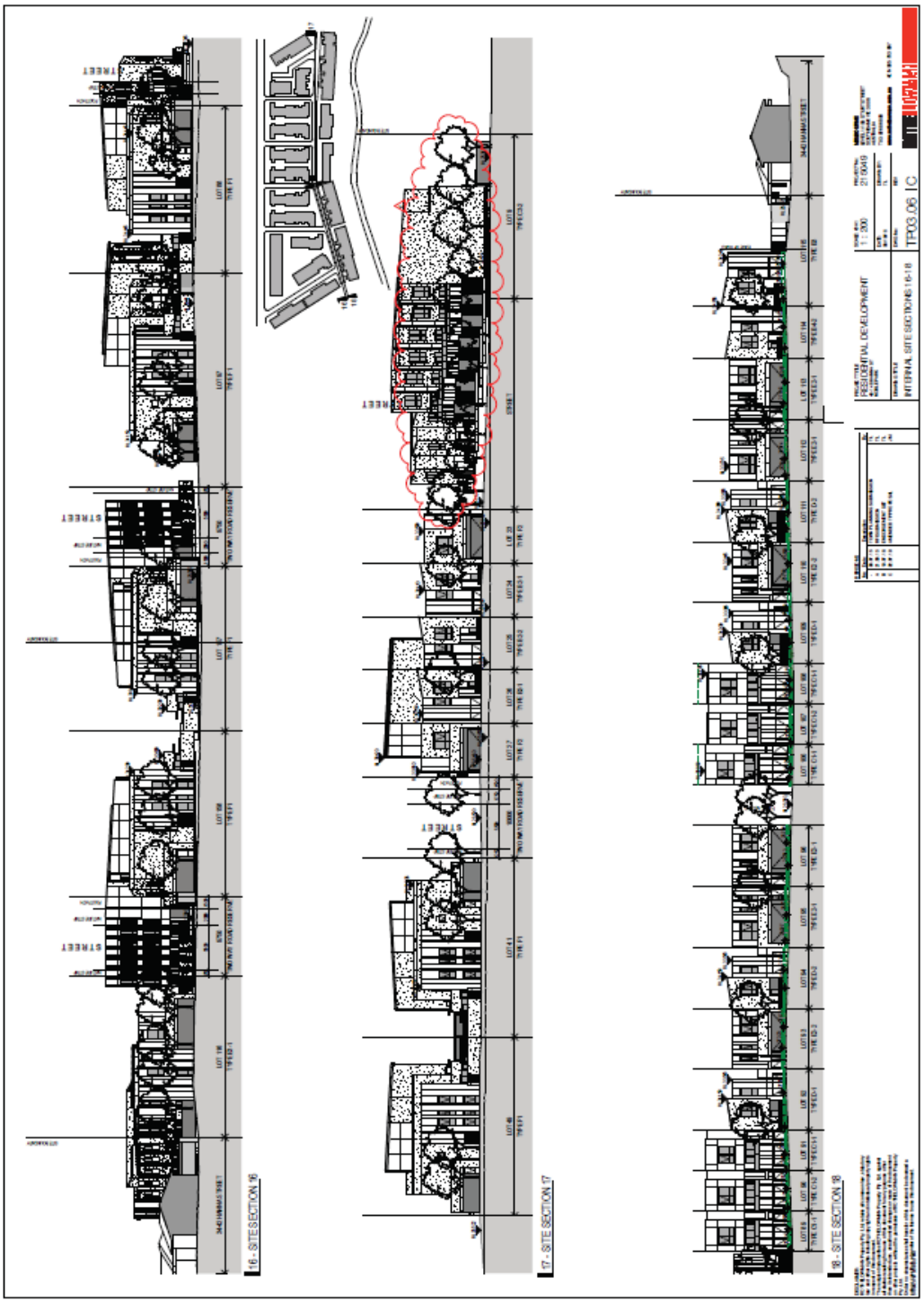

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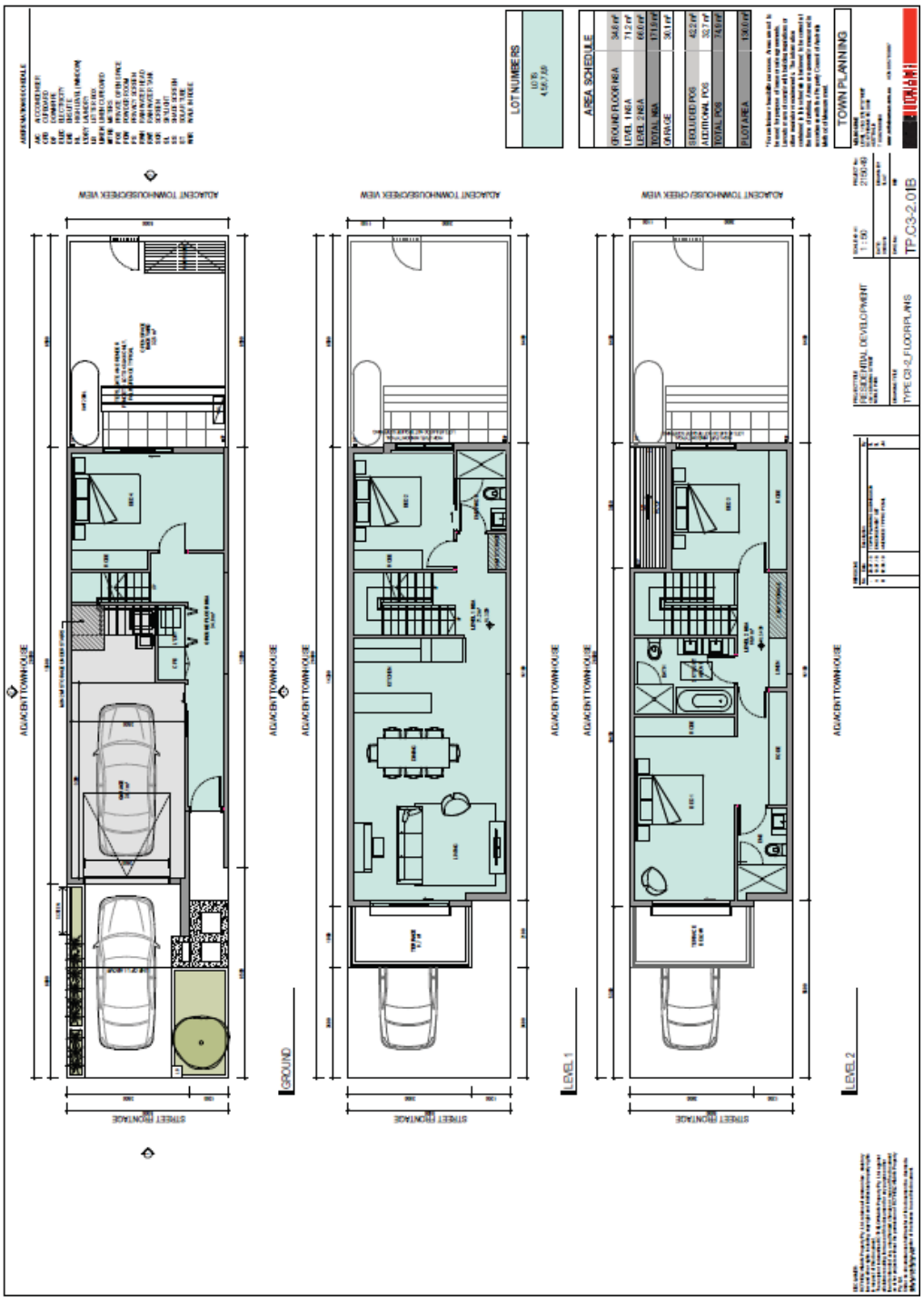

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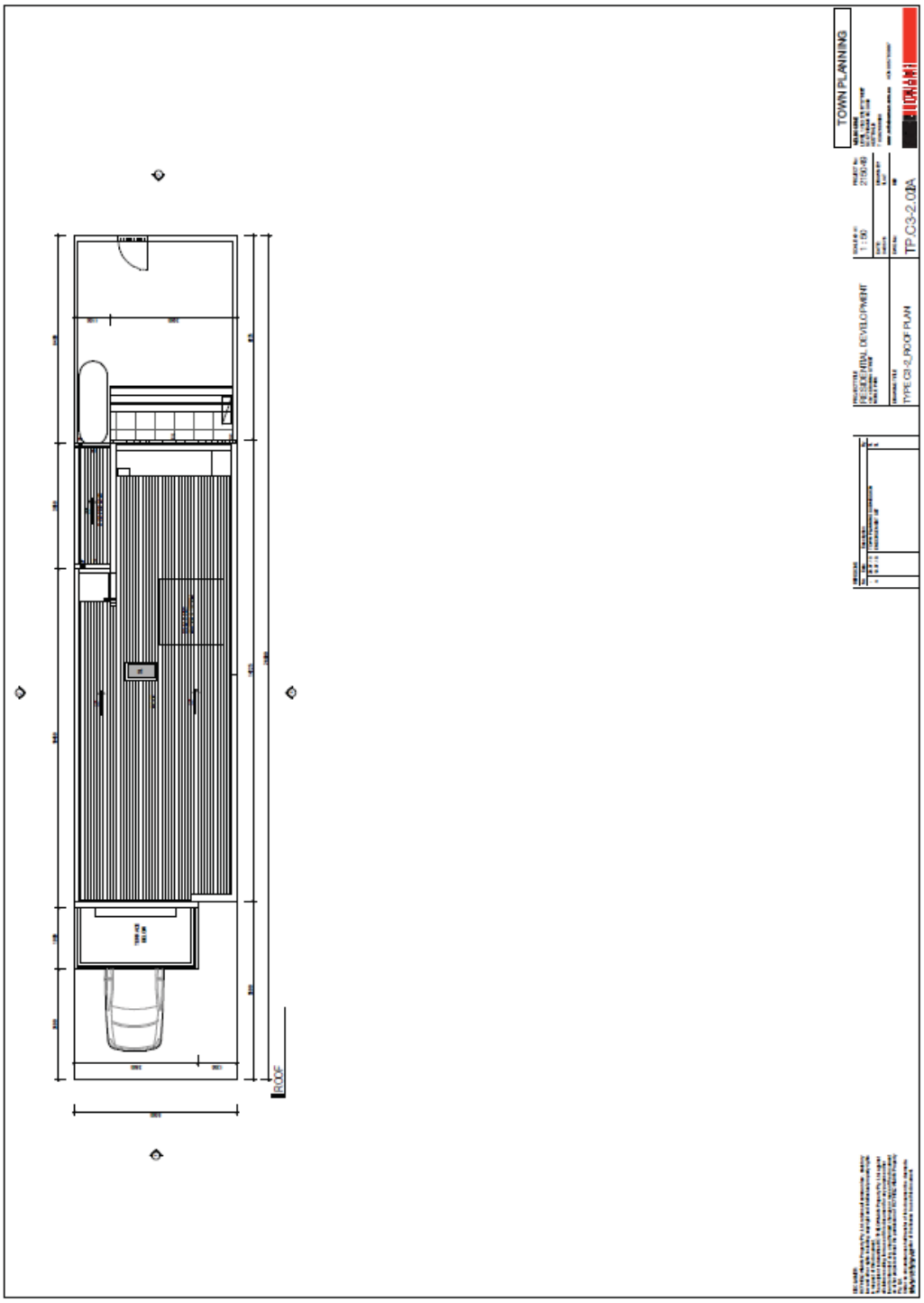

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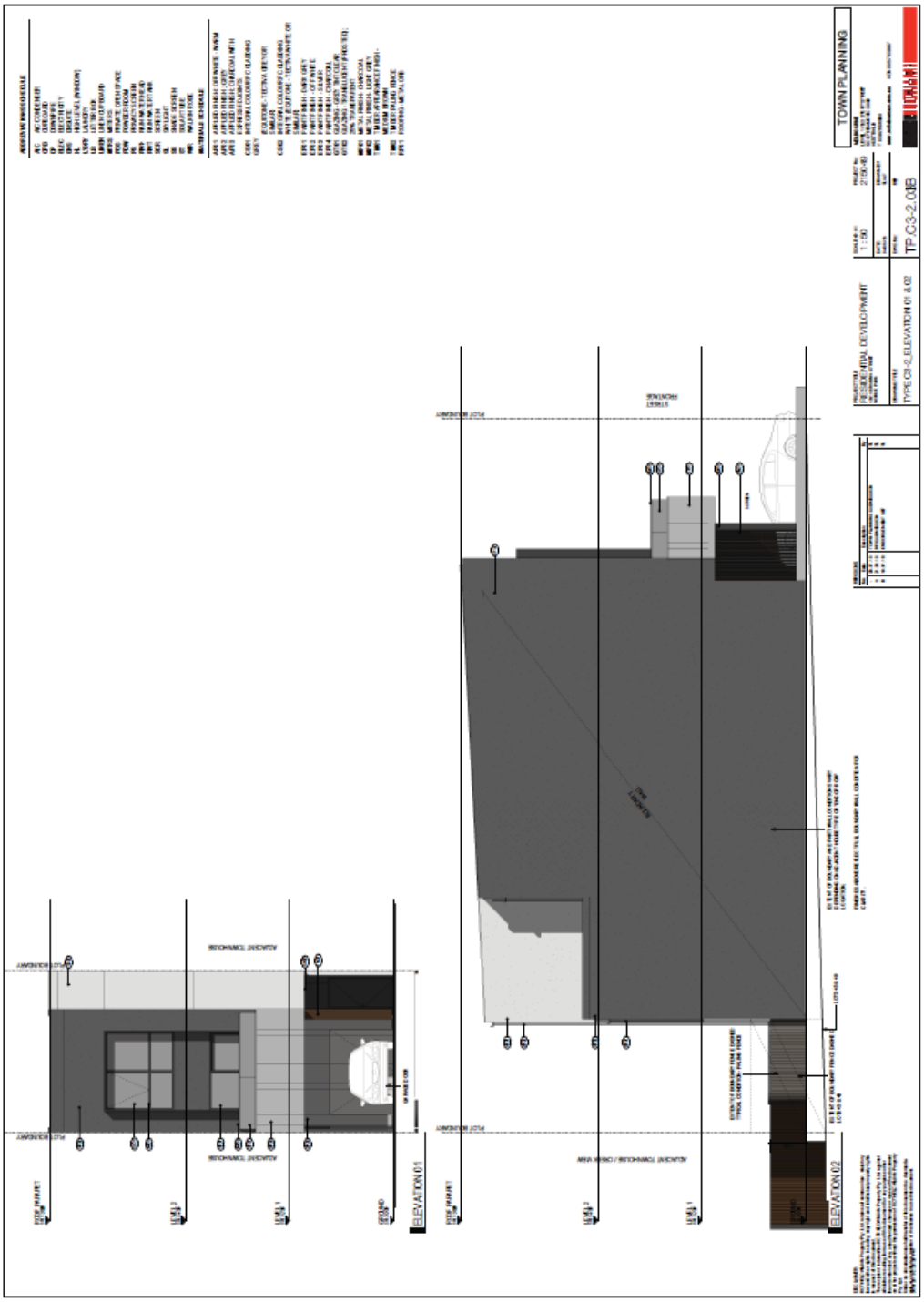

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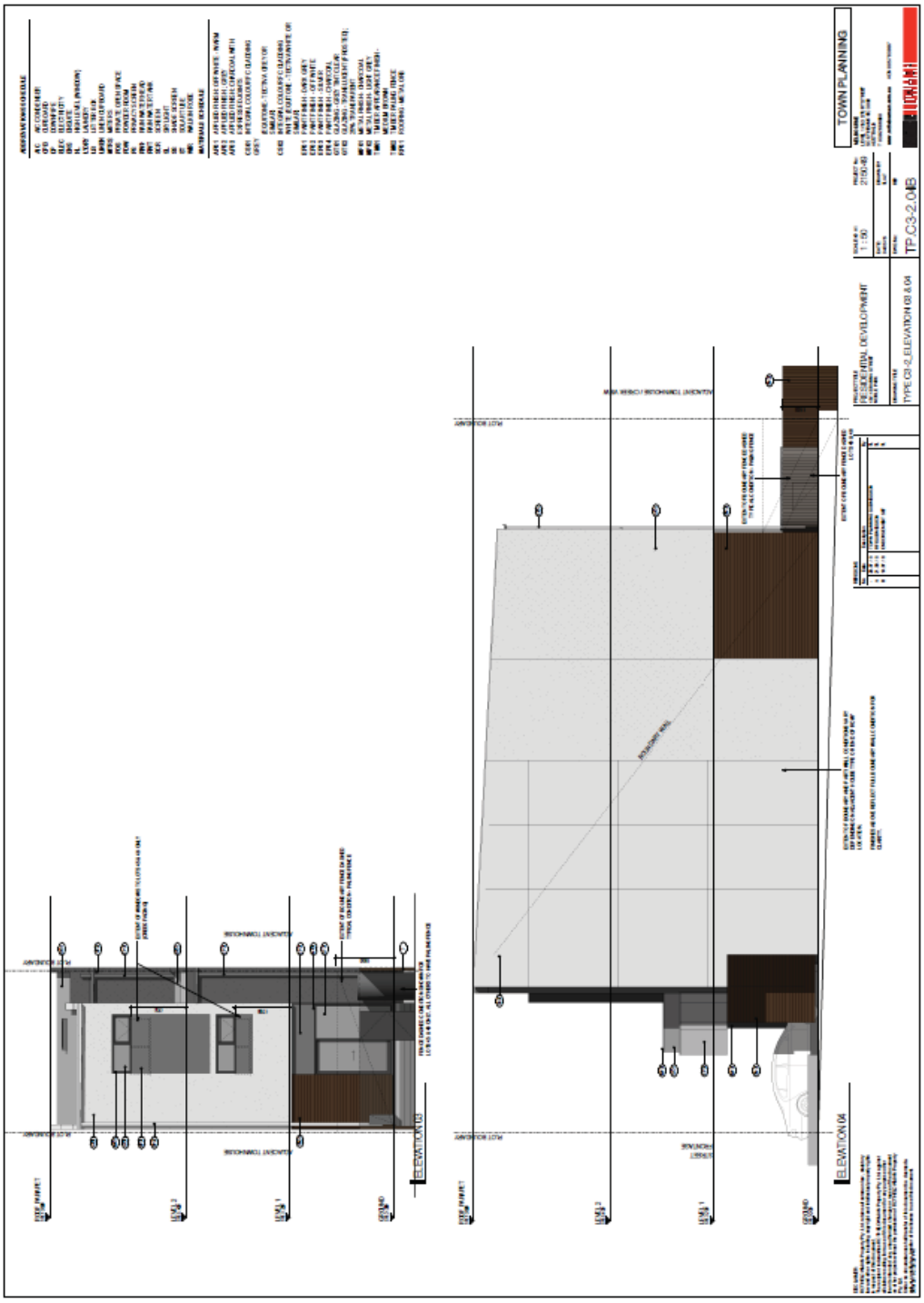

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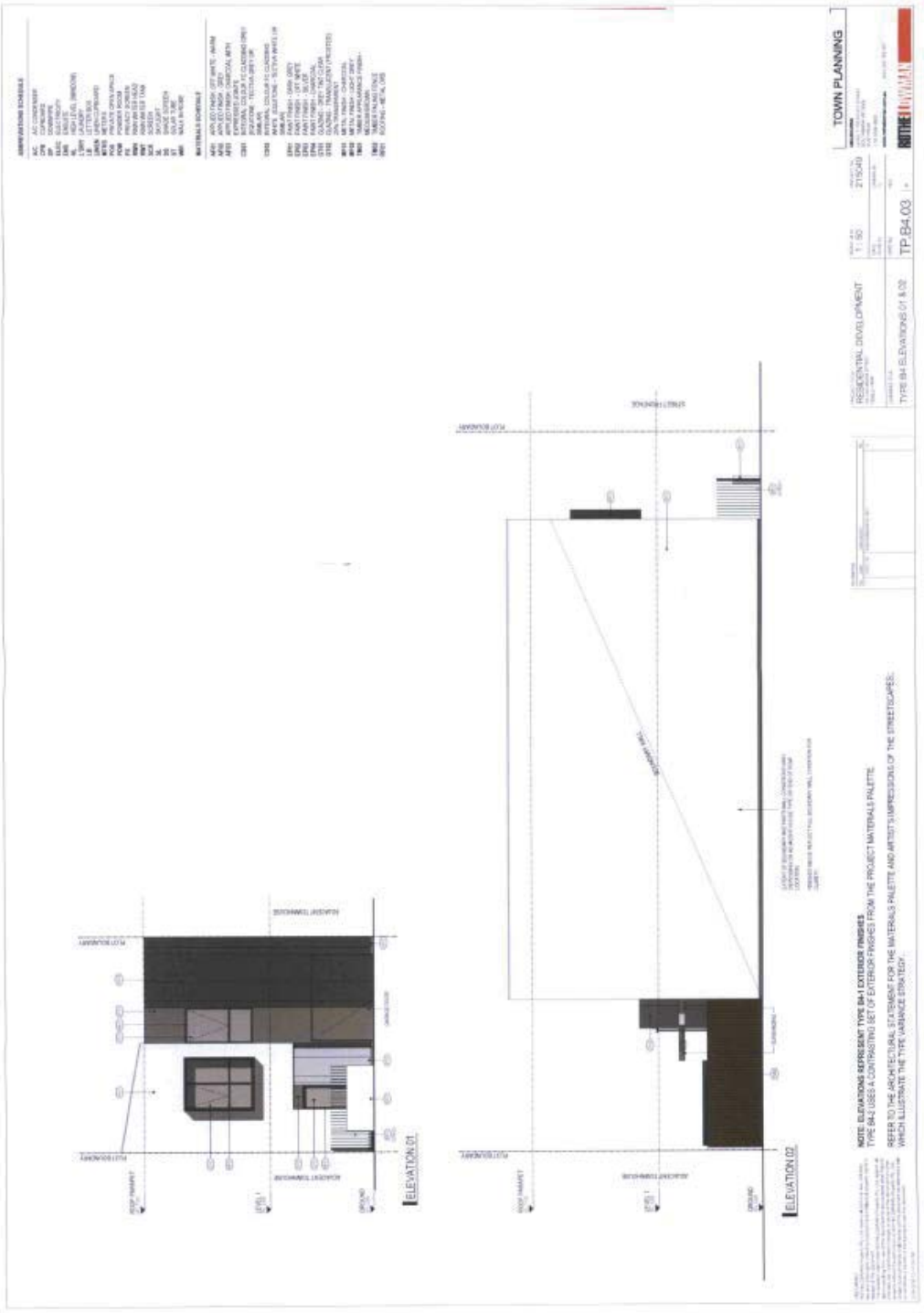

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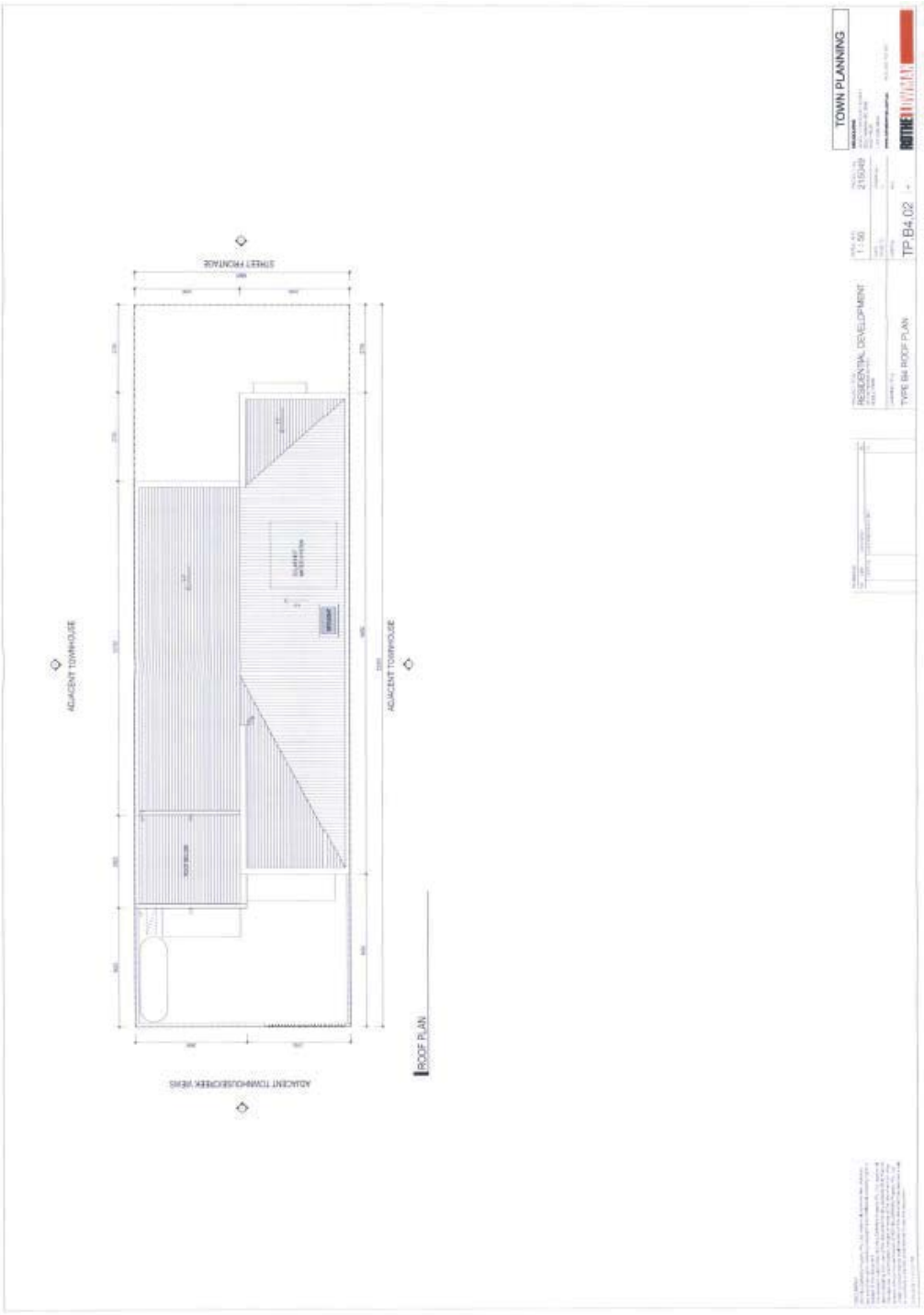

2.3.4 Town Planning Application - No. 48-74 Hanna Street, Noble Park (Planning Application No. PLN15/0459.03) (Cont.)

STATUTORY PLANNING APPLICATIONS

TOWN PLANNING APPLICATION - NO. 48-74 HANNA STREET, NOBLE PARK (PLANNING APPLICATION NO. PLN15/0459.03)

ATTACHMENT 2

PLANNING PERMIT PLN15/0459.02

PAGES 14 (including cover)

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

2.3.4 Town Planning Application - No. 48-74 Hanna Street, Noble Park (Planning Application No. PLN15/0459.03) (Cont.)

PLANNING PERMIT

Permit No: (Amended)	**PLN15/0459.02**
Planning Scheme:	**Greater Dandenong Planning Scheme**
Responsible Authority:	**Greater Dandenong City Council**

ADDRESS OF THE LAND: **48-74 Hanna Street NOBLE PARK VIC 3174 146 Hanna Street NOBLE PARK VIC 3174, 76-102 Hanna Street NOBLE PARK VIC 3174, 104-128 Hanna Street NOBLE PARK VIC 3174, 130 Hanna Street NOBLE PARK VIC 3174, Reserve 134 Hanna Street NOBLE PARK VIC 3174 (Lot 1 TP 842029 Vol 4763 Fol 457)**

THE PERMIT ALLOWS: **Development of the land for the purpose of one hundred and fifty eight (158) dwellings, the removal of native vegetation and buildings and works on land in the Urban Floodway Zone and affected by the Land Subject to Inundation Overlay in accordance with the endorsed plans**

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

1 Before the development starts, two (2) copies of amended plans drawn to scale and dimensioned 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) Replacement of all dwelling Types A1 & A2 with dwelling Types B1 and B4 and E3.

(b) Connection of the east-west shared path that runs along the northern bank of Mile Creek with the north-south East Link shared trail at right angles generally in accordance with drawing number 1541AL02(C) revised on 8 July 2016 prepared by MDG Landscape Architects.

(c) Provide a better level of articulation/ design interface to all internal east and west facing elevations to dwelling C1-1 (lots 22, 65 & 106); and E1-1 (lots 10, 48 & 96) adjoining public access areas that are more reflective of street facing elevations to dwelling Types F1 & F2.

(d) The visitor car spaces to be clearly signed and well lit.

(e) Details in terms of the proposed staging timeframe of the development.

Continued...

Date Issued 4/04/2016

Signature for and on behalf of the Responsible Authority

This permit supersedes Planning Permit No. PLN15/0459.01

Planning and Environment Regulations 2015 Form 4

2.3.4 Town Planning Application - No. 48-74 Hanna Street, Noble Park (Planning Application No. PLN15/0459.03) (Cont.)

PLANNING PERMIT NO. PLN15/0459.02

Conditions Continued

(f) The inclusion of the construction of the eastern public access way to form part of the stage 1 works and the remaining western public access way to form part of the stage 2 works.

(g) The inclusion of the public access way to the south of the site and Mile Creek regeneration to be shown on the proposed staging plans.

(h) A revised Waste Management Plan to reflect the number of dwellings as being 158.

(i) An updated Landscape plan generally in accordance with the Landscape Concept Plan submitted with the application by MDG Landscape Architects drawing numbers L01(E); L02(B) & L03(A) but amended to reflect the current layout as shown on the 'Rothe Lowman Development Masterplan, drawing number SK00.02, Revision P1'.

(j) The Public Open Space area shown as located to the south-east of the development is to be relocated to the north-east of the site, immediately abutting Hanna Street and be the equivalent to 5% of the total land area.

(k) Vehicle exclusion fencing (bollard and cable) to be provided to the area of public open space abutting the freeway reservation generally in accordance with the landscape concept plans prepared by MDG landscape architects drawing number 1541AL01(F) and 1541AL02(C).

(l) Fencing details of rear fence to dwellings along south of site (Mile Creek), and front fencing to dwellings facing Hanna Street.

(m) Melbourne Water's minimum floor level as detailed under conditions 5-16.

(n) The inclusion of an acoustic attenuation wall along the length (excluding the existing factory wall) of the boundary of the property at 31 Tower Court, Noble Park with Mile Creek in accordance with the recommendations of the AECOM report dated 27 April 2016 endorsed pursuant to Condition 31.

(o) The inclusion of construction details of measures to be implemented to the façades of the proposed dwellings facing the industrial premises at 31 Tower Court, Noble Park (Lots Nos 10-22, 42-48, 65-72) to minimise the potential for noise from those industrial premises to be audible inside the dwellings by installing façade glazing with an Rw rating of 38 for controlling noise intrusion into habitable areas, and also for acoustic seals to be applied to external dwelling doors and openable windows facing the industrial premises (these treatments to be in respect of those of the proposed dwellings identified to receive façade acoustic treatments in figure 6 of the said acoustic report).

(p) Buildings on Lots 10-33 constructed in such a way as to ensure internal bedroom noise levels will not exceed 40dB Laeq during the night period from 10.00 pm to 6.00 am.

All to the satisfaction of the Responsible Authority.

Continued...

Date Issued 4/04/2016

Signature for and on behalf of the Responsible Authority

This permit supersedes Planning Permit No. PLN15/0459.01

Planning and Environment Regulations 2015 Form 4

2.3.4 Town Planning Application - No. 48-74 Hanna Street, Noble Park (Planning Application No. PLN15/0459.03) (Cont.)

PLANNING PERMIT NO. PLN15/0459.02

Conditions Continued

2 Prior to the endorsement of drawings, the applicant is to address the following items in the form of a revised Sustainability Management Plan to the satisfaction of the responsible authority. The sustainability management plan, and supporting documentation should address the following:

(a) Provide a revised energy rating sample that demonstrates the units achieve an average overall energy efficiency rating of 6-stars.

(b) The incorporation of 2000L rainwater tanks to all townhouses.

(c) A completed MUSIC model, supported by the relevant drainage engineering drawings that include the commitment to install the specific model of Gross Pollutant Traps as specified in the MUSIC model and ESD report.

The drainage engineering drawings must also include the maintenance regime of the specified GPTs to maintain the level of performance over the life of the asset.

To the satisfaction of the Responsible Authority.

3 Prior to the endorsement of plans the owner must enter into an agreement with the Responsible Authority made pursuant to Section 173 of the Planning and Environment Act 1987 to provide for the following:

(a) That the construction of the proposed public access through the subject site is to be completed and accessible to the public prior to the closure of the existing public access. A path must always be available to the public for access across the site.

(b) That the path will be designed, constructed and maintained by the owner to shared path standards in accordance with Council standard drawing 802-A, or any relevant subsequent drawing as determined by Council.

(c) That Council will not transfer the land of the existing public access to the owner until the new path has been constructed to the satisfaction of the Responsible Authority, and has been transferred to Council's ownership.

(d) The east-west shared path that runs along the northern bank of Mile Creek connecting to the north-south East Link shared trail is to be constructed by the Owner at right angles generally in accordance with drawing number 1541AL02(C) revised on 8 July 2016 prepared by MDG Landscape Architects.

(e) Vehicle exclusion fencing (bollard and cable) to the area of public open space abutting the freeway reservation is to be constructed by the Owner generally in accordance with the Landscape Concept Plans prepared by MDG Landscape Architects Drawing No. 1541AL01 (F) and 1541AL02 (c).

(f) That the owner or owner's corporation is responsible for all future path maintenance.

(g) The Agreement to be registered on the Title to the land, including each subsequent lot title created from the parent title, to the satisfaction of the Responsible Authority.

Continued...

Date Issued 4/04/2016

Signature for and on behalf of the Responsible Authority

This permit supersedes Planning Permit No. PLN15/0459.01

Planning and Environment Regulations 2015 Form 4

2.3.4 Town Planning Application - No. 48-74 Hanna Street, Noble Park (Planning Application No. PLN15/0459.03) (Cont.)

PLANNING PERMIT NO. PLN15/0459.02

Conditions Continued

(h) 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).

(i) Before the endorsement of plans an application must be made to the Registrar of Titles to register the section 173 agreement on the title to the land under section 181 of the Act.

(j) The owner or owners corporation must maintain:

(i) the path connection to the EastLink shared trail, and

(ii) the public open space including the vehicle exclusion fencing (bollard and cable) required under condition 1(k).

All to the satisfaction of the Responsible Authority.

Melbourne Water

4 Pollution and sediment laden runoff shall not be discharged directly or indirectly into Melbourne Water's drains or waterways.

5 Dwellings on lots 10-15 must be constructed with finished floor levels set a minimum of 25.02 metres to AHD.

6 Any garages on lots 10-15 must be constructed with finished floor levels set a minimum of 24.72 metres to AHD.

7 Dwellings on lots 16-22 must be constructed with finished floor levels set a minimum of 25.12 metres to AHD.

8 Any garages on lots 16-22 must be constructed with finished floor levels set a minimum of 24.82 metres to AHD.

9 Dwellings on lots 42-48 must be constructed with finished floor levels set a minimum of 25.12 metres to AHD.

10 Any garages on lots 42-48 must be constructed with finished floor levels set a minimum of 24.82 metres to AHD.

11 Dwellings on lots 65-72 must be constructed with finished floor levels set a minimum of 25.27 metres to AHD.

12 Any garages on lots 65-72 must be constructed with finished floor levels set a minimum of 24.97 metres to AHD.

13 Dwellings on lots 89-96 must be constructed with finished floor levels set a minimum of 25.27 metres to AHD.

Continued...

Date Issued 4/04/2016

Signature for and on behalf of the Responsible Authority

This permit supersedes Planning Permit No. PLN15/0459.01

Planning and Environment Regulations 2015 Form 4

2.3.4 Town Planning Application - No. 48-74 Hanna Street, Noble Park (Planning Application No. PLN15/0459.03) (Cont.)

PLANNING PERMIT NO. PLN15/0459.02

Conditions Continued

14 Any garages on lots 89-96 must be constructed with finished floor levels set a minimum of 24.97 metres to AHD.

15 Dwellings on lots 106-115 must be constructed with finished floor levels set a minimum of 26.05 metres to AHD.

16 Any garages on lots 106-115 must be constructed with finished floor levels set a minimum of 25.75 metres to AHD.

17 Prior to the development plans being endorsed and the commencement of works, amended plans must be submitted to Council and Melbourne Water addressing Melbourne Water's minimum floor level conditions. Plans must be submitted with ground and floor levels to Australian Height Datum (**AHD**).

18 Prior to the issue of a Certificate of Occupancy, a certified survey plan, showing finished floor levels (as constructed) reduced to the Australian Height Datum, must be submitted to Melbourne Water to demonstrate that the floor levels have been constructed in accordance with Melbourne Water's requirements.

19 The landscape plan (including waterway setback) must be generally in accordance with the landscape plan 'Landscape Concept Detail Plans; Drawing Number: 1541A LO3 [A], Revised 16.09.15.

20 Prior to the commencement of works along the waterway corridor, a functional design for waterway erosion control plan must be submitted to Melbourne Water for approval. The functional design plan must be generally in accordance with the concept design Alluvium (2015). Mile Creek (48 - 146 Hanna St Noble Park) waterway erosion assessment. Report 03 by Alluvium Consulting Australia for The Village Building Co.

21 Prior to the commencement of planting, a detailed landscape plan must be submitted to Melbourne Water for approval. The plan must show:

(a) a survey (including botanical names) of all existing vegetation to be retained and/or removed;

(b) details of surface finishes of pathways and driveways;

(c) 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.

22 Prior to undertaking any works on or near a Melbourne Water asset (including waterways), the contractor must be in receipt of a Melbourne Water Permit to Work.

Continued...

Date Issued 4/04/2016

Signature for and on behalf of the Responsible Authority

This permit supersedes Planning Permit No. PLN15/0459.01

Planning and Environment Regulations 2015 Form 4

2.3.4 Town Planning Application - No. 48-74 Hanna Street, Noble Park (Planning Application No. PLN15/0459.03) (Cont.)

PLANNING PERMIT NO. PLN15/0459.02

Conditions Continued

23 Prior to the commencement of works, a separate application direct to Melbourne Water must be made for any new or modified storm water connection to Melbourne Water's drains or watercourses. Prior to accepting an application, evidence must be provided demonstrating that Council considers that it is not feasible to connect to the local drainage system.

End of Melbourne Water conditions

24 Prior to the endorsement of plans for the development hereby approved, a Statement in accordance with Section 53Z of the Environment Protection Act 1970 undertaken by an Environmental Auditor appointed under Section 53S of the Environment Protection Act 1970 must be submitted to the Responsible Authority stating that the environmental conditions of the land are suitable for the intended residential development that is the subject of this permit.

25 Upon the submission of a Statement of Environment Audit pursuant to Condition 24 above and prior to the commencement of works:

(a) The buildings and works that are the subject of this permit must comply with all directions and conditions contained within the Statement.

(b) Any conditions requiring the 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 issue of a Statement of Compliance under the Subdivision Act 1988. All expenses involved in the drafting, negotiating, lodging, registering and execution of the Agreement, including those incurred by the Responsible Authority, are to be met by the owner.

(c) A letter prepared by an Environmental Auditor appointed under Section 53S of the Environmental Protection Act 1970 must be submitted to the Responsible Authority to verify that the directions and conditions within the Statement have been satisfied.

26 Prior to the commencement of the development hereby approved, the owner must submit a Construction Management Plan to the Responsible Authority for approval. When approved, the Plan will be endorsed and then form part of the Permit.

The Construction Management Plan must include details on how the construction will be undertaken so it has minimal impact on the environment and surrounding area. Details to be provided in the Plan must include (but not limited to):

(a) Details pertaining to the access and parking of staff, visitors and construction workers to the site, with the provision of a drop-off zone and emergency service access to the site;

(b) Details as to how traffic and pedestrian safety and amenity will be controlled within the vicinity of the site and its surrounds;

Continued...

Date Issued 4/04/2016

Signature for and on behalf of the Responsible Authority

This permit supersedes Planning Permit No. PLN15/0459.01

Planning and Environment Regulations 2015 Form 4

2.3.4 Town Planning Application - No. 48-74 Hanna Street, Noble Park (Planning Application No. PLN15/0459.03) (Cont.)

PLANNING PERMIT NO. PLN15/0459.02

Conditions Continued

(c) Measures to minimise and control noise, vibrations and dust from construction works;

(d) Measures to minimise the impact of construction vehicles arriving at and departing from the land;

(e) Measures to minimise the creation of conditions likely to be a nuisance; and

(f) Measures ensuring protection of Mile Creek and its environs.

All to the satisfaction of the Responsible Authority.

27 The obscure glazing to the windows shown on the endorsed plans must be through frosted glass or similarly treated glass, and thereafter maintained to the satisfaction of the Responsible Authority. Adhesive film or the like that can be removed must not be used.

28 The development must be constructed in accordance with the recommendation made within the endorsed acoustic report prepared by 'AECOM Australia Pty Ltd' dated 28 July, 2015 to the satisfaction of the Responsible Authority.

29 Additionally, that part of the development comprising the dwellings outlined in red on the plan attached in figure 6 to the AECOM Australia Pty Ltd further acoustic report dated 27 April 2016 must be constructed in accordance with the recommendations made within that acoustic report to provide for measures to the façades of those dwellings facing industrial premises in Tower Court, Noble Park to minimise the potential for noise from the industrial premises to be audible inside the dwellings by installing façade glazing with an Rw rating of 38 to control noise intrusion into habitable areas and also by the provision of acoustic seals applied to external dwelling doors and openable windows facing the industrial premises to the satisfaction of the Responsible Authority.

30 Prior to the completion of construction of the development and the occupation of the dwellings permitted by this permit the owner of the land must:

(a) Procure short term acoustic testing and measurements by AECOM Australia Pty Ltd or such other acoustic consultant as shall be approved by the Responsible Authority to establish the typical worst case noise emissions from the industrial activities at 31 Tower Court, Noble Park to identify whether any other works or acoustic measures are required so that noise emissions from those activities comply with SEPP N-1 at the land known as 48-146 Hanna Street, Noble Park.

(b) Deliver a copy of such acoustic testing and measurement results and the recommendations of that acoustic consultant as to any additional works required to ensure such compliance with SEPP N-1 to the Responsible Authority and to the owner of 31 Tower Court, Noble Park.

Continued...

Date Issued 4/04/2016

Signature for and on behalf of the Responsible Authority

This permit supersedes Planning Permit No. PLN15/0459.01

Planning and Environment Regulations 2015 Form 4

2.3.4 Town Planning Application - No. 48-74 Hanna Street, Noble Park (Planning Application No. PLN15/0459.03) (Cont.)

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PLANNING PERMIT NO. PLN15/0459.02

Conditions Continued

(c) Implement all the works and acoustic attenuation measures recommended by the said AECOM report dated 27 April 2016 and any further works recommended by the acoustic consultants following such further acoustic testing and measurements including:

(i) the recommended noise barrier;

(ii) the dwelling façade noise mitigation measures;

(iii) the compressor noise mitigation measures,

To the satisfaction of the Responsible Authority.

31 Three copies of each of the said acoustic reports of AECOM Australia Pty Ltd dated 28 July 2015 and 27 April 2016 must be to delivered to the Responsible Authority for endorsement and when endorsed shall form part of the permit.

32 Prior to the occupation of the new dwellings approved by this permit, an appropriate stormwater discharge arrangement from the site must be designed and constructed to the satisfaction of the Responsible Authority. When required, fees for plan checking and supervision must be paid to the Responsible Authority.

33 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.

34 Once the development has started, it must be continued and completed in accordance with the endorsed plans, to the satisfaction of the Responsible Authority.

35 The dwellings approved as part of any stage must not be occupied until the Statement of Compliance has been issued for that stage, unless with the written consent of the Responsible Authority.

36 Prior to the occupation of each dwelling, all landscaping associated with that dwelling as shown on the endorsed plans, including trees, shrubs and lawn, shall be planted and thereafter maintained, to the satisfaction of the Responsible Authority. All landscaping shown on the endorsed plans must be completed before the grant

Department of Environment, Land, Water & Planning

37 Before works start, the permit holder must advise all persons undertaking the vegetation removal and works on site of all relevant conditions of this permit.

Continued...

Date Issued 4/04/2016

Signature for and on behalf of the Responsible Authority

This permit supersedes Planning Permit No. PLN15/0459.01

Planning and Environment Regulations 2015 Form 4

2.3.4 Town Planning Application - No. 48-74 Hanna Street, Noble Park (Planning Application No. PLN15/0459.03) (Cont.)

PLANNING PERMIT NO. PLN15/0459.02

Conditions Continued

38 Before works start, native vegetation protection fencing must be erected around all patches of native vegetation and scattered trees to be retained on site. This fencing must be erected around the patches at a minimum distance of 2 metres from retained native vegetation and at a radius of 12x the diameter at breast height (DBH) to a maximum of 15 metres but no less than 2 metres from the base of the trunk of the scattered trees.

The protection fencing must be constructed to the satisfaction of the responsible authority. The protection fencing must remain in place at least until all works are completed to the satisfaction of the responsible authority. Except with the written consent of the responsible authority, within this area:

(a) no vehicular or pedestrian access, trenching or soil excavation is to occur;

(b) no storage or dumping of tools, equipment or waste is to occur;

(c) no entry and exit pits for underground services are to be constructed.

In order to offset the removal of 0.0569 hectares of native vegetation approved as part of this permit, the applicant must provide a native vegetation offset that meets the following requirements and is in accordance with the Permitted clearing of native vegetation – Biodiversity Assessment Guidelines and the Native vegetation gain scoring manual:

The general offset must:

(d) contribute gain of **0.016** general biodiversity equivalence units

(e) be located within the Port Phillip and Westernport Catchment Management Authority boundary or City of Greater Dandenong municipal district

(f) have a strategic biodiversity score of at least **0.084**.

39 Before any native vegetation is removed, evidence that an offset has been secured must be provided to the satisfaction of the responsible authority. This offset must meet the offset requirements set out in this permit and be in accordance with the requirements of Permitted clearing of native vegetation – Biodiversity assessment guidelines and the Native vegetation gain scoring manual. Offset evidence can be either:

(a) a security agreement, to the required standard, for the offset site or sites, including a 10 year offset management plan and then ongoing maintenance plan.

(b) a credit register extract from the Native Vegetation Credit Register.

40 Every year, for ten years, after the responsible authority has approved the offset management plan, the owner must provide notification to the responsible authority of the management actions undertaken towards the implementation of the offset management plan. An offset site condition statement, including photographs must be included in this notification.

Continued...

Date Issued 4/04/2016

Signature for and on behalf of the Responsible Authority

This permit supersedes Planning Permit No. PLN15/0459.01

Planning and Environment Regulations 2015 Form 4

2.3.4 Town Planning Application - No. 48-74 Hanna Street, Noble Park (Planning Application No. PLN15/0459.03) (Cont.)

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PLANNING PERMIT NO. PLN15/0459.02

Conditions Continued

End of Department of Environment, Land, Water and Planning conditions

41 The vegetation removal as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority.

42 Prior to the commencement of works an amended Arboricultural Assessment report prepared by Treelogic on 5 April 2012 must demonstrate the removal/retention of native vegetation hereby granted, and be submitted to and approved by the Responsible Authority. Once approved, the report (or any amended or subsequent version) will be endorsed and form part of this permit. The Tree Management Plan must detail:

(a) How the trees will be protected during construction;

(b) How their long-term viability will be ensured and measures to reduce the risk of damage during construction and post-construction;

(c) Any building footings located within the Tree Protection Zone must be constructed using a tree sensitive design (e.g. A pier and beam with the beam at grade, screw piles, a waffle pad or a slab without an edge beam). The locations of all pier holes within the Tree Protection Zone must be identified and hand dug under the supervision of a qualified Arborist.

The Tree Protection Zones must be in accordance with those specified in Condition 0.

43 Provision must be made for the drainage of the site including landscaped and pavement areas, all to the satisfaction of the Responsible Authority. All drainage must be directed away from the freeway reservation on the eastern boundary of the subject site.

44 The connection of the internal drainage infrastructure to the LPD must be to the satisfaction of the Responsible Authority, prior to the issue of land upgrade Approval. 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.

45 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.

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

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

Continued...

Date Issued 4/04/2016

Signature for and on behalf of the Responsible Authority

This permit supersedes Planning Permit No. PLN15/0459.01

Planning and Environment Regulations 2015 Form 4

2.3.4 Town Planning Application - No. 48-74 Hanna Street, Noble Park (Planning Application No. PLN15/0459.03) (Cont.)

PLANNING PERMIT NO. PLN15/0459.02

Conditions Continued

48 Letterboxes and all other structures (including 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 52.06-8.

49 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.

50 Service units, including air conditioning/heating units, must not be located on any of the balcony areas or terraces or be visible from a public area.

51 Before the occupation of the dwellings hereby approved, the area(s) set-aside for the parking of vehicles, and access lanes, as shown on the endorsed plans must be:

(a) Constructed in accordance with the endorsed plan/s.

(b) Properly formed to such levels that they can be used in accordance with the plans.

(c) Surfaced with an all-weather sealcoat.

(d) Drained to the legal point of discharge.

To the satisfaction of the Responsible Authority.

52 Car spaces, access lanes and driveways must be maintained and kept available for these purposes at all times.

53 Waste storage and collection must be carried out in accordance with the approved Waste Management Plan.

54 Prior to the commencement of buildings and works associated with this approval, 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:

(a) 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.

(b) Except with the written consent of Council, the collection of refuse and recyclable materials must only occur between the hours of:

7am and 7pm – Monday to Saturday

9am and 6pm – Sundays and Public Holidays

(c) 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.

Continued...

Date Issued 4/04/2016

Signature for and on behalf of the Responsible Authority

This permit supersedes Planning Permit No. PLN15/0459.01

Planning and Environment Regulations 2015 Form 4

2.3.4 Town Planning Application - No. 48-74 Hanna Street, Noble Park (Planning Application No. PLN15/0459.03) (Cont.)

PLANNING PERMIT NO. PLN15/0459.02

Conditions Continued

(d) The agreement is to be applied to each subsequent lot title created from the parent title.

(e) 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).

55 Upon final completion of the approved development the land designated as being ceded to Council is to be transfer to Council with all costs incurred as a result of the transfer process to be bear by the owner/s of the land.

56 All works within and adjacent to Mile Creek are to be carried out in accordance with the recommendations as detailed within the 'Waterway Erosion Assessment' report undertaken by 'Alluvium' dated September 2015.

57 This permit will expire if:

(a) The first stage of the development does not start within two (2) years of the date of this permit, or

(b) Any stage of the development is not completed within three (3) years of the commencement of that stage, or

(c) The development is not completed within eight (8) 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.

Note

This Permit has been issued at the direction of the Victorian Civil and Administrative Tribunal, Order dated 15/07/2016

Continued...

Date Issued 4/04/2016

Signature for and on behalf of the Responsible Authority

This permit supersedes Planning Permit No. PLN15/0459.01

Planning and Environment Regulations 2015 Form 4

2.3.4 Town Planning Application - No. 48-74 Hanna Street, Noble Park (Planning Application No. PLN15/0459.03) (Cont.)

PLANNING PERMIT NO. PLN15/0459.02

Conditions Continued

THIS PERMIT HAS BEEN AMENDED AS FOLLOWS:

Date of amendment	Brief description of amendment	Name of the responsible authority that approved the amendment
20 September 2017	▪ Condition 39 has been amended to provide for the adjustment of figures related to the removal of vegetation.	Greater Dandenong City Council
28 March 2018	▪ Conditions 35 and 36 amended via s.72 of the Planning and Environment Act 1987 *Please note: the expiry condition on this permit refers to the date of issue of the original permit, not the date amended.	Greater Dandenong City Council

End of Permit Conditions

Under Division 1A of Part 4 of the **Planning and Environment Act 1987** a permit may be amended. Please check with the responsible authority that this permit is the current permit and can be acted upon.

Date Issued 4/04/2016

Signature for and on behalf of the Responsible Authority

This permit supersedes Planning Permit No. PLN15/0459.01

Planning and Environment Regulations 2015 Form 4

2.3.4 Town Planning Application - No. 48-74 Hanna Street, Noble Park (Planning Application No. PLN15/0459.03) (Cont.)

STATUTORY PLANNING APPLICATIONS

TOWN PLANNING APPLICATION - NO. 48-74 HANNA STREET, NOBLE PARK (PLANNING APPLICATION NO. PLN15/0459.03)

ATTACHMENT 3

PLANNING PERMIT PLN17/0460 (SUBDIVISION PERMIT)

PAGES 7 (including cover)

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

2.3.4 Town Planning Application - No. 48-74 Hanna Street, Noble Park (Planning Application No. PLN15/0459.03) (Cont.)

PLANNING PERMIT

Permit No: (Amended)	**PLN17/0460.01**
Planning Scheme:	**Greater Dandenong Planning Scheme**
Responsible Authority:	**Greater Dandenong City Council**

ADDRESS OF THE LAND: **48-146 Hanna Street NOBLE PARK VIC 3174**
(Lot 1 TP 842029 Vol 4763 Fol 457)
(Lot 1 TP078018 Vol 9453 Fol 795)
(PC351265 Vol 10214 Fol 513)
(Lot 1 PS325164 Vol 10214 Fol 301)
(Lot 1 TP596710 Vol 5346 Fol 167)

THE PERMIT ALLOWS: **Subdivision of land in stages adjacent to a Road Zone, Category 1 on land in the Urban Floodway Zone and affected by the Land Subject to Inundation Overlay and the creation, variation and removal of easements.**

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

1. The subdivision as shown on the endorsed plans must not be altered, unless with the written consent of the Responsible Authority.

2. All works associated with the subdivision must at all times be carried out in accordance with the conditions and requirements set out in the endorsed documents, with the endorsed documents being provided to all contractors working on the site prior to commencement of any works on the subdivision as relevant.

3. Prior to the Certification of the Plan of Subdivision all proposed easements and sites for existing or required utility services and roads must be set aside in the Plan of Subdivision in favour of the relevant authority for which the easement or site is created.

4. Prior to the issue of a Statement of Compliance for each stage, the owner of the land must either:

   A. Complete the development of the land for the lots contained within that stage of the subdivision in accordance with Planning Permit No. PLN15/0459.01 issued on 9 August 2016 or any amended or subsequent permit; or

Continued...

Date Issued 21 November 2017

Signature for and on behalf of the Responsible Authority _____

This permit supersedes Planning Permit No. PLN17/0460

Planning and Environment Regulations 2015 Form 4

2.3.4 Town Planning Application - No. 48-74 Hanna Street, Noble Park (Planning Application No. PLN15/0459.03) (Cont.)

PLANNING PERMIT NO. PLN17/0460.01

Conditions Continued

B. Complete all common property and access provisions to each lot in that stage of the subdivision; commence development of the lots contained within that stage of the subdivision in accordance with Planning Permit No. PLN15/0459.01 issued on 9 August 2016 or any amended or subsequent permit, and enter into an agreement under section 173 of the Planning and Environment Act 1987 with the Responsible Authority to provide for:

i. The development of all the land in that stage of the subdivision to be in accordance with Planning Permit No. PLN15/0459.01 issued on 9 August 2016, or any amended or subsequent permit; and
ii. The owner of the land to cover all costs relating to the preparation and registration of the Agreement (including any costs incurred by the Responsible Authority).

5. The owner of the land must enter into an agreement with:

5.1. a telecommunications network or service provider for the provision of telecommunication services to each lot shown on the endorsed plan in accordance with the provider's requirements and relevant legislation at the time; and
5.2. a suitably qualified person for the provision of fibre-ready telecommunication facilities to each lot shown on the endorsed plan in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network will not be provided by optical fibre.

6. Prior to the issue of a Statement of Compliance for any stage of the subdivision under the Subdivision Act 1988, the owner of the land must provide written confirmation from:

6.1. a telecommunications network or service provider that all lots are connected to or are ready for connection to telecommunications services in accordance with the provider's requirements and relevant legislation at the time; and
6.2. a suitably qualified person that fibre-ready telecommunication facilities have been provided in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network will not be provided by optical fibre.

7. Prior to the issue of a Statement of Compliance the following must be satisfied and consent provided from Council's Civil engineering Department:

7.1. All works for the development must be completed to the satisfaction of responsible authority.
7.2. The proposed drainage works for the development must be completed in accordance with the approved plans.

Continued...

Date Issued 21 November 2017

Signature for and on behalf of the Responsible Authority _____

This permit supersedes Planning Permit No. PLN17/0460

Planning and Environment Regulations 2015 Form 4

2.3.4 Town Planning Application - No. 48-74 Hanna Street, Noble Park (Planning Application No. PLN15/0459.03) (Cont.)

PLANNING PERMIT NO. PLN17/0460.01

Conditions Continued

7.3. Any works undertaken within the road reservation and easements will require the developer to obtain a Civil Works Permit from Council.
7.4. Asset Protection Permit obtained from Council.
7.5. Statement of Compliance will not be issued until the shared paths are completed.

8. Provision must be made for the drainage of each lot shown on the approved Plan of Subdivision in accordance with plans and specifications to be submitted to and approved by the Responsible Authority, prior to occupation of the site, all to the satisfaction of the Responsible Authority.

9. During construction periods and afterwards, until the land is occupied, the owner must provide adequate precautions to prevent the emission of dust, land vibration and storm water runoff from the land, all to the satisfaction of the Responsible Authority.

10. The owner shall obtain and where directed install street numbers for each of the lots shown on the Plan of Subdivision from Council to the satisfaction of Council.

11. Permanent survey marks must be installed as shown on the approved engineering/construction plans. Such marks must be levelled to the Australian Height Datum and co-coordinated to the Australian Map Grid. Sketches of the location of the permanent survey marks must be submitted to the Responsible Authority before it takes responsibility for the future care and maintenance of the works.

12. United Energy Conditions

12.1. The applicant must enter into an agreement with United Energy for an extension, upgrade and/or re-arrangement of the current electricity supply to lots on the land which may also require;

12.1.1. establishing easement(s) internally or externally to the site; and/or
12.1.2. providing site(s) to located substations; and

12.2. making a payment to UE to cover the cost of preparing such documentation and work.

13. South East Water Conditions

13.1. The owner of the subject land must enter into an agreement with South East Water for the provision of potable water supply and fulfil all requirements to its satisfaction.
13.2. The owner of the subject land must enter into an agreement with South East Water for the provision of sewerage supply and fulfil all requirements to its satisfaction.
13.3. The owner of the subject land is required to obtain a Notice of Agreement from South East Water. All requirements must be to it's satisfaction prior to South East Water consenting to the issuing of a Statement of Compliance.

Continued...

Date Issued 21 November 2017

Signature for and on behalf of the Responsible Authority _____

This permit supersedes Planning Permit No. PLN17/0460

Planning and Environment Regulations 2015 Form 4

2.3.4 Town Planning Application - No. 48-74 Hanna Street, Noble Park (Planning Application No. PLN15/0459.03) (Cont.)

PLANNING PERMIT NO. PLN17/0460.01

Conditions Continued

14. This permit will expire if any of the following circumstances applies:-

14.1. The plan of subdivision for Stage 1 is not certified within two (2) years of the issue date of this permit; or
14.2. Each subsequent stage is not certified within two (2) years of the previous stage being certified, or
14.3. The statement of compliance is not lodged at the titles office within five (5) years of the date of certification of the relevant staged plan of subdivision.

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 for the certification of the Plan of Subdivision.

Notes:

- The following South East Water agreement options are available:

1) Application to enter into a Development Deed – Works – if South East Water reticulated sewer/water/recycled water (as applicable) is required to be extended to service lots within the development.
2) Application For Notice of Agreement Subdivision - Non Works – if South East Water reticulated sewer/water/recycled water (as applicable) is available to the development and the owner only requires Statement of Compliance to release the titles (i.e. subdivision prior to building).
3) Plumbing Industrial, Commercial, Units and Private Water application – if South East Water reticulated sewer/water/recycled water (as applicable) is available to the development and the owner wishes to commence construction of the building/s (i.e. building prior to subdivision).

To obtain a copy of the appropriate application form required, please go to the website www.southeastwater.com.au (Property Tab / Land Development).

- Approval does not cover alterations to existing Telstra Plant or Network. Locations of existing network can be obtained from Dial Before You Dig – Ph:1100.

- For co-ordinated Telstra plant reticulation in this development, please refer to www.telstrasmartcommunity.com to Register your Development and Apply for Reticulation.

- The required forms to be submitted to Council in relation to telecommunications conditions can be found at the Advisory Note 49 – Telecommunications Services and Facilities in Subdivisions.

Continued...

Date Issued 21 November 2017 Signature for and on behalf of the Responsible Authority _____

This permit supersedes Planning Permit No. PLN17/0460

Planning and Environment Regulations 2015 Form 4

2.3.4 Town Planning Application - No. 48-74 Hanna Street, Noble Park (Planning Application No. PLN15/0459.03) (Cont.)

PLANNING PERMIT NO. PLN17/0460.01

Conditions Continued

- For subdivisions without existing infrastructure on the street where an extension is required to the existing telecommunications network (such as new poles, lines, pits, towers or satellite dishes), the Australian Communications and Media Authority (ACMA) has a list of carriers (owners of a telecommunications network) that can provide written confirmation to a council that all lots are connected to or ready for connection to telecommunications services at http://www.acma.gov.au/Industry/Telco/Carriers-and-service-providers/Licensing/register-of-licensed-carriers-licensing-i-acma

- For subdivisions with existing infrastructure on the street where lots have access to and can connect to the existing telecommunications network on an adjoining street through the installation of a starter conduit or lead-in connection only, a telecommunications network or service provider can also be a person or organisation that is qualified to install the starter conduit or lead-in connections and supporting infrastructure (usually through lead-in conduit or lead-in trenching) from the existing telecommunications network to a new lot or multi-lot building. To determine if your cabler is registered, please consult: http://www.acma.gov.au/theACMA/Library/Corporate-library/Forms-and-registers/is-your-cabler-registered

- In relation to providing pit and pipe design and build fibre ready services the NBN Co has provided a list of some of the pit and pipe suppliers and manufacturers at http://www.nbnco.com.au/assets/documents/pit-and-pipe-supplier-list.pdf

- If you have a condition on your permit requiring the owner to enter into agreements with telecommunication and fibre ready services, the owner/developer should enter into these agreements as soon as possible; the agreement can take weeks to be processed and this may delay statement of compliance being issued. The statement of compliance will not be issued unless evidence of this agreement is provided from the authorised utility company; any submission from a contractor in relation to lead-ins in established areas must include documentation such as plans, photos of the lead-ins, and the registered person's qualifications.

THIS PERMIT HAS BEEN AMENDED AS FOLLOWS:

Date of amendment	Brief description of amendment	Name of the responsible authority that approved the amendment
25 January 2018	• Condition 4 amended via s.72 of the *Planning & Environment Act 1987*	Greater Dandenong City Council

End of Permit Conditions

Under Division 1A of Part 4 of the **Planning and Environment Act 1987** a permit may be amended. Please check with the responsible authority that this permit is the current permit and can be acted upon.

Date Issued 21 November 2017

Signature for and on behalf of the Responsible Authority

This permit supersedes Planning Permit No. PLN17/0460

Planning and Environment Regulations 2015 Form 4

2.3.4 Town Planning Application - No. 48-74 Hanna Street, Noble Park (Planning Application No. PLN15/0459.03) (Cont.)

2.3.4 Town Planning Application - No. 48-74 Hanna Street, Noble Park (Planning Application No. PLN15/0459.03) (Cont.)

STATUTORY PLANNING APPLICATIONS

TOWN PLANNING APPLICATION - NO. 48-74 HANNA STREET, NOBLE PARK (PLANNING APPLICATION NO. PLN15/0459.03)

ATTACHMENT 4

CLAUSE 22.09 ASSESSMENT

PAGES 9 (including cover)

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

2.3.4 Town Planning Application - No. 48-74 Hanna Street, Noble Park (Planning Application No. PLN15/0459.03) (Cont.)

Assessment Table for Clause 22.09

This assessment table provides assessment of the proposed additional 9 dwellings.

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 with condition** Permit conditions can ensure windows are provided to the Eastlink road reserve to provide passive surveillance of the shared user path.
	Use semi-transparent fences to the street frontage.	✓ **Principle met** No front fence is proposed.
	Light communal spaces including main entrances and car parking areas with high mounted sensor-lights.	✓ **Principle met with condition** Permit conditions can require lighting.
	Ensure that all main entrances are visible and easily identifiable from the street.	✓ **Principle met** Entrances are easily identifiable from the common property road.
	Locate non-habitable rooms such as bathrooms, away from entrances and street frontage.	✓ **Principle met** Non-habitable rooms are located away from street frontages.
Landscaping	Residential development should:	

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

2.3.4 Town Planning Application - No. 48-74 Hanna Street, Noble Park (Planning Application No. PLN15/0459.03) (Cont.)

	Provide substantial, high quality on-site landscaping, including screen planting and canopy trees along ground level front and side and rear boundaries.	✖ **Principle not met** The proposal requires the removal of approximately 40 River Red Gum trees. Minimal space provided for landscaping between dwellings.
	Provide substantial, high quality landscaping along vehicular accessways.	✖ **Principle not met** The proposal requires the removal of approximately 40 River Red Gum trees. Minimal space provided for landscaping between dwellings.
	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** The proposal requires the removal of approximately 40 River Red Gum trees. Minimal space provided for landscaping between dwellings.
	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 not met** The proposal requires the removal of approximately 40 River Red Gum trees.
	Use landscaping to soften the appearance of the built form when viewed from the street and to respect the amenity of adjoining properties.	✖ **Principle not met** The proposal requires the removal of approximately 40 River Red Gum trees. Minimal space provided for landscaping between dwellings.
	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** Where proposed, sufficient space is provided for growth to maturity.
	Landscaping should minimise the impact of increased storm water runoff through water sensitive urban design and reduced impervious surfaces.	✓ **Principle met with conditions.**

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

2.3.4 Town Planning Application - No. 48-74 Hanna Street, Noble Park (Planning Application No. PLN15/0459.03) (Cont.)

	Landscaping should be sustainable, drought tolerant, and include indigenous species and be supported through the provision of rainwater tanks.	✓ **Principle met with conditions**
Car parking	The existing level of on-street car parking should be maintained by avoiding second crossovers on allotments with frontage widths less than 17 metres.	✓ **Principle met**
	On-site car parking should be: • Well integrated into the design of the building, • Generally hidden from view or appropriately screened where necessary, • Located to the side or rear of the site so as to not dominate the streetscape and to maximise soft landscaping opportunities at ground level.	✓ **Principle met**
	Where car parking is located within the front setback it should be: • Fully located within the site boundary; and • Capable of fully accommodating a vehicle between a garage or carport and the site boundary.	✓ **Principle met**
	Developments with basement car parking should consider flooding concerns where applicable.	**NA**
Setbacks, front boundary and width	Residential developments should:	
	Provide a front setback with fence design and height in keeping with the predominant street pattern.	✓ **Principle met**
	Maintain the apparent frontage width pattern.	✓ **Principle met**
	Provide appropriate side setbacks between buildings to enable screen planting where required, and at least one generous side setback to enable the retention of trees and/or the planting and future growth of trees to maturity.	✗ **Principle not met** The proposal requires the removal of approximately 40 River Red Gum trees. Minimal space provided for landscaping between dwellings.
	Provide open or low scale front fences to allow a visual connection between landscaping in front gardens and street tree planting.	✓ **Principle met** No front fences proposed.
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 not met**

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

2.3.4 Town Planning Application - No. 48-74 Hanna Street, Noble Park (Planning Application No. PLN15/0459.03) (Cont.)

	Ground level private open space areas should be able to accommodate boundary landscaping, domestic services and outdoor furniture so as to maximise the useability of the space.	✓ **Principle met**
	Private open space should be positioned to maximise solar access.	✓ **Principle met** The dwellings are orientated so that the POS areas will receive some access to northern light.
	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** No overhanging proposed.
	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** No overhanging proposed.
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**
	Balconies should be designed to reduce the need for screening from adjoining dwellings and properties.	✓ **Principle met**
	The development of new dwellings to the rear of existing retained dwellings is discouraged where: • 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.	**NA**
	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.	**NA**
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**

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

2.3.4 Town Planning Application - No. 48-74 Hanna Street, Noble Park (Planning Application No. PLN15/0459.03) (Cont.)

	Maximise thermal performance and energy efficiency of the built form by addressing orientation, passive design and fabric performance	✖ **Principle not met** The applicant has not addressed ESD. An amended SMP or SDA has not been provided to show that the proposal is capable of meeting Council's expectations for sustainable design.
	Ensure that building height, massing articulation responds sensitively to existing residential interfaces, site circumstances, setbacks and streetscape and reduces the need for screening.	✖ **Principle not met** As detailed below, the overall three storey height and massing is not considered appropriate due to the removal of a significant amount of public open space and mature Red Gum trees.
	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 not met** Minimal space for landscaping is provided. In addition, this proposal is proposing to remove approximately 40 existing and mature River Red Gum 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**
Materials & Finishes	Residential development should:	
	Use quality, durable building materials and finishes that are designed for residential purposes.	✓ **Principle met**
	Avoid the use of commercial or industrial style building materials and finishes.	✓ **Principle met**
	Avoid using materials such as rendered cement sheeting, unarticulated surfaces and excessive repetitive use of materials.	✓ **Principle met**
	Use a consistent simple palette of materials, colours finishes and architectural detailing.	✓ **Principle met**
	Maximise the ongoing affordability and sustainability of residential developments through the selection of low maintenance, resource and energy efficient materials and finishes that can be reasonably expected to endure for the life of the building.	✓ **Principle met**

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

2.3.4 Town Planning Application - No. 48-74 Hanna Street, Noble Park (Planning Application No. PLN15/0459.03) (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 not met** The triple storey dwellings are provided with inadequate size balconies immediately adjacent to the living area. The remaining secluded private open space is at ground level and only accessed via a bedroom.
	Be designed to avoid reliance on borrowed light to habitable rooms.	✓ **Principle met** No borrowed light proposed.
	Ensure that balconies and habitable room windows are designed and located to reduce the need for excessive screening.	✓ **Principle met** Balconies are designed to reduce screening.
	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 not met** Triple storey dwellings do not meet the POS requirements as outlined below.

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

2.3.4 Town Planning Application - No. 48-74 Hanna Street, Noble Park (Planning Application No. PLN15/0459.03) (Cont.)

Clause 22.09-3.3 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 is proposed.
Building Height	The preferred maximum building height for land within the GRZ1 and GRZ2 is up to 2 storeys, including ground level.	✗ **Principle not met** Three storey is 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**
Setbacks, front boundary and width	Parking, paving and car access within the front boundary setback should be limited in order to maximise the opportunity for soft landscaping and prevent the over dominance of carports and garages in the street.	✓ **Principle met**
Private open space	Residential development should provide secluded private open space at the side or rear of each dwelling to avoid the need for excessive screening or high front fencing.	✓ **Principle met** No high front fencing is proposed.
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 not met**
	Provide separation between dwellings at the upper level;	✗ **Principle not met** No upper level separation proposed.
	Retain spines of open space at the rear of properties to maximise landscaping opportunities and protect private secluded open space;	NA. No spine of open space present.
	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 not met**

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

2.3.4 Town Planning Application - No. 48-74 Hanna Street, Noble Park (Planning Application No. PLN15/0459.03) (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 not met**
	Residential development should be well articulated through the use of contrast, texture, variation in forms, materials and colours.	✓ **Principle met with condition.** The side elevations adjoining public open space are sheer walls and are not well articulated. Permit conditions could require articulation to be provided.

Overall:

The subject site is located within an Incremental change area as detailed within *Clause 22.09 – Residential Development & Neighbourhood Character Policy*. The proposal does not comply with the design principles as specified under clause 22.09-3.3 in relation to the three (3) storey height and main private open space areas at first floor level.

The original proposal for one hundred and fifty eight (158) dwellings was subject to assessment under Council's local policy Clause 22.09 Residential Development and Neighbourhood Character. The policy sets out a preferred design guidance of two (2) storeys with ground level private open space to accommodate high quality landscaping and canopy trees to contribute to the landscape character. The decision at the time justified the proposal for three (3) storey reverse living on the basis that the overall development proposed a significant amount of public open space and the retention of a large number of mature River Red Gum trees for the enjoyment and recreation needs of residents, and to contribute to the landscape character sought by the local policy. The application to amend the permit is seeking to significantly reduce the amount of public open space and remove a significant number of mature trees. It is considered that the proposed reduction in public open space, together with the non-compliant private open space areas already approved is not acceptable to provide for the landscape character sought by the local policy Clause 22.09. Therefore, the three (3) storey height and reverse living arrangement is not supported.

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.

2.3.4 Town Planning Application - No. 48-74 Hanna Street, Noble Park (Planning Application No. PLN15/0459.03) (Cont.)

STATUTORY PLANNING APPLICATIONS

TOWN PLANNING APPLICATION - NO. 48-74 HANNA STREET, NOBLE PARK (PLANNING APPLICATION NO. PLN15/0459.03)

ATTACHMENT 5

CLAUSE 52.06 ASSESSMENT

PAGES 6 (including cover)

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

2.3.4 Town Planning Application - No. 48-74 Hanna Street, Noble Park (Planning Application No. PLN15/0459.03) (Cont.)

Assessment Table - Clause 52

This assessment applies to the additional 9 dwellings.

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** Accessways are at least 3m.
	• 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** Cars can exit the common property accessways to Council roads in a forward direction.
	• 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** Common property access roads are 5.5 metres wide.
	• 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** Sight lines provided.

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

2.3.4 Town Planning Application - No. 48-74 Hanna Street, Noble Park (Planning Application No. PLN15/0459.03) (Cont.)

	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** Site is not adjacent to a Road Zone.
	If entry to the car space is from a road, the width of the accessway may include the road.	✓ **Standard met**
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. 48-74 Hanna Street, Noble Park (Planning Application No. PLN15/0459.03) (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** Single garages are at least 3.5 metres x 6 metres. Double garages are at least 5.5 metres x 6 metres.
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** 500mm space provided.
Where two or more car parking spaces are provided for a dwelling, at least one space must be under cover.	✓ **Standard met** Single and double garages provided.
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. 48-74 Hanna Street, Noble Park (Planning Application No. PLN15/0459.03) (Cont.)

Design standard 3: Gradients	Accessway grades must not be steeper than 1:10 (10 per cent) within 5 metres of the frontage to ensure safety for pedestrians and vehicles. The design must have regard to the wheelbase of the vehicle being designed for; pedestrian and vehicular traffic volumes; the nature of the car park; and the slope and configuration of the vehicle crossover at the site frontage. This does not apply to accessways serving three dwellings or less.	NA. No ramps proposed.
	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** **Type of car park** / **Length of ramp** / **Maximum grade** **Public car parks** — 20 metres or less — 1:5 (20%) longer than 20 metres — 1:6 (16.7%) **Private or residential car parks** — 20 metres or less — 1:4 (25%) longer than 20 metres — 1:5 (20%)	NA. No ramps proposed.
	Where the difference in grade between two sections of ramp or floor is greater than 1:8 (12.5 per cent) for a summit grade change, or greater than 1:6.7 (15 per cent) for a sag grade change, the ramp must include a transition section of at least 2 metres to prevent vehicles scraping or bottoming.	NA. No ramps proposed.
	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.	NA. No ramps proposed.
Design standard 4: Mechanical parking	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.	NA. No mechanical parking proposed.
	• Car parking spaces the require the operation of the system are not allowed to visitors unless used in a valet parking situation.	NA. No mechanical parking proposed.
	• The design and operation is to the satisfaction of the responsible authority.	NA. No mechanical parking proposed.
Design standard 5: Urban design	Ground level car parking, garage doors and accessways must not visually dominate public space.	✓ **Standard met**
	Car parking within buildings (including visible portions of partly submerged basements) must be screened or obscured where possible, including through the use of occupied tenancies, landscaping, architectural treatments and artworks.	✓ **Standard met**

2.3.4 Town Planning Application - No. 48-74 Hanna Street, Noble Park (Planning Application No. PLN15/0459.03) (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. 48-74 Hanna Street, Noble Park (Planning Application No. PLN15/0459.03) (Cont.)

STATUTORY PLANNING APPLICATIONS

TOWN PLANNING APPLICATION - NO. 48-74 HANNA STREET, NOBLE PARK (PLANNING APPLICATION NO. PLN15/0459.03)

ATTACHMENT 6

CLAUSE 55 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. 48-74 Hanna Street, Noble Park (Planning Application No. PLN15/0459.03) (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 not met** Refer to Clause 22.09 assessment.
	The proposed design response must respect the existing or preferred neighbourhood character and respond to the features of the site.	**Standard not met** Refer to Clause 22.09 assessment.
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.	

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 not met** Refer to Clause 22.09 assessment.
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.	

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

2.3.4 Town Planning Application - No. 48-74 Hanna Street, Noble Park (Planning Application No. PLN15/0459.03) (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.	✓ **Standard met** Some dwellings are triple storey. Some are double. Variety of layouts proposed.
Objective	To encourage a range of dwellings sizes and types in developments of ten or more dwellings.	

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.	

Clause 55.02-5 Integration with the street objective

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B5	Developments should provide adequate vehicle and pedestrian links that maintain or enhance local accessibility.	✓ **Standard met**
	Developments should be oriented to front existing and proposed streets.	✓ **Standard met** Dwellings front internal common property accessways.

2.3.4 Town Planning Application - No. 48-74 Hanna Street, Noble Park (Planning Application No. PLN15/0459.03) (Cont.)

	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 with conditions.** Dwellings provide three and two storey sheer walls adjacent to public open space. Permit conditions can require articulation to the end walls.
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.	

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: ***GRZ: 7.5 metres or as per Table B1, whichever is the lesser.*** **Table B1 Street setback**	✓ **Standard met** Dwellings are well set back from Hanna Street.

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

2.3.4 Town Planning Application - No. 48-74 Hanna Street, Noble Park (Planning Application No. PLN15/0459.03) (Cont.)

	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.	
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.			

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. ***GRZ: 11 metres / 3 storeys mandatory maximum (refer Clause 32.08-9)***	✓ **Standard met** Maximum 3 storey proposed.
	If no maximum height is specified in the zone, schedule to the zone or an overlay, the maximum building height should not exceed 9 metres, unless the slope of the natural ground level at any cross section wider than 8 metres of the site of the building is 2.5 degrees or more, in which case the maximum building height should not exceed 10 metres.	**N/A**
	Changes of building height between existing buildings and new buildings should be graduated.	✓ **Standard met**
Decision	Any relevant neighbourhood character objective, policy or statement set out in this scheme.	

2.3.4 Town Planning Application - No. 48-74 Hanna Street, Noble Park (Planning Application No. PLN15/0459.03) (Cont.)

Guidelines	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	

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 ***GRZ1: 60% (none specified)***	✓ **Standard met**
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.	

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 ***GRZ1: 30%***	✓ **Standard met**
Decision Guidelines	The design response.	
	The existing site coverage and any constraints imposed by existing development.	

2.3.4 Town Planning Application - No. 48-74 Hanna Street, Noble Park (Planning Application No. PLN15/0459.03) (Cont.)

	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.		

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**
	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.	

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.	✗ **Standard not met** Public open space has not been designed to protect natural features of the site. The proposal removes a significant amount of public open space and approximately 40 existing mature River Red Gum trees.

2.3.4 Town Planning Application - No. 48-74 Hanna Street, Noble Park (Planning Application No. PLN15/0459.03) (Cont.)

Decision Guidelines	Any relevant plan or policy for open space in the SPPF and the LPPF, including the MSS and local planning policies.	
	The design response.	
Objective	To integrate the layout of development with any public and communal open space provided in or adjacent to the development.	

Clause 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 not obscured or isolated.
	Planting which creates unsafe spaces along streets and accessways should be avoided.	✓ **Standard met** Areas for planting do not appear to create unsafe spaces.
	Developments should be designed to provide good lighting, visibility and surveillance of car parks and internal accessways.	✓ **Standard met with conditions.** Permit conditions can require lighting. Habitable room windows face the street.
	Private spaces within developments should be protected from inappropriate use as public thoroghfares.	✓ **Standard met** Private spaces are fenced.
Decision Guidelines	The design response.	
Objectives	To ensure the layout of development provides for the safety and security of residents and property.	

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** The proposal has not protected the existing mature River Red Gum trees which are identified as being locally significant.

2.3.4 Town Planning Application - No. 48-74 Hanna Street, Noble Park (Planning Application No. PLN15/0459.03) (Cont.)

	Development should provide for the retention or planting of trees, where these are part of the character of the neighbourhood.	✗ **Standard not met** The proposal is to remove approximately 40 mature River Red Gum trees.
	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 not met** The proposal is to remove approximately 40 mature River Red Gum trees.
	The landscape design should specify landscape themes, vegetation (location and species), paving and lighting.	✓ **Standard met with condition.**
	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 not met** Individual landscaping in the front of each dwelling does not comply. The proposal is also to reduce the overall public open space and remove approximately 40 River Red Gum 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.	The proposal does not meet the landscape character requirements set out in the preferred neighbourhood character in Clause 22.09. The proposal results in the removal of approximately 40 River Red Gum trees and provides limited opportunity for landscaping within and around individual dwellings.
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.	

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**

2.3.4 Town Planning Application - No. 48-74 Hanna Street, Noble Park (Planning Application No. PLN15/0459.03) (Cont.)

	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.	✓ **Standard met**
	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.	

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** Car parking is close and convenient and secure.
	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** No windows within 1.5m of the shared accessways.
Decision Guidelines	The design response.	
Objectives	To provide convenient parking for residents and visitors vehicles.	
	To protect residents from vehicular noise within developments.	

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	✓ **Standard met**

2.3.4 Town Planning Application - No. 48-74 Hanna Street, Noble Park (Planning Application No. PLN15/0459.03) (Cont.)

boundaries: • At least the distance specified in a schedule to the zone, or • If no distance is specified in a schedule to the zone, 1 metre, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres. **Diagram B1 Side and rear setbacks** 	✓ **Standard met**	
Sunblinds, verandahs, porches, eaves, fascias, gutters, masonry chimneys, flues, pipes, domestic fuel or water tanks, and heating or cooling equipment or other services may encroach not more than 0.5 metres into the setbacks of this standard.	✓ **Standard met**	
Landings having an area of not more than 2 square metres and less than 1 metre high, stairways, ramps, pergolas, shade sails and carports may encroach into the setbacks of this standard.		
Decision Guidelines	Any relevant neighbourhood character objective, policy or statement set out in this scheme. The design response.	

2.3.4 Town Planning Application - No. 48-74 Hanna Street, Noble Park (Planning Application No. PLN15/0459.03) (Cont.)

	The impact on the amenity of the habitable room windows and secluded private open space of existing dwellings.		
	Whether the wall is opposite an existing or simultaneously constructed wall built to the boundary.		
	Whether the wall abuts a side or rear lane.		
Objectives	To ensure that the height and setback of a building from a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.		

Clause 55.04-2 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** No walls on existing 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.	✓ **Standard met** No walls on existing boundaries proposed.
	A building on a boundary includes a building set back up to 200mm from a boundary.	✓ **Standard met** No walls on existing boundaries proposed.
	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** No walls on existing boundaries proposed.
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.	

2.3.4 Town Planning Application - No. 48-74 Hanna Street, Noble Park (Planning Application No. PLN15/0459.03) (Cont.)

	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.		

Clause 55.04-3 Daylight to existing windows objective

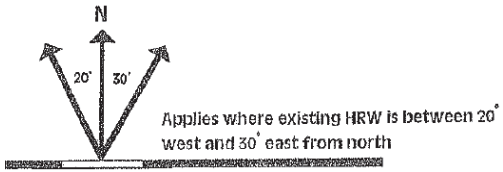
Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B19	Buildings opposite an existing habitable room window should provide for a light court to the existing window that has a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky. The calculation of the area may include land on the abutting lot.	✓ **Standard met** No neighbouring windows in close proximity to the proposed 9 dwellings.
	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** No neighbouring windows in close proximity to the proposed 9 dwellings.
Decision Guidelines	The design response.	
	The extent to which the existing dwelling has provided for reasonable daylight access to its	

2.3.4 Town Planning Application - No. 48-74 Hanna Street, Noble Park (Planning Application No. PLN15/0459.03) (Cont.)

	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.	

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** No neighbouring north facing windows.
	A north facing window is a window with an axis perpendicular to its surface orientated north 20 degrees west to north 30 degrees east.	

		
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.	

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** The 9 dwellings are located on the north eastern corner of the site. No overshadowing of neighbouring dwellings.
	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.	

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	✓ **Standard met** Proposed windows are located more than 9 metres from existing neighbouring habitable room windows.

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	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**	
	A habitable room window, balcony, terrace, deck or patio with a direct view into a habitable room window of existing dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio should be either: • Offset a minimum of 1.5 metres from the edge of one window to the edge of the other. • Have sill heights of at least 1.7 metres above floor level. • Have fixed, obscure glazing in any part of the window below 1.7 metre above floor level. • Have permanently fixed external screens to at least 1.7 metres above floor level and be no more than 25 per cent transparent.	✓ **Standard met**	
	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**	

2.3.4 Town Planning Application - No. 48-74 Hanna Street, Noble Park (Planning Application No. PLN15/0459.03) (Cont.)

	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. 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.	✓ **Standard met**
Objective	To limit views into existing secluded private open space and habitable room windows.	

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** No dwellings directly below.
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.	

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**
	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 not met** Eastlink to the east is a significant noise source. No information has been provided to address this matter.

2.3.4 Town Planning Application - No. 48-74 Hanna Street, Noble Park (Planning Application No. PLN15/0459.03) (Cont.)

	Dwellings and residential buildings close to busy roads, railway lines or industry should be designed to limit noise levels in habitable rooms.	✱ **Standard not met** Eastlink to the east is a significant noise source. No information has been provided to address this matter.
Decision Guidelines	The design response.	
Objectives	To contain noise sources within development that may affect existing dwellings.	
	To protect residents from external noise.	

Clause 55.05-1 Accessibility objective

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

Clause 55.05-2 Dwelling entry objective

Title & Objective	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** Entries visible form the common property street and provide shelter and sense of address.
Objective	To provide each dwelling or residential building with its own sense of identity.	

Clause 55.05-3 Daylight to new windows objective

Title & Objective	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** All windows face outdoor space clear to the sky.
Decision Guidelines	The design response.	
	Whether there are other windows in the habitable room which have access to daylight.	

2.3.4 Town Planning Application - No. 48-74 Hanna Street, Noble Park (Planning Application No. PLN15/0459.03) (Cont.)

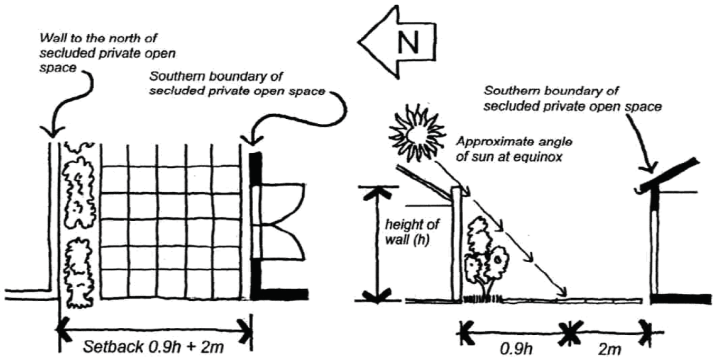
Objective	To allow adequate daylight into new habitable room windows.	

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. ***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."***	**✖ Standard not met** The additional 9 dwellings do not comply with this varied standard. • The double storey dwellings are provided with a total 33.5 square metres of ground level private open space off the living room, with 27.6 square metres being secluded private open space. The secluded private open space has a minimum dimension of 3.7 metres. • The triple storey dwellings are provided with balcony private open space off the living room on first floor. The balcony is 9.7 square metres with a minimum dimension of 1.9 metres. These dwellings are also provided with 32.5 square metres of ground level secluded private open space, however, this space is only accessible via a bedroom. It is considered that the proposed reduction in the standard for private open space is not acceptable to provide for the landscape character sought by the local policy Clause 22.09, particularly because the application is also proposing to remove a significant amount of public open space and mature trees.
Decision Guidelines	The design response.	It is considered that the proposed reduction in the standard for private open space is not acceptable to provide for the landscape character sought by the local policy Clause 22.09, particularly because the application is also proposing to remove a significant amount of public open space and mature trees.
	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.	

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** Each of the 9 dwellings are provided with private open space with northern orientation.
	The southern boundary of secluded private open space should be set back from any wall on the north of the space at least (2 +0.9h) metres, where 'h' is the height of the wall. **Diagram B5 Solar access to open space**  	✓ **Standard met**
Decision Guidelines	The design response.	
	The useability and amenity of the secluded private open space based on the sunlight it will receive.	
Objective	To allow solar access into the secluded private open space of new dwellings and residential buildings.	

Clause 55.05-6 Storage objective

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 with condition** External storage spaces not shown, but can be requested as a permit condition.

2.3.4 Town Planning Application - No. 48-74 Hanna Street, Noble Park (Planning Application No. PLN15/0459.03) (Cont.)

Objective	To provide adequate storage facilities for each dwelling.	

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** ✖ **Standard not met**
	Garages and carports should be visually compatible with the development and the existing or preferred neighbourhood character.	✓ **Standard met** ✖ **Standard not 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.	

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** ✖ **Standard not met**

2.3.4 Town Planning Application - No. 48-74 Hanna Street, Noble Park (Planning Application No. PLN15/0459.03) (Cont.)

	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** ✗ **Standard not met**
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.	

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.	

2.3.4 Town Planning Application - No. 48-74 Hanna Street, Noble Park (Planning Application No. PLN15/0459.03) (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 areas provided to each dwelling. Waste Management Strategy has been amended to show lots 1-4 collection point on Hanna Street and lots 5-9 in the common property to the south.
	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.	

2.3.5 Town Planning Application - No. 69 Pultney Street, Dandenong (Planning Application No. PLN19/0400)

File Id:	319180
Responsible Officer:	Director City Planning Design & Amenity
Attachments:	Submitted Plans Location of Objectors Clause 22.09 assessment Clause 52.06 assessment Clause 55 assessment

Application Summary

Applicant:	Tom Motta Building Designer
Proposal:	The development of the land for seven (7) triple storey dwellings and to reduce the car parking requirement
Zone:	Residential Growth Zone Schedule 1
Overlay:	Nil
Ward:	Red Gum

The application proposes the development of seven (7) dwellings and reduction to the car parking requirements.

A permit is required pursuant to:

- Clause 32.07-5 (RGZ) of the Greater Dandenong Planning Scheme for the construction of two or more dwellings on a lot; and
- Clause 52.06-3 (car parking) of the Greater Dandenong Planning Scheme to reduce the number of car parking spaces required under Clause 52.06-5.

Objectors Summary

The application was advertised to the surrounding area through the erection of two (2) notices on-site 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: Lack of on-site parking; overlooking; & landscaping.

2.3.5 Town Planning Application - No. 69 Pultney Street, Dandenong (Planning Application No. PLN19/0400) (Cont.)

Assessment Summary

The subject site is well suited for medium density housing given the subject sites location within close proximity to the Dandenong Activity Centre; Dandenong train station; as well as being located within the Residential Growth Zone.

The development is considered to be respectful of both the existing (single dwellings per lot – both single and double storey in height) and the emerging (medium density dwellings recently approved Planning Permits and/or developments) neighbourhood character by providing sufficient setbacks from the more sensitive side and rear boundaries adjacent to the residential properties to allow for a reasonable level of landscaping to occur. The corner allotment allows for all seven of the dwellings to have active street frontages. The use of varying building materials and finishes to the external walls and staggered setbacks provides a level of articulation breaking up the visual appearance of built form when viewed from the streetscapes and adjoining residential properties.

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.

2.3.5 Town Planning Application - No. 69 Pultney Street, Dandenong (Planning Application No. PLN19/0400) (Cont.)

Subject Site and Surrounds

Subject Site

The subject site is a residential corner allotment located on the northeast side of Pultney Street (front street) and the northwest side of Power Street (side street) in Dandenong.

- The site is rectangular in shape with a frontage of 18.29 metres to Pultney Street and depth of 50.50 metres, yielding an overall site area of 924.86 square metres.
- The site is currently vacant.
- Existing vegetation is minimal on site consisting of one small tree/bush adjacent to the rear boundary.
- The site has a fall of approximately 3.8 metres from the rear (northeast) of the site down towards the front (southwest) of the site.
- Fencing consists of timber paling fences approx. 2 metres in height to the side and rear boundaries. The remainder of the site is open to the streets.
- Access to the site is via a single width crossover from Power Street adjacent to the rear (northeast) of the site.

Surrounding Area

The subject site adjoins the RGZ1 to the northeast and northwest; on the opposite side of Power Street to the southeast the site, land is zoned GRZ1; and to the west on the opposite side of Pultney Street Dandenong Park and the creek are zoned PPRZ & UFZ.

- Directly adjoining the subject site to the northwest is 67 Pultney Street (RGZ1), developed with a double storey dwelling and associated double storey habitable outbuilding to the rear of the site.
- Directly adjoining the subject site to the northeast is 76 Langhorne Street (RGZ1) developed with a single storey single dwelling and associated outbuilding (shed). The dwelling is sited on the front portion of the lot fronting Langhorne Street.
- On the opposite side of Power Street directly opposite the subject site to the southeast is 71 Pultney Street. The site is currently under development for four (4) double storey dwellings granted under planning permit PLN18/0328 and a current planning application for a four (4) lot subdivision.
- To the southwest on the opposite side of Pultney Street is Dandenong Park which runs the entire length of Pultney Street, containing part of the Dandenong Creek and Dandenong Creek trail path; various sporting associations/ clubs, playing ovals; and playground areas. Parking is provided directly fronting the park all the way along the southwest side of Pultney Street with additional parking adjacent to the residential properties fronting Pultney Street.
- The subject site is located within the residential periphery boundary just outside of the Central Dandenong Activity Centre boundary. The activity centre is located approximately 194 metres to the northwest of the subject site.

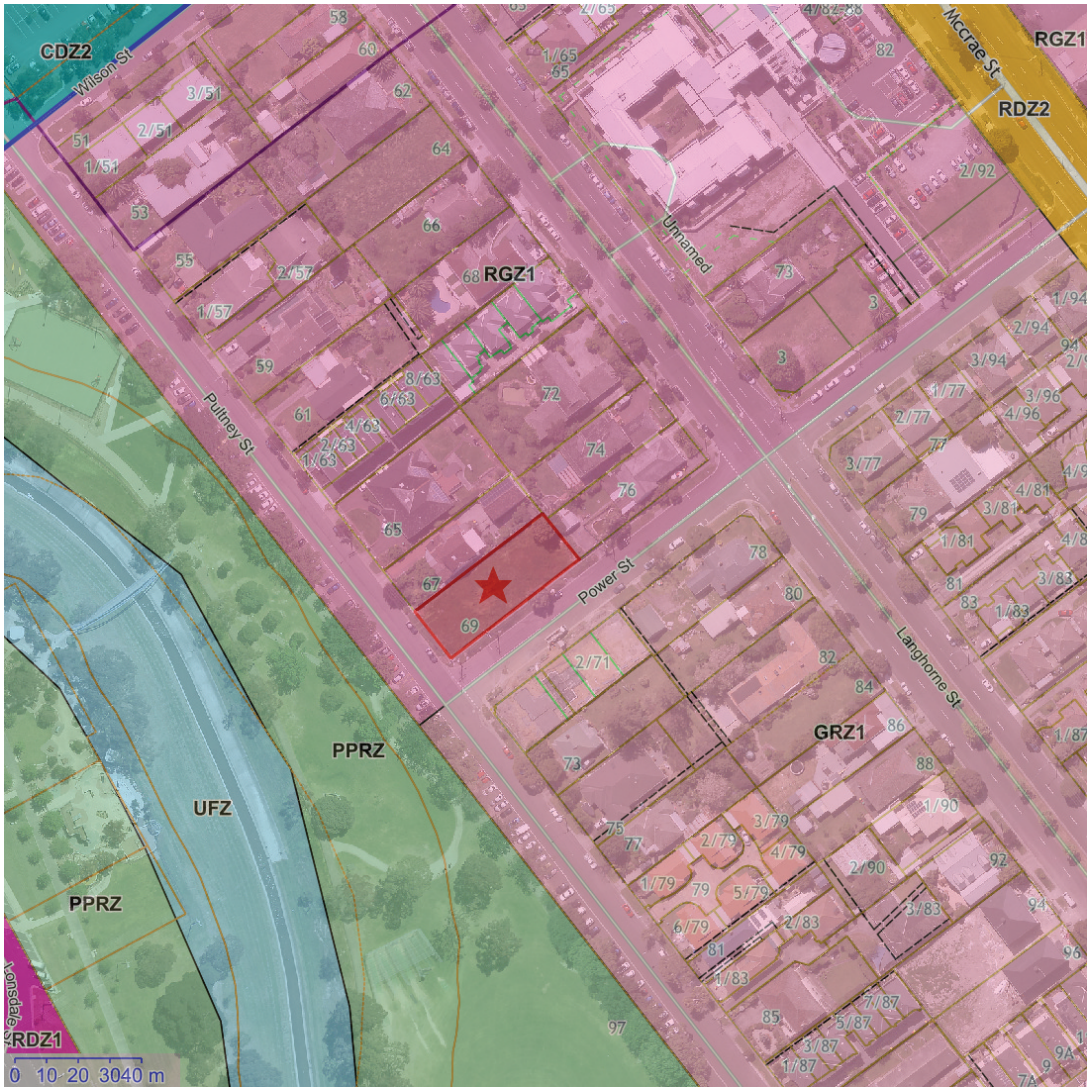
2.3.5 Town Planning Application - No. 69 Pultney Street, Dandenong (Planning Application No. PLN19/0400) (Cont.)

- Recent multi-dwelling development and planning approvals within the immediate area consists of the following:
    - 63 Pultney St: Development has commenced associated with the construction of 8 dwellings (4 triple storey and 4 double storey) approved under planning permit PLN16/0181. The application was approved via Council meeting on 24 November 2016.
    - 65 Pultney St: Planning permit PLN16/0414 was originally refused for the development of nine (9) dwellings (5 triple storey and 4 double storey).

      The applicant appealed Councils decision to VCAT, and was subject to a VCAT hearing on 11 October 2017. VCAT subsequently approved the development and a permit was issued on 12 October 2017
- St Mary's Primary School is located approximately 282 metres to the northeast.
- Dandenong Primary School is located approximately 458 metres to the northeast.
- St Johns Regional College is located approximately 645 metres to the east.
- Dandenong train station is located approximately 834 metres to the northwest.

2.3.5 Town Planning Application - No. 69 Pultney Street, Dandenong (Planning Application No. PLN19/0400) (Cont.)

Locality Plan



Background

Previous Applications

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

- Planning permit PLN10/0719 was issued on 5 July 2012 for '*the construction of seventeen (17) dwellings and a reduction of two (2) visitor car spaces under Clause 52.06 of the Greater Dandenong Planning Scheme'.*
- An extension of time to PLN10/0719 was refused by Council in October 2014.

  The applicant subsequently appealed the refusal to VCAT. VCAT overruled Councils decision and allowed the extension of time.

2.3.5 Town Planning Application - No. 69 Pultney Street, Dandenong (Planning Application No. PLN19/0400) (Cont.)

The Extension of time was granted on 24 April 2015 with a new expiry date of commencement by 05 July 2016 & completion by 05 July 2018

- A second extension of time was approved with new expiry date of commencement by 05 July 2018 & completion by 05 July 2020.
- PLN10/00719.01 was received on 23 September 2016, seeking to amend condition 1.8. The amendment was approved on 29 December 2016 with condition 1.8 amended to allow the living room walls be setback 3m from the northwest boundary and balcony setback 2.5m.

It is noted Planning Permit PLN10/00719.01 has now lapsed.

Proposal

The application proposes the development of seven (7) three storey dwellings and reduction to the car parking requirements. Key details of the proposal are as follows:

The layout of the building has been designed as follows:

- Dwellings 1 & 2 are located on the southwestern side fronting Pultney Street and are a mirror image in terms of internal layout.
- Dwellings 3, 4, 5 & 6 are located centrally and front Power Street with Dwellings 4 & 6 being mirror images in terms of layout to Dwellings 3 & 5.
- Dwelling 7 is located on the north-eastern side of the site also fronting Power Street.

Each dwelling will contain 3 bedrooms and is spread over three storeys. The ground floors will contain the garages and family and living rooms with ground floor access to secluded private open space areas for each dwelling. First floors contain an open plan living/dining and kitchen area with first floor balconies to the front and rear elevations of the dwellings. Bedrooms (3 to each dwelling) are located on the second floor with the exception of Dwelling 7 which has 2 bedrooms to this floor with the remaining (3rd) bedroom located on the ground floor.

Each dwelling is provided with a single garage and tandem car space directly in front of the garages. Access is provided as follows:

- One 6.95 metre wide shared crossover from Pultney Street for Dwellings 1 & 2
- One 3.43 metre wide single crossover from Power Street for Dwelling 3
- Two 4.7 metre wide shared crossovers from Power Street for Dwellings 4 & 5 and Dwellings 6 & 7.

2.3.5 Town Planning Application - No. 69 Pultney Street, Dandenong (Planning Application No. PLN19/0400) (Cont.)

Private open space is provided in the form of ground level secluded private open space areas located on the north-western side with the exception of Dwelling 2 which has its area adjoining Power Street. First floor balconies are also provided to the dwellings along the front and rear elevations. Details area as follows:

Dwelling	**Ground level SPOS**		**First floor balconies**	
	Area	**Orientation**	**Area**	**Orientation**
1	29sqm	Northwest	10sqm	Southwest (Pultney St)
2	27sqm	Southeast (Power St)	10sqm	Southwest (Pultney St)
3	19.5sqm	Northwest	12.5sqm 4.5sqm approx.	Northwest Southeast (Power St)
4	19.5sqm	Northwest	12.5sqm 4.5sqm approx.	Northwest Southeast (Power St)
5	19.5sqm	Northwest	12.5sqm 4.5sqm approx.	Northwest Southeast (Power St)
6	19.5sqm	Northwest	12.5sqm 4.5sqm approx.	Northwest Southeast (Power St)
7	30.7sqm	Northwest	8.4sqm 4.5sqm approx.	Northeast Southeast (Power St)

Overall Building Height	9.5 metres
Number of Storeys	3
External materials	Material (Colour) Brick (Expressions Blackstone) Selected Cladding (Slate) Feature Cladding (Domino)

2.3.5 Town Planning Application - No. 69 Pultney Street, Dandenong (Planning Application No. PLN19/0400) (Cont.)

	Colourbond (Wallaby) Render (Clear Concrete/Vivid White) Permatimber Eco Cladding (Sentosa) Metal Roof Sheeting (Wallaby)
Setbacks	Ground floor: North – 2.0m in part, 3.0m East – Wall on boundary South – 2.0m for Dwelling 2, 2.8m to porch of Dwellings 3-7 West – 5.0m First floor: North – 2.1m East – 1.4m to balcony, 2.1m to building South – 2.2m to balcony of Dwelling 2, 3.0m for Dwellings 3-7 West – 4.5m to balconies, 5.0m to building Second floor: North – 3.0m in part, 3.8m – 4.1m East – 2.0m – 2.1m South – 3.0m for Dwelling 2, 4.0m West – 5.0m – 5.1m

A new 0.9 metre high steel fence is proposed along both of the street frontages.

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.

2.3.5 Town Planning Application - No. 69 Pultney Street, Dandenong (Planning Application No. PLN19/0400) (Cont.)

Financial Implications

No financial resources are impacted by this report.

Planning Scheme and Policy Frameworks

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

- Clause 32.07-5 – To construct two or more dwellings on a lot
- Clause 52.06-3 – To reduce the car parking requirement for dwellings

The relevant controls and policies are as follows:

Zoning Controls

The subject site is located in the Residential Growth Zone Schedule 1, as is the surrounding area to the northeast and northwest.

The purpose of the Residential Growth Zone outlined at Clause 32.07 is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To provide housing at increased densities in buildings up to and including four storey buildings.*
- *To encourage a diversity of housing types in locations offering good access to services and transport including activity centres and town centres.*
- *To encourage a scale of development that provides a transition between areas of more intensive use and development and other residential areas.*
- *To ensure residential development achieves design objectives specified in a schedule to this zone.*
- *To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.*

Pursuant to Clause 32.07-5, a permit is required to construct two or more dwellings on a lot.

Overlay Controls

No overlays affect the subject site or surrounding area.

State Planning Policy Framework

Clause 11 Settlement states that:

Planning is to anticipate and respond to the needs of existing and future communities through provision of zoned and serviced land for housing, employment, recreation and open space, commercial and community facilities and infrastructure.

Planning is to facilitate sustainable development that takes full advantage of existing settlement patterns and investment in transport, utility, social, community and commercial infrastructure and services.

2.3.5 Town Planning Application - No. 69 Pultney Street, Dandenong (Planning Application No. PLN19/0400) (Cont.)

Of particular relevance is **Clause 11.02-1S Supply of urban land** of which the objective is;

To ensure a sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional and other community uses.

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.

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.

Clause 15.01-5S Neighbourhood character has an objective to recognise, support and protect neighbourhood character, cultural identity, and sense of place.

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.

2.3.5 Town Planning Application - No. 69 Pultney Street, Dandenong (Planning Application No. PLN19/0400) (Cont.)

Clause 16 Housing is relevant to residential development and states that:

- *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.*

These objectives are reinforced by a number of sub-clauses relevant to the development, 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 18.02-4S Car Parking seeks '*to ensure an adequate supply of car parking that is appropriately designed and located'*.

Local Planning Policy Framework

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

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

There is considerable diversity within Greater Dandenong's housing stock. Overall the municipality has similar levels of home ownership and of people renting, to metropolitan Melbourne. Home ownership is highest in Keysborough, and lowest in Dandenong and Dandenong South. Most housing stock is aged between 30 to 50 years, 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 - Housing).

Higher density housing is generally located in proximity to railway stations and major shopping centres, in particular central Dandenong, with rental accommodation accounting for a significant level of this housing. (Clause 21.02-3 - Housing).

2.3.5 Town Planning Application - No. 69 Pultney Street, Dandenong (Planning Application No. PLN19/0400) (Cont.)

Greater Dandenong has a largely conventional Australian built form of single one storey dwellings. While 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 concentrations of older villa units and apartments and more recent multi-unit redevelopments have occurred around central Dandenong, Springvale and Noble Park activity centres. (Clause 21.04-Residential building types and lot sizes)

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 set- backs, limited or no landscaping. (Clause 21.02-4 – Cultural influence)

A **Vision for Greater Dandenong** is outlined at **Clause 21.03** 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, 21.05 Built Form and 21.07 Infrastructure and Transportation.

Clause 21.04 Land Use with the following themes and their applicable objectives relevant to the proposed residential development: **Clause 21.04-1 Housing and Community** with the relevant objectives being:

- *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 optimise residential consolidation around activity centres/transport nodes, and more efficient use of existing urban infrastructure*

Clause 21.05 Built Form with the following themes and their applicable objectives relevant to the proposed residential development: **Clause 21.05-1 Urban design, character, streetscapes and landscapes** with the relevant objectives being:

- *To facilitate high quality building design and architecture*
- *To facilitate high quality development, which has regard for the surrounding environment and built form*
- *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*

And **Clause 21.05-3 Sustainability** with the relevant objectives being:

- *To encourage all development to achieve best practice environmentally sustainable outcomes*

2.3.5 Town Planning Application - No. 69 Pultney Street, Dandenong (Planning Application No. PLN19/0400) (Cont.)

Clause 21.07 Infrastructure and Transportation with the following themes and their applicable objectives relevant to the proposed residential development: **Clause 21.07-2 Public Transport** with the relevant objectives being:

- *To increase the use of public transport*
- *To integrate transport and land use*

And **Clause 21.07-3 Walking and Cycling** with the relevant objectives being:

- *To promote and facilitate walking and cycling*

Clause 22.06 Environmentally Sustainable Development is relevant to the proposal which triggers the requirement of a Sustainable Design Assessment (SDA) being between 3-9 dwellings. The overarching objective is that development should achieve best practice in environmentally sustainable development from the design stage through to construction and operation.

Of particular relevance to the development of residential dwellings is **Clause 22.09 Residential Development and Neighbourhood Character Policy.** The relevant objectives being:

- *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*

2.3.5 Town Planning Application - No. 69 Pultney Street, Dandenong (Planning Application No. PLN19/0400) (Cont.)

- *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 in Attachment 3.

Particular Provisions

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

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

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

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

The subject site is not located within the Principal Public Transport Network Area, therefore visitor parking is applicable as above.

The proposed development of seven (7) dwellings each containing 3 bedrooms, requires a total of fourteen (14) spaces, plus one (1) visitor car space.

The proposal provides a total of fourteen (14) car spaces on site, seeking a waiver of the visitor car space.

Pursuant to Clause 52.06-3 a permit is required to reduce the number of car parking spaces required under Clause 52.06-5.

2.3.5 Town Planning Application - No. 69 Pultney Street, Dandenong (Planning Application No. PLN19/0400) (Cont.)

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 is included as Attachment 4.

Clause 55 Two or more dwellings on a lot and residential buildings. The purpose of this clause is to:

- *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. Schedule 1 of Clause 32.07 Residential Growth Zone list the requirements as follows:

	Standard	Requirement
Minimum street setback	B6	As per B6 or 5 metres, whichever is lesser
Site coverage	B8	Maximum of 70%
Landscaping	B13	70% of ground level front setback planted with substantial landscaping and canopy trees
Front fence height	B32	Maximum 1.5 metre height in streets in Road Zone Category 1 Front fence height A20 and B32 Maximum 1.2 metre height for other streets

An assessment against this Clause is included as Attachment 5.

General Provisions

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

Proposed Planning Scheme Amendments

Planning Scheme Amendment C213 affects the subject site and introduces Schedule 3 to the General Residential Zone.

2.3.5 Town Planning Application - No. 69 Pultney Street, Dandenong (Planning Application No. PLN19/0400) (Cont.)

In accordance with Section 60(1A)(h) of the *Planning and Environment Act 1987*, Council, before deciding on an application, if the circumstances appear to so require, must consider any amendment to the planning scheme which has been adopted by a planning authority but not, as at the date on which the application is considered, approved by the Minister or a planning authority.

Within this report an assessment of the proposal against the controls which will apply on the approval of Amendment C213 as a seriously entertained amendment is provided.

Restrictive Covenants

Nil

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

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

Diversity (Access & Equity)

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

Community Safety

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

Safe Design Guidelines

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

Referrals

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

Internal

The application was internally referred to the following departments for their consideration;

Department	Response
Asset Planning	No objection subject to required FFL
Civil Planning	No objection subject to conditions
Transport Department	No objection

2.3.5 Town Planning Application - No. 69 Pultney Street, Dandenong (Planning Application No. PLN19/0400) (Cont.)

The comments provided will be considered in the assessment of the application.

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 two (2) signs on site facing Pultney Street and Power Street.

The notification has been carried out correctly.

Council has received two (2) objections to date.

The location of the objectors is shown in Attachment 2.

Consultation

A consultative meeting has not been held as less than four objections were received.

Summary of Grounds of Submissions/Objections

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

- **Landscaping (concerns over proposed tree species – Upright Pear and Maple to the north-western boundary).**

The proposed building side setback at this interface is 3 metres at ground floor; 2.1 metres at the first floor and between 3.8 to 4.1 metres at the second floor.

The proposed tree species of Upright Pear's grow to a maximum height of 8 metres and 3.5 metres in width. The applicant has provided a landscape plan showing the planting of three (3) of these trees (Upright Pear) along the northwest boundary adjoining the objectors dwelling at 67 Pultney Street within the SPOS of the proposed Dwellings 2, 3 & 4 and two (2) Maple trees also along the northwest boundary adjoining the objectors private open space (rear garden area) within the SPOS of the proposed Dwellings 5 & 6.

Neither of these tree species are listed in Melbourne Water's problematic trees list, which advises tree species to avoid planting in established residential areas due to intrusive root systems. It is also noted that there are no drainage or sewer pipes located along the northern boundary, therefore it is highly unlikely that the species would cause any structural damage to any assets or private property. Furthermore, the setbacks provided along the northern boundary would provide adequate space for canopy growth and avoid any structural damage to the new dwellings or any existing dwellings on neighbouring properties such as the objectors.

Based on the above it is considered that the proposed tree species would not cause detrimental amenity impacts on the adjoining properties or the buildings proposed.

2.3.5 Town Planning Application - No. 69 Pultney Street, Dandenong (Planning Application No. PLN19/0400) (Cont.)

As a side note, any tree branches encroaching into the adjoining properties should be dealt with in accordance with the Fences Act and pruning of trees provided as necessary.

- **Lack of on-site car parking**

The development of seven (7) dwellings each containing 3 bedrooms requires the provision of fourteen (14) on site car spaces plus one (1) visitor car space pursuant to the requirements of Clause 52.06-5 (car parking).

The proposal provides a total of fourteen (14) car spaces consisting of seven (7) garages and seven (7) tandem spaces located directly in-front of the garages. A waiver of the visitor car space is sought by the applicant.

The wavier of the visitor car space is considered reasonable given the subject sites proximity to the Dandenong Activity Centre and public transport systems (Dandenong train station and public bus routes). Furthermore, there is a significant amount of on-street parking directly opposite the subject site adjacent to Dandenong Park.

- **Overlooking**

The objector has raised concerns regarding overlooking from the balconies suggesting that the 1.7 metre high screens should be increased to 1.8 metres.

The proposed height of the balcony screens is considered reasonable to prevent overlooking into the objector's property. The height is consistent with Standard B22 of Clause 55.04-6 Overlooking Objective (Clause 55) which requires screening from a height of 1.7 metres above finished floor level.

Assessment

The subject site is located within an established residential area and is well suited for the development of medium density housing given that the site is located within good proximity to the Dandenong Activity Centre and is within easy walking distance of many of the local community facilities as well as public transport, as required by the objective of *Clause 16.01-2S Location of residential development.*

The proposal will reduce pressure on the urban fringe by providing seven (7) dwellings through the redevelopment of the site, thereby ensuring that the housing required for the growing population is facilitated in accordance with the strategies of *Clause 11.02 Managing Growth***.** The proposal also provides housing choice that meets the needs of the community, in accordance with *Clause 16.01 Residential Development***.**

Development

The proposal seeks to redevelop the subject site which is currently vacant through the construction of seven (7) triple storey (attached) dwellings.

2.3.5 Town Planning Application - No. 69 Pultney Street, Dandenong (Planning Application No. PLN19/0400) (Cont.)

The existing streetscape is generally considered to be a mixture of single dwellings per lot (single and double storey in height) and older style multi-dwelling developments, however there is an emergence of a more intensive medium dwelling developments occurring within the immediate area with examples such as:

- 63 Pultney Street: Development has commenced associated with the construction of 8 dwellings (4 triple storey and 4 double storey) approved under planning permit PLN16/0181; and
- 65 Pultney Street: Planning permit PLN16/0414 issued for the development of nine (9) dwellings (5 triple storey and 4 double storey).

Whilst the proposed development is more intensive than the directly adjoining single dwellings to the northeast and northwest of the site, rather than seeking to maintain the existing predominate streetscape character of single dwellings per lot, the development has been designed to provide a suitable transition in development intensity to ensure the dwellings are respectful of surrounding built form, as well as being consistent with the policy objectives of *Clause 22.09 – Residential Development and Neighbourhood Character Policy*, by providing an appropriate scaled transition between the proposed three storey development and the smaller scale single and double storey residential dwellings on the directly adjoining lots.

Whilst not located directly within the Dandenong Activity Centre boundary, the subject site is still considered to be within good proximity to the Activity Centre, located 194 metres to the northwest making it the ideal location for such a medium density development. The redevelopment of an underutilised residential site will, once developed, contribute to greater housing choices within Dandenong.

The subject site has good northern orientation with placement of the ground level secluded private open space areas for the majority of the dwellings on the northern side of the site (with the exception of Dwelling 2), allowing these areas and main living areas to gain maximum exposure. In addition to ground level areas of secluded private open space, first floor balconies have also been provided along the northern elevations as well as the southern (streetscape) elevations, allowing for cross ventilation and solar access to occur into these dwellings, and thereby reducing the need for borrowed light and reliance on mechanical ventilation systems.

The dwellings are considered to be of a contemporary design with a mixture of external wall materials and finishes which is in keeping with the context of the preferred and emerging streetscape character whilst also being still respectful of the existing residential character.

The first floor balconies fronting the streetscapes provide a level of depth through the site to alleviate the visual bulk and massing from the triple storey height along with the design of the roof line which drops down following the contours of the site.

The proposed development displays high levels of visual interest particularly to the streetscape elevations (Pultney St & Power St) thereby demonstrating the development will positively contribute to the preferred (future) neighbourhood character values.

Given the sites suitability for medium density development a reasonable level of landscaping has been provided consistent with the policy objectives.

2.3.5 Town Planning Application - No. 69 Pultney Street, Dandenong (Planning Application No. PLN19/0400) (Cont.)

It is considered that the development is consistent with the preferred outcomes sought within the Substantial Change Area pursuant to Clause 22.09-3.2 which seeks to '*encourage well designed, site responsive three and four storey medium to high density residential developments that make a positive contribution to the streetscape and are visually interesting*'.

Overall the proposed development of seven (7) dwellings and associated works is considered to be a site responsive design consistent with the preferred neighbourhood character of the area whilst remaining respectful of the existing amenity of the adjoining single dwellings and allowing for any future redevelopment potential on these properties.

Environmentally Sustainable Design

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

Where an application proposes 3 or more dwellings, a Sustainable Design Assessment (SDA) must be submitted. Where an application proposes 10 or more dwellings, a Sustainable Management Plan (SMP) must be submitted.

The applicant has provided a Sustainable Design Assessment (SDA) with a BESS score of 50% which is considered to meet the requirements of Clause 22.06 of the Greater Dandenong Planning Scheme. The development incorporates environmentally sustainable design measures such as the use of water tanks, solar panels and adequate solar orientation of habitable room windows and private open space areas as mentioned above. Conditions will be imposed on any permit issued to ensure the approved SDA measures are appropriately implemented into the development.

Clause 55 – Development of more than one dwelling and residential buildings

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

- Clause 55.03-1 Street Setback

The first floor balconies of Dwellings 1 and 2 are 4.5m in height and encroach 500mm into the 5.0m street setback of Pultney Street. These two elements of the building are the non-complaint areas of the street setbacks.

The area of the balconies which the encroachment is equal to 1.3sqm for each and is enclosed by clear glazing. The balconies have an area of 10sqm which complies with the minimum requirement of Schedule 1 to the RGZ.

It is considered that if the balconies were to be reduced in area so that compliance with the street setback requirement could be met, the first floor secluded private open space areas would be reduced and fail to comply with the schedule.

2.3.5 Town Planning Application - No. 69 Pultney Street, Dandenong (Planning Application No. PLN19/0400) (Cont.)

It is considered that the balconies contribute to the articulation of the building at the corner of Power Street and Pultney Street as well as the view of the building on approach when travelling south on Pultney Street.

The exterior of the balcony being clear glazing also reduces the visual prominence of the balcony encroachment into the street setback.

Given the minor area of encroachment into the street setback and the positive design elements of the balconies it is considered acceptable to vary the Standard in this instance

- Clause 55.03-8 Landscaping

The proposal fails to meet the required 70% landscaping fronting Pultney Street, providing 62% of the frontage for landscaping. The area of landscaping is reduced as a result of the driveways for Dwellings 1 and 2.

The shared driveway has a proposed width of 6.95m, which negatively impacts upon the available area for landscaping within the front setback. The two tandem car spaces could be located within a width of 6.1 metres and still meet the requirements of Design Standard 2 under Clause 52.06-9. This would also allow 67% of the front setback to be landscaped achieving an outcome that would meet the objectives of Clause 55.03-8 - Landscaping. A condition will be recommended accordingly.

Car Parking

Car parking for the proposal has been provided in the form of single garages for each of the dwellings and tandem spaces directly in front of the garages.

The garages are located to the ground levels of the dwellings forming part of the lower level of each dwelling.

The application has been assessed against the design standards of Clause 52.06-8 as per the table attached to this report and is considered to comply with all of the design standards.

Pursuant to Clause 52.06-5 the following car parking rates are applicable to the dwellings:

Use	Rate	Proposal	Parking requirement	Proposed parking
3 or more bedroom dwellings	2 spaces per dwelling	7 dwellings	14	14
Visitors to dwellings	1 for visitors to every 5 dwellings for developments of 5 or more dwellings		1	

The proposal provides the required number of car parking spaces for each of the dwellings, however no visitor car parking space is proposed, with the applicant seeking to wavier this requirement.

2.3.5 Town Planning Application - No. 69 Pultney Street, Dandenong (Planning Application No. PLN19/0400) (Cont.)

The application was referred to Councils Traffic Department with no objections to the wavier advising:

- *'The waiver of the visitor car parking is acceptable given the impracticality of an owners corporation for one visitor space;*
- *The site's proximity to a suitable and extensive alternative on-street parking alongside Dandenong park; and*
- *Proximity to the activity centre and Dandenong Rail Station'.*

It is for the reasons mentioned above that the wavier of the visitor car parking space is considered reasonable to allow.

Vegetation & Tree Impact (Site & Surrounds)

The proposal includes the removal of the one small tree/ bush on the subject site. The extent of vegetation removal is considered reasonable and is not considered to be of any significance to warrant its retention.

Areas of landscaping have been provided throughout the site with the development providing reasonable areas of ground floor secluded private open space for the planting of canopy trees.

Reasonable areas of landscaping are also provided to both the streetscape frontages with these areas also able to contain the planting of canopy trees.

The extent of landscaping throughout the site is considered reasonable and is consistent with the intended neighbourhood character associated with this level of medium density residential development.

The landscape plan provided will need to be amended to reflect the current development layout which can be addressed via permit conditions.

Proposed Planning Scheme Amendments

Under Planning Scheme Amendment C213 the subject site will be rezoned to General Residential Zone Schedule 3 – Residential Transition Areas.

The neighbourhood character objectives of this schedule will be:

- *To provide a transition in building height and density between residential development in Substantial Change Areas or Activity Centres and other Incremental Change or Limited Change Areas.*
- *To ensure the scale, built form and setbacks of residential developments respond to the existing site circumstances by respecting the predominant built form, façade and street patterns.*
- *To provide appropriate front, side and rear setbacks to allow for substantial high quality landscaping and canopy trees and maximise planting opportunities through minimal paving and hard surfaces within front setbacks.*
- *To ensure vehicle accessways and storage facilities do not visually dominate the streetscape.*

2.3.5 Town Planning Application - No. 69 Pultney Street, Dandenong (Planning Application No. PLN19/0400) (Cont.)

- *To ensure that residential development achieves high quality useable private open space outcomes for future residents.*

As this amendment is now considered to be a 'seriously entertained amendment' the current proposal has been assessed against the new provisional requirements of Clause 55 as follows:

Standard	Requirement	Response
Minimum street setback	As per B6 or 5 metres, whichever is lesser	Variation – Minor variation to the first floor balconies as detailed previously which is considered reasonable.
Site coverage	B8 Maximum of 70%	Complies – maximum 53%
Permeability	None specified	-
Landscaping	B13 70% of ground level front setback, and side and rear setbacks, planted with substantial landscaping and canopy trees	Variation – Minor variation to the Pultney St frontage as detailed previously which is considered reasonable.
Side and rear setbacks	B17 None specified	-
Walls on boundaries	B18 None specified	-
Private open space	B28 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 with a minimum area of 25 square metres, a minimum dimension of 3 metres and convenient access from a living room; or A balcony with a minimum area of 10 square metres with a minimum width of 2 metres and convenient access from a living room; or A roof-top area of 10 square metres with a minimum width of 2 metres and convenient access from a living room.	Complies – Each dwelling is provided with both ground level areas of SPOS and first floor balconies which meet the requirements and are both accessed via main living areas.

2.3.5 Town Planning Application - No. 69 Pultney Street, Dandenong (Planning Application No. PLN19/0400) (Cont.)

Front fences	B32 Maximum 1.5 metre height in streets in Road Zone Category 1. Maximum 1.2 metre height for other streets	Complies – new front fence is 0.9m high.

Planning Scheme Amendment C213 also includes changes to Clause 22.09-3.3 for Incremental Change Areas incorporating the newly rezoned sites within the General Residential Zone 3. The identified future character of the Incremental Change Area would be amended to include:

- Residential development will comprise well designed houses, townhouses, units and dual occupancies of up to two (2) or three (3) storeys with main living areas generally on the ground level.

It is policy to:

- Provide a transition in built form and density at the interface with the Substantial Change areas (zoned RGZ) or Activity Centres (zoned Commercial/Mixed Use/Comprehensive Development Zone).

The Design Principles of Clause 22.09-3.3 would be amended to include:

- The preferred maximum building height for land within the GRZ3 is 3 storeys, including ground level.
- Separation between upper levels of dwellings on a site in the GRZ3 is not generally needed, provided the building portrays a high standard of design and does not result in unreasonable amenity impacts.

In assessing the proposal against the abovementioned changes to Clause 22.09-3.3 for Incremental Change Areas, it is considered that the proposal remains compliant with the preferred neighbourhood character envisaged for the site. The site's context at the south-eastern border of the Comprehensive Development Zone (CDZ) supports a medium density development of this scale as it offers a transition in built form from the CDZ to the General Residential Zone 1 located to the south-east. The 3 storey maximum building height and high quality building design would ensure that the proposal does not result in unreasonable amenity impacts to the public and private realm.

Conclusion

The proposed development of seven (7) dwellings is considered reasonable and is of an appropriate design response in terms of height, scale, setbacks, private open space, car parking and landscaping with minimal amenity impacts on the adjoining residential properties and surrounding area.

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

2.3.5 Town Planning Application - No. 69 Pultney Street, Dandenong (Planning Application No. PLN19/0400) (Cont.)

Recommendation

That Council resolves to issue a Notice of Decision to grant a permit in respect of the land known and described as 69 Pultney Street, Dandenong, for the purpose of the development of seven (7) dwellings and reduction of the car parking requirements 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 generally in accordance with the plans submitted and assessed with the application but modified to show:**

   1.1. the width of the combined driveway/crossover to Dwellings 1 and 2 to be reduced to a width of 6.1 metres.

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

2. **Before the approved development starts, and before any trees or vegetation are removed, an amended landscape plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. The amended landscape plan must be generally in accordance with the landscape plan submitted with the application but modified to show:**

   2.1. the approved development layout;

   2.2. plans to accord with Condition 1 of this permit;

   2.3. any paving or deck areas within the secluded open space area of the proposed dwelling on a permeable base.

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

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

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

5. **Except with the prior written consent of the Responsible Authority, the layout of the land and the size, design and location of the buildings and works permitted must always accord with the endorsed plan and must not be altered or modified.**

6. **Except with the prior written consent of the Responsible Authority, the approved building must not be occupied until all buildings and works and the conditions of this permit have been complied with.**

2.3.5 Town Planning Application - No. 69 Pultney Street, Dandenong (Planning Application No. PLN19/0400) (Cont.)

7. **All works must be undertaken in accordance with the approved Sustainable Design Assessment prepared by Green Rate, dated 29 October 2019 to the satisfaction of the Responsible Authority.**

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

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

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

11. **Collected stormwater must be retained on-site 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.**

12. **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 reinstated with kerb in accordance with Council Standards.**

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

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

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

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

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

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

2.3.5 Town Planning Application - No. 69 Pultney Street, Dandenong (Planning Application No. PLN19/0400) (Cont.)

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

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

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.

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.

2.3.5 Town Planning Application - No. 69 Pultney Street, Dandenong (Planning Application No. PLN19/0400) (Cont.)

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

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

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

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

2.3.5 Town Planning Application - No. 69 Pultney Street, Dandenong (Planning Application No. PLN19/0400) (Cont.)

STATUTORY PLANNING APPLICATIONS

TOWN PLANNING APPLICATION - NO. 69 PULTNEY STREET, DANDENONG (PLANNING APPLICATION NO. PLN19/0400)

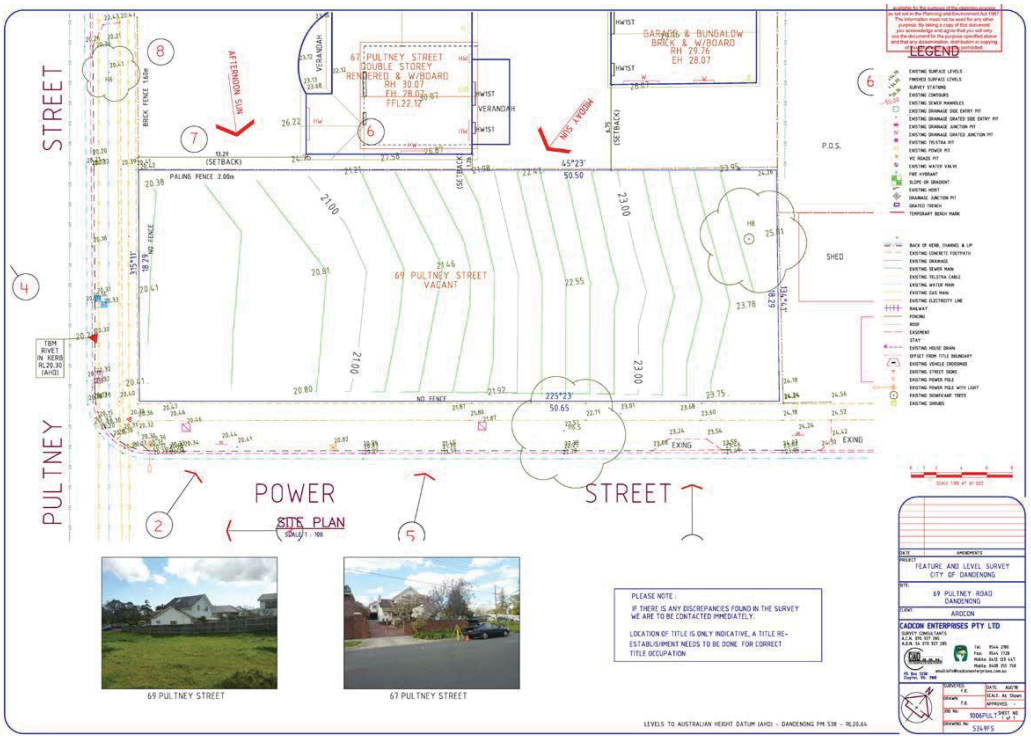
ATTACHMENT 1

SUBMITTED PLANS

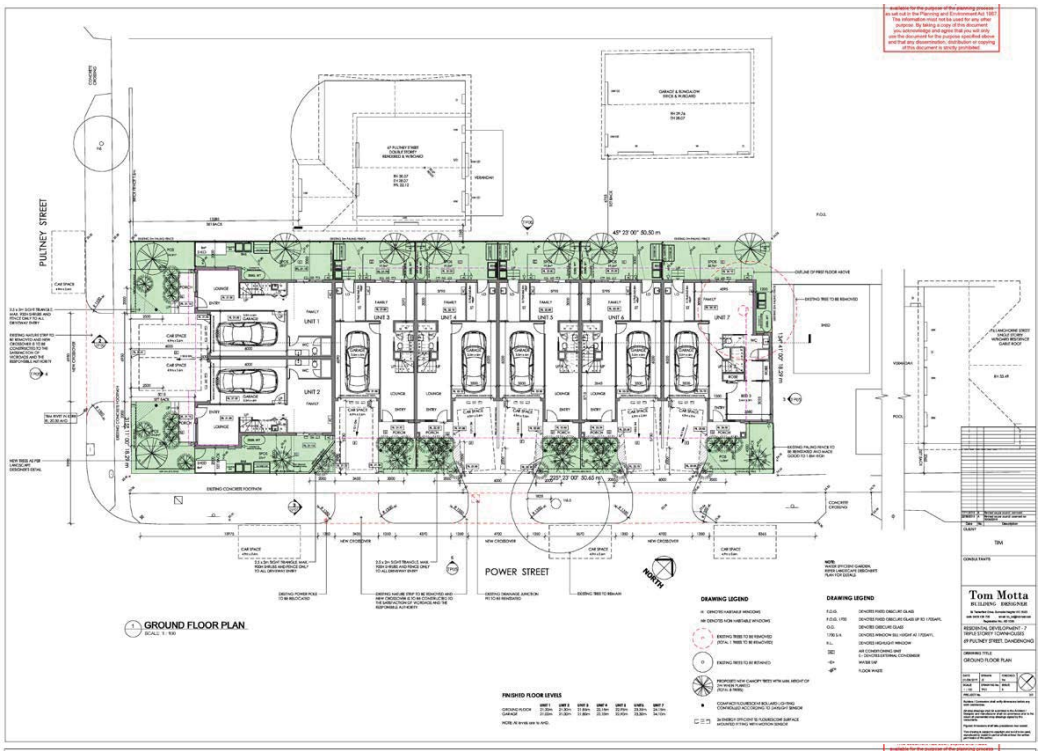
PAGES 7 (including cover)

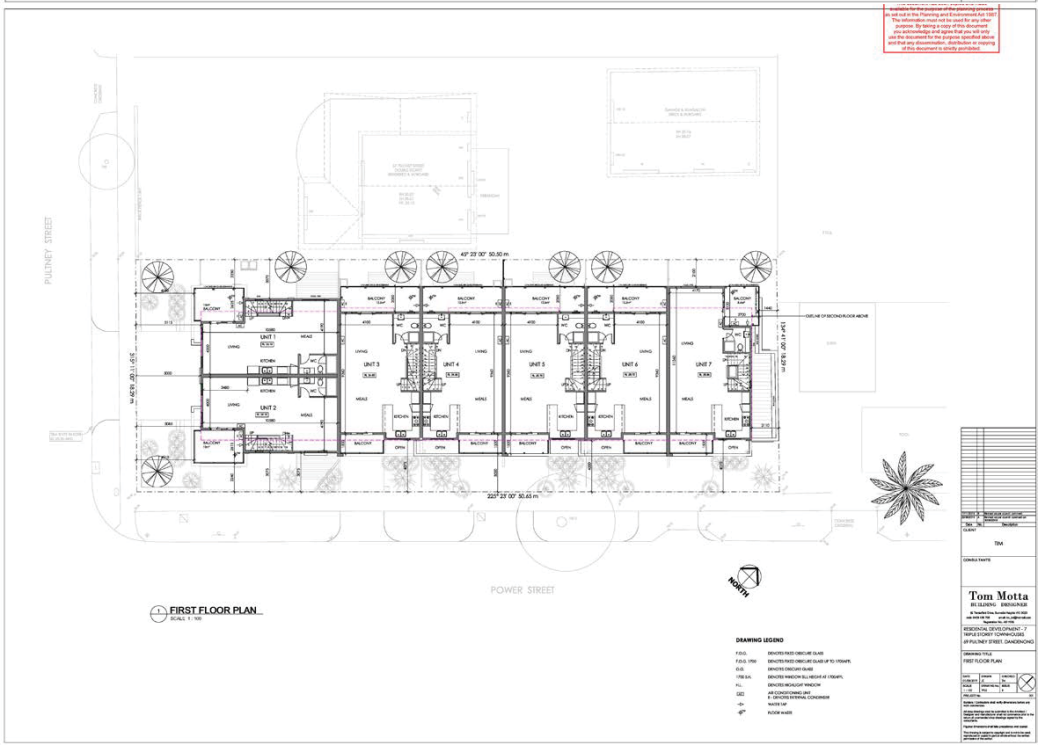
If the details of the attachment are unclear please contact Governance on 8571 5235.

2.3.5 Town Planning Application - No. 69 Pultney Street, Dandenong (Planning Application No. PLN19/0400) (Cont.)

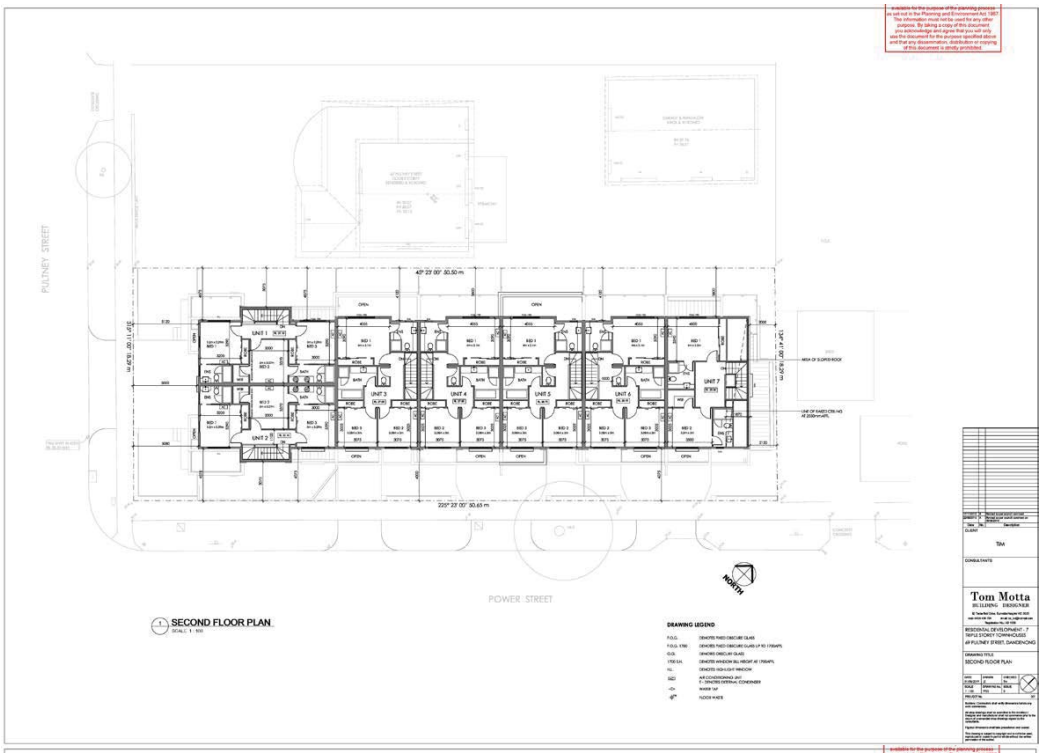


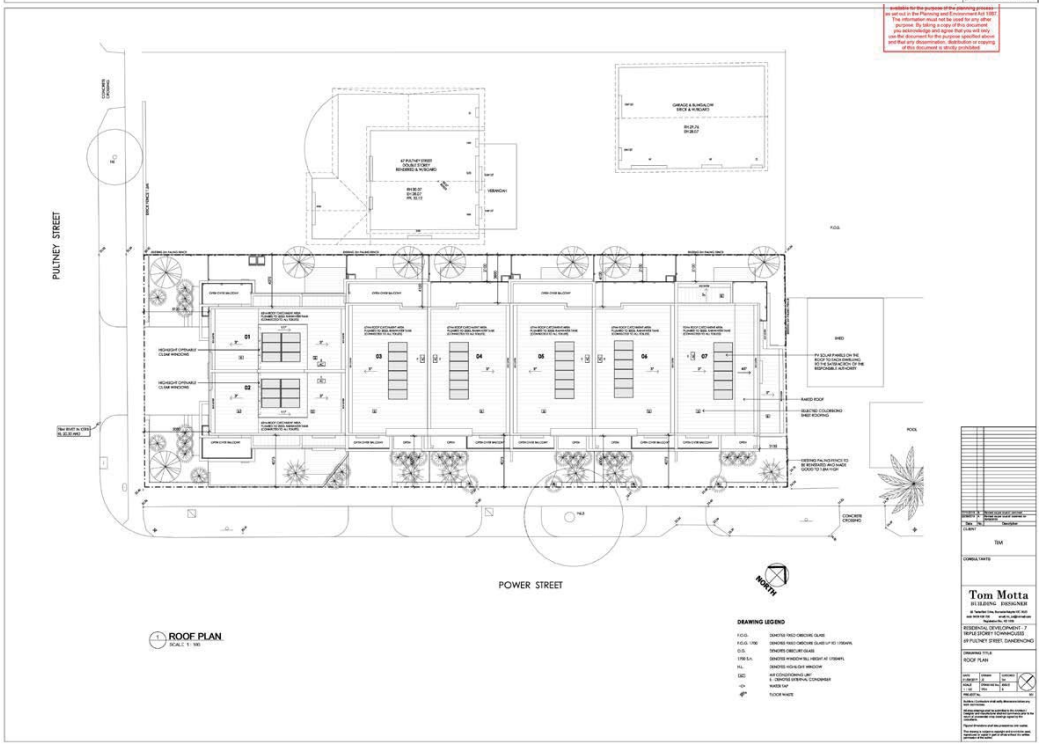
2.3.5 Town Planning Application - No. 69 Pultney Street, Dandenong (Planning Application No. PLN19/0400) (Cont.)





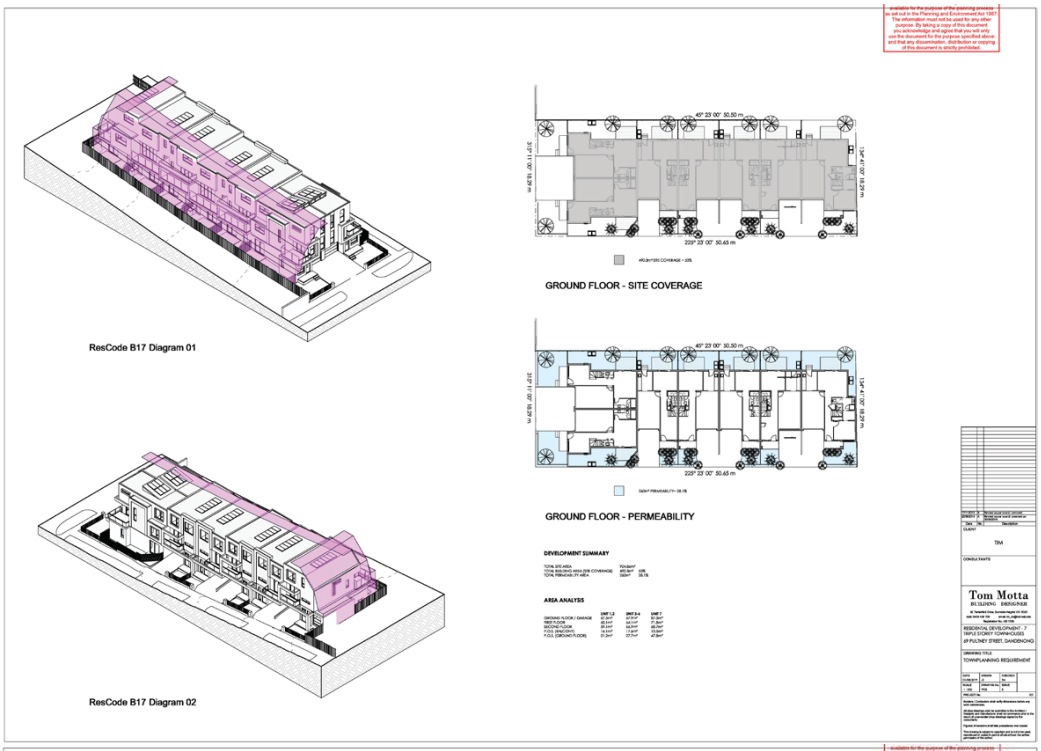
2.3.5 Town Planning Application - No. 69 Pultney Street, Dandenong (Planning Application No. PLN19/0400) (Cont.)

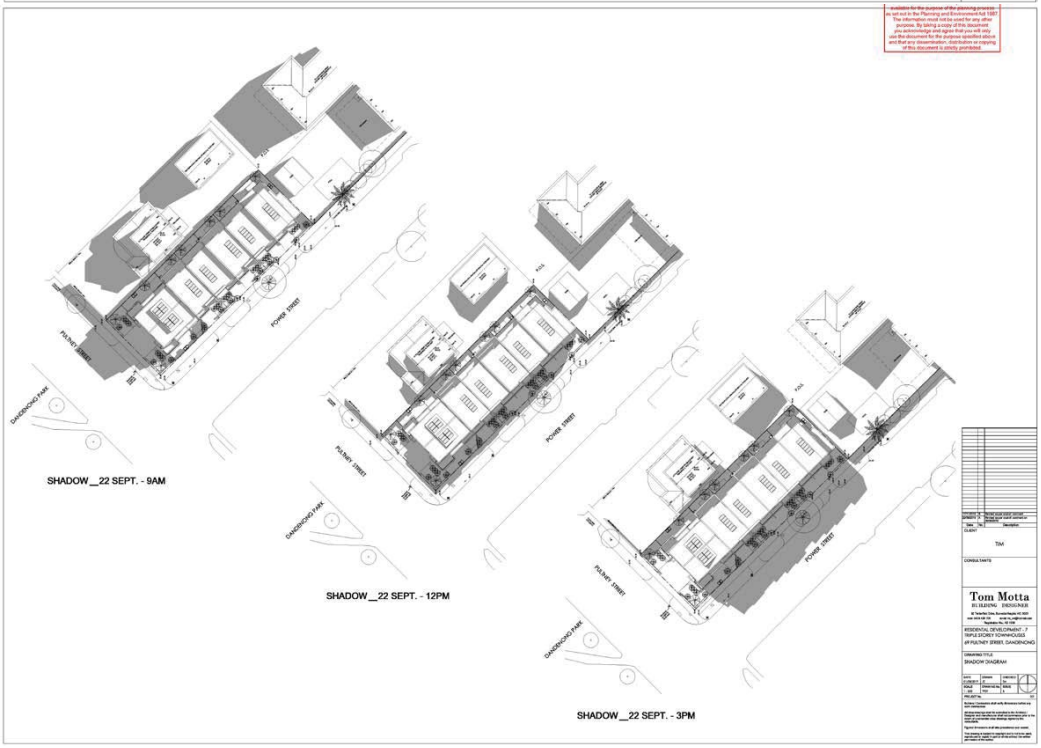




2.3.5 Town Planning Application - No. 69 Pultney Street, Dandenong (Planning Application No. PLN19/0400) (Cont.)

2.3.5 Town Planning Application - No. 69 Pultney Street, Dandenong (Planning Application No. PLN19/0400) (Cont.)





2.3.5 Town Planning Application - No. 69 Pultney Street, Dandenong (Planning Application No. PLN19/0400) (Cont.)

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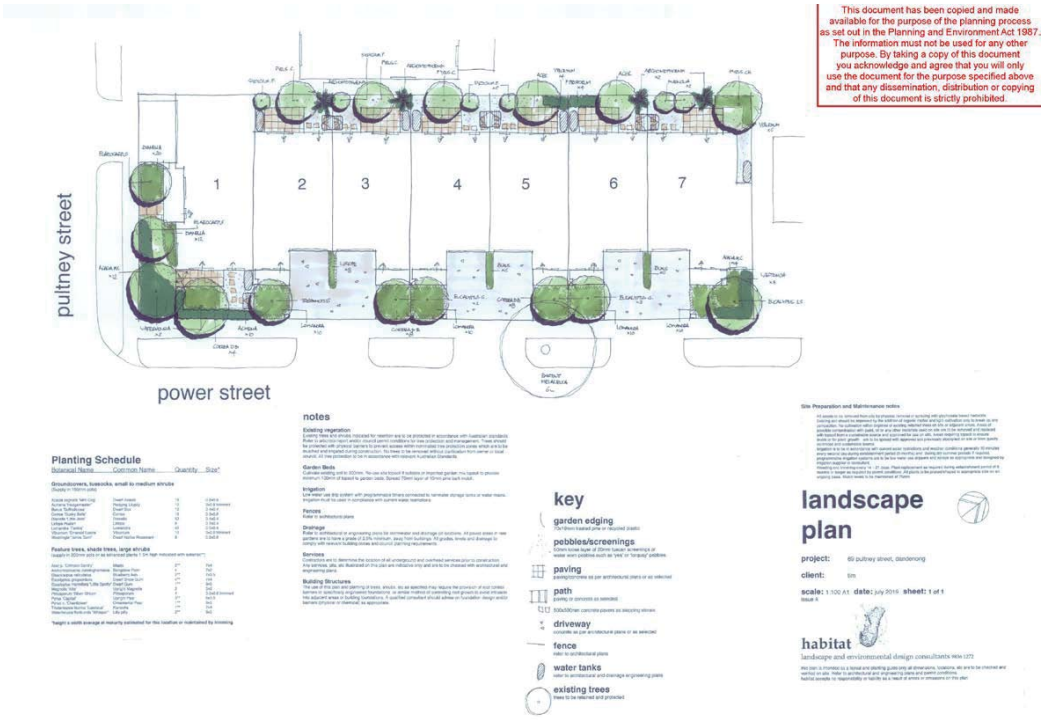

2.3.5 Town Planning Application - No. 69 Pultney Street, Dandenong (Planning Application No. PLN19/0400) (Cont.)

STATUTORY PLANNING APPLICATIONS

TOWN PLANNING APPLICATION - NO. 69 PULTNEY STREET, DANDENONG (PLANNING APPLICATION NO. PLN19/0400)

ATTACHMENT 2

LOCATION OF OBJECTORS

PAGES 2 (including cover)

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

2.3.5 Town Planning Application - No. 69 Pultney Street, Dandenong (Planning Application No. PLN19/0400) (Cont.)

	Location of Objectors
	Subject Site

2.3.5 Town Planning Application - No. 69 Pultney Street, Dandenong (Planning Application No. PLN19/0400) (Cont.)

STATUTORY PLANNING APPLICATIONS

TOWN PLANNING APPLICATION - NO. 69 PULTNEY STREET, DANDENONG (PLANNING APPLICATION NO. PLN19/0400)

ATTACHMENT 3

CLAUSE 22.09 ASSESSMENT

PAGES 8 (including cover)

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

2.3.5 Town Planning Application - No. 69 Pultney Street, Dandenong (Planning Application No. PLN19/0400) (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** The proposal provides ground floor habitable room windows to the front dwellings overlooking the street.
	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** The proposal provides ground floor habitable room windows which overlook the street. No common areas proposed
	Use semi-transparent fences to the street frontage.	✓ **Principle met** 0.9m high black pool style front fence for all dwellings fronting the streets, providing appropriate transparency.
	Light communal spaces including main entrances and car parking areas with high mounted sensor-lights.	N/A - No communal spaces.
	Ensure that all main entrances are visible and easily identifiable from the street.	✓ **Principle met** All dwelling entries are visible from the streets.
	Locate non-habitable rooms such as bathrooms, away from entrances and street frontage.	✓ **Principle met** Ground floor lounge areas fronting the street.
Landscaping	Residential development should:	
	Provide substantial, high quality on-site landscaping, including screen planting and canopy trees along ground level front and side and rear boundaries.	✓ **Principle met**
	Provide substantial, high quality landscaping along vehicular accessways.	✓ **Principle met**

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

2.3.5 Town Planning Application - No. 69 Pultney Street, Dandenong (Planning Application No. PLN19/0400) (Cont.)

	Include the planting of at least one substantial canopy tree to each front setback and ground level secluded private open space area.	✓ **Principle met** Canopy trees proposed within rear SPOS areas and front yards.
	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**
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** Pultney Street frontage is 18.29m with Power Street frontage 50.65m Single crossover connected to Pultney Street to maximise on-street car parking
	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**

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

2.3.5 Town Planning Application - No. 69 Pultney Street, Dandenong (Planning Application No. PLN19/0400) (Cont.)

	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.	✓ **Principle met**
	Developments with basement car parking should consider flooding concerns where applicable.	Not applicable
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** Front setbacks are consistent with the streetscape, low level front fences along the streets reflective of other fences.
	Maintain the apparent frontage width pattern.	✓ **Principle met**
	Provide appropriate side setbacks between buildings to enable screen planting where required, and at least one generous side setback to enable the retention of trees and/or the planting and future growth of trees to maturity.	✓ **Principle met**
	Provide open or low scale front fences to allow a visual connection between landscaping in front gardens and street tree planting.	✓ **Principle met**
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** SPOS provided at ground level and first floor balconies accessed from main living areas
	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** POS areas are sufficient to provide reasonable areas of landscaping.
	Private open space should be positioned to maximise solar access.	✓ **Principle met** SPOS areas located on the northern side.
	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** North-west facing ground floor private open space areas would have adequate solar access despite first floor encroachment into the space.

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

2.3.5 Town Planning Application - No. 69 Pultney Street, Dandenong (Planning Application No. PLN19/0400) (Cont.)

	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** Design of the building is consistent with preferred multi-dwelling development policy.
	Balconies should be designed to reduce the need for screening from adjoining dwellings and properties.	✓ **Principle met** Northern solar access outweighs provision of screening.
	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
	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**
	Maximise thermal performance and energy efficiency of the built form by addressing orientation, passive design and fabric performance	✓ **Principle met**
	Ensure that building height, massing articulation responds sensitively to existing residential interfaces, site circumstances, setbacks and streetscape and reduces the need for screening.	✓ **Principle met** Corner allotment. Sufficient setbacks and balconies on varying elevations.
	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** No significant trees on the site or within close proximity.
	Provide suitable storage provisions for the management of operational waste	✓ **Principle met** Individual dwellings with areas for rubbish bins

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

2.3.5 Town Planning Application - No. 69 Pultney Street, Dandenong (Planning Application No. PLN19/0400) (Cont.)

	Appropriately located suitable facilities to encourage public transport use, cycling and walking.	✓ **Principle met** Site is located within good distance from Dandenong Activity Centre
Materials & Finishes	Residential development should:	
	Use quality, durable building materials and finishes that are designed for residential purposes.	✓ **Principle met** Materials and finished selected appear to be materials common in residential development.
	Avoid the use of commercial or industrial style building materials and finishes.	✓ **Principle met**
	Avoid using materials such as rendered cement sheeting, unarticulated surfaces and excessive repetitive use of materials.	✓ **Principle met**
	Use a consistent simple palette of materials, colours finishes and architectural detailing.	✓ **Principle met**
	Maximise the ongoing affordability and sustainability of residential developments through the selection of low maintenance, resource and energy efficient materials and finishes that can be reasonably expected to endure for the life of the building.	✓ **Principle met**
Domestic services normal to a dwelling and Building services	In order to minimise the impact of domestic and building services on the streetscape, adjacent properties, public realm and amenity of future residents, new residential development should:	
	Ensure that all domestic and building services are visually integrated into the design of the building and appropriately positioned or screened so as to not be seen from the street or adjoining properties.	✓ **Principle met**
	Be designed to avoid the location of domestic and building services: • 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** Ground level secluded private open space areas accessed via main living areas
	Be designed to avoid reliance on borrowed light to habitable rooms.	✓ **Principle met**

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

2.3.5 Town Planning Application - No. 69 Pultney Street, Dandenong (Planning Application No. PLN19/0400) (Cont.)

	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**

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

2.3.5 Town Planning Application - No. 69 Pultney Street, Dandenong (Planning Application No. PLN19/0400) (Cont.)

Clause 22.09-3.2 Design principles for Substantial Change Areas – Residential Growth Zone (RGZ)

Titles & Objectives	Principles	Principle met/Principle not met/NA
Preferred housing types	The preferred housing types for the Substantial Change Area are medium to high density	✓ **Principle met** Development is for 7 dwellings, three storeys high.
Building Height	The preferred maximum building height for land within the RGZ1 and RGZ2 is up to 4 storeys, including ground level.	✓ **Principle met**
Bulk & Built Form	Building bulk and height can be relatively uniform throughout the depth of sites, where articulated building elevations and well proportioned ground level setbacks to upper levels are provided at the front, side and rear of buildings to allow for substantial landscaping to soften the built form.	✓ **Principle met** Sufficient boundary setbacks for landscaping provided. Mixture of external materials and finishes with staggered setbacks to walls.
	Upper level tiering may be appropriate in some cases with upper levels recessed from view. Tiered building profiles that result in excessive upper level setbacks should be avoided.	✓ **Principle met**
	Separation between upper levels of dwellings on a site is not generally needed, provided the building portrays a high standard of design and does not result in unreasonable amenity impacts.	✓ **Principle met**
	The bulk and mass of the upper levels of any dwelling should not have an unreasonable adverse impact on the amenity of adjacent residential secluded private open spaces.	✓ **Principle met**
	Residential development should be well articulated through the use of contrast, texture, variation in forms, materials, openings, colours and the inclusion of vertical design elements.	✓ **Principle met**
Site Design	High density residential developments should provide safe and innovative communal open spaces.	N/A

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.

2.3.5 Town Planning Application - No. 69 Pultney Street, Dandenong (Planning Application No. PLN19/0400) (Cont.)

STATUTORY PLANNING APPLICATIONS

TOWN PLANNING APPLICATION - NO. 69 PULTNEY STREET, DANDENONG (PLANNING APPLICATION NO. PLN19/0400)

ATTACHMENT 4

CLAUSE 52.06 ASSESSMENT

PAGES 9 (including cover)

Assessment Table - Clause 52

Clause 52.06-7 Application requirements and decision guidelines for applications to reduce the car parking requirement

An application to reduce (including to reduce to zero) the number of car parking spaces required under Clause 52.06-5 or in a schedule to the Parking Overlay must be accompanied by a Car Parking Demand Assessment.

The Car Parking Demand Assessment must assess the car parking demand likely to be generated by the proposed:

- new use; or
- increase in the floor areas or site area of the existing use; or
- increase to the existing use by the measure specified in Column C of Table 1 in Clause 52.06-5 for that use.

The Car Parking Demand Assessment must address the following matters, to the satisfaction of the responsible authority:

Car Parking Demand	Assessment	Requirement met/Requirement not met/NA
Car Parking Demand Assessment	• The likelihood of multi-purpose trips within the locality which are likely to be combined with a trip to the land in connection with the proposed use.	✓ **Requirement met** The reduction is required for one visitor car space. It is unlikely that the visitor car space would be used for multipurpose trips as is expected with a residential use.
	• The variation of car parking demand likely to be generated by the proposed use over time.	✓ **Requirement met** The car parking demand could be satisfied by the existing car parking supply on Pultney Street, Power Street or the neighbouring Dandenong Park car parking along Pultney Street.
	• The short-stay and long-stay parking demand likely to be generated by the proposed use.	✓ **Requirement met** Visitor car parking is predominantly used for short-stay.
	• The availability of public transport in the locality of the land.	✓ **Requirement met** The subject site is located in close proximity to the Dandenong Activity Centre as well as having access to the Dandenong Bus Depot and Dandenong Train Station both located 700m from the site.
	• The convenience of pedestrian and cyclist access to the land.	✓ **Requirement met** Pultney Street and Power Street regularly carries cyclists and links up to other major roads and paths.

2.3.5 Town Planning Application - No. 69 Pultney Street, Dandenong (Planning Application No. PLN19/0400) (Cont.)

	• The provision of bicycle parking and end of trip facilities for cyclists in the locality of the land.	✓ **Requirement met** Bicycle parking is provided within Dandenong Park adjacent to the site and the dwellings have ground floor open space areas and garages sufficient in area for the storage of bicycles.
	• The anticipated car ownership rates of likely or proposed visitors to or occupants (residents or employees) of the land.	✓ **Requirement met**
	• Any empirical assessment or case study.	✓ **Requirement met** The empirical assessment prepared by One Mile Grid found that there is ample car parking provided nearby, including the line marked off street car spaces on Pultney Street.

Before granting a permit to reduce the number of spaces, the responsible authority must consider the following, as appropriate:

Car Parking	Assessment	Requirement met/Requirement not met/NA
Car Parking Reduction	• The Car Parking Demand Assessment.	✓ **Requirement met**
	• Any relevant local planning policy or incorporated plan.	The Car Parking Demand Assessment submitted with the application argues that the reduction of the visitor car space is acceptable for the following reasons: • Being a corner lot, the site has two street frontages both providing on-street car parking. • Access to off street car parking spaces provided on Pultney Street. • Easy access to ample public car parking. • Close proximity to Dandenong Activity Centre. • Easy access to bicycle tracks and bicycle lanes. • Traffic study prepared by One Mile Grid provides evidence that there is ample public car parking available nearby. In considering the arguments provided in the CPDA, the proposed reduction of one visitor car space would be acceptable. The site's proximity to the Dandenong Train Station and Dandenong Bus Depot is further reason to support the reduction of car parking. Council's Transport Department have provided comment on the application advising the Planning Department that the reduction of the visitor car space is acceptable given
	• The availability of alternative car parking in the locality of the land, including: ▪ Efficiencies gained from the consolidation of shared car parking spaces. ▪ Public car parks intended to serve the land. ▪ On street parking in non residential zones. ▪ Streets in residential zones specifically managed for non-residential parking.	
	• On street parking in residential zones in the locality of the land that is intended to be for residential use.	
	• The practicality of providing car parking on the site, particularly for lots of less than 300 square metres.	
	• Any adverse economic impact a shortfall of parking may have on the economic viability of any nearby activity centre.	
	• The future growth and development of any nearby activity centre.	
	• Any car parking deficiency associated with the existing use of the land.	
	• Any credit that should be allowed for car parking spaces provided on common land or by a Special Charge Scheme or cash-in-lieu payment.	
	• Local traffic management in the locality of the land.	

2.3.5 Town Planning Application - No. 69 Pultney Street, Dandenong (Planning Application No. PLN19/0400) (Cont.)

	• The impact of fewer car parking spaces on local amenity, including pedestrian amenity and the amenity of nearby residential areas.	the impracticality of an owners corporation for one visitor space, the site's proximity to a suitable alternative alongside the park and proximity to the activity centre and Dandenong Rail Station. It is for the abovementioned reasons that the proposed reduction of one visitor car space is acceptable for the development.
	• The need to create safe, functional and attractive parking areas.	
	• Access to or provision of alternative transport modes to and from the land.	
	• The equity of reducing the car parking requirement having regard to any historic contributions by existing businesses.	
	• The character of the surrounding area and whether reducing the car parking provision would result in a quality/positive urban design outcome.	
	• Any other matter specified in a schedule to the Parking Overlay.	
	• Any other relevant consideration.	

2.3.5 Town Planning Application - No. 69 Pultney Street, Dandenong (Planning Application No. PLN19/0400) (Cont.)

Clause 52.06-9 Design standards for car parking

Plans prepared in accordance with Clause 52.06-8 must meet the design standards of Clause 52.06-9, unless the responsible authority agrees otherwise.

Design standards 1, 3, 6 and 7 do not apply to an application to construct one dwelling on a lot.

Design Standards	Assessment	Requirement met/Requirement not met/NA
Design standard 1 - Accessways	Accessways must: • Be at least 3 metres wide.	✓ **Standard met** The development provides single and shared crossovers for each dwelling as follows; Dwellings 1 & 2: 6.95m wide shared crossover from Pultney St Dwelling 3: 3.43m wide single crossover from Power St Dwellings 4 & 5: 4.7m wide shared crossover from Power St Dwellings 6 & 7: 4.7m wide shared crossover from Power St
	• Have an internal radius of at least 4 metres at changes of direction or intersection or be at least 4.2 metres wide.	N/A
	• Allow vehicles parked in the last space of a dead-end accessway in public car parks to exit in a forward direction with one manoeuvre.	N/A
	• Provide at least 2.1 metres headroom beneath overhead obstructions, calculated for a vehicle with a wheel base of 2.8 metres.	✓ **Standard met**
	• If the accessway serves four or more car spaces or connects to a road in a Road Zone, the accessway must be designed to that cars can exit the site in a forward direction.	N/A
	• Provide a passing area at the entrance at least 5 metres wide and 7 metres long if the accessway serves ten or more car parking spaces and is either more than 50 metres long or connects to a road in Road Zone.	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**

2.3.5 Town Planning Application - No. 69 Pultney Street, Dandenong (Planning Application No. PLN19/0400) (Cont.)

	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
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**

2.3.5 Town Planning Application - No. 69 Pultney Street, Dandenong (Planning Application No. PLN19/0400) (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

2.3.5 Town Planning Application - No. 69 Pultney Street, Dandenong (Planning Application No. PLN19/0400) (Cont.)

<table>
<tr><td rowspan="5">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
1:10 – Dwellings 1, 2, 5, 7
1:12 – Dwellings 3, 4
1:63 – Dwelling 6</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</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>

2.3.5 Town Planning Application - No. 69 Pultney Street, Dandenong (Planning Application No. PLN19/0400) (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**

STATUTORY PLANNING APPLICATIONS

TOWN PLANNING APPLICATION - NO. 69 PULTNEY STREET, DANDENONG (PLANNING APPLICATION NO. PLN19/0400)

ATTACHMENT 5

CLAUSE 55 ASSESSMENT

PAGES 30 (including cover)

2.3.5 Town Planning Application - No. 69 Pultney Street, Dandenong (Planning Application No. PLN19/0400) (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** Whilst directly adjoining properties contain single dwellings of single and double storey height. There are examples of recent approval for more multi-dwelling developments within the area. Such approvals are: 63 Pultney St – 8 dwellings (4 double storey and 4 triple storey) 65 Pultney St – 9 dwellings (4 double storey and 5 triple storey)
	The proposed design response must respect the existing or preferred neighbourhood character and respond to the features of the site.	✓ **Standard met** The building has appropriate setbacks to the side and rear residential property interfaces and the two abutting street frontages consistent with more recent approved residential development. The rear elevation slopes down providing articulation and lessening amenity impacts on the neighbouring residential property.
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.	✓ **Objective met** The objectives have been achieved as the standards have been met.
	To ensure that development responds to the features of the site and the surrounding area.	

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

2.3.5 Town Planning Application - No. 69 Pultney Street, Dandenong (Planning Application No. PLN19/0400) (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** The application was accompanied by a written assessment of the proposal against the relevant State and Local Policies
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.	✓ **Objective met** The objectives have been achieved as the standards have been met.

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.	Not applicable – development is for 7 dwellings
Objective	To encourage a range of dwellings sizes and types in developments of ten or more dwellings.	

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 connection of dwellings to services would be required by the relevant authorities at the subdivision of land stage.
	Development should not unreasonably exceed the capacity of utility services and infrastructure, including reticulated services and roads.	✓ **Standard met** The development of the land for seven dwellings would not unreasonably exceed the capacity of utility services.
	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** Any upgrading of services would be requested by the relevant authorities at the subdivision of land stage.

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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**
	To ensure development does not unreasonably overload the capacity of utility services and infrastructure.	The objectives have been achieved as the standards have been met.

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** All dwellings garages and pedestrian entries are directly accessible from the streets.
	Developments should be oriented to front existing and proposed streets.	✓ **Standard met** Dwellings 1 and 2 have a frontage to Pultney Street, whilst the remaining dwellings 3 – 7 front Power Street.
	High fencing in front of dwellings should be avoided if practicable.	✓ **Standard met** A low level fence is proposed along both the street frontages (0.9m high steel rail). The height of the fence is consistent with other front and side street fences, allowing a reasonable level of landscaping to still be visible through the site.
	Development next to existing public open space should be laid out to complement the open space.	✓ **Standard met** Whilst not directly abutting an area of public open space; the Dandenong Park is located on the opposite side of Pultney St. Dwellings 1 and 2 present as side by side dwellings to Pultney Street this presentation is generally consistent with the existing streetscape character.
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.	✓ **Objective met** The objectives have been achieved as the standards have been met.

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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** **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.	**Variation sought.** The subject site is located within the RGZ1 and is subject to a 5 metre minimal front street setback. Front walls of dwellings 1 & 2 have minimum front setback of 5.05m The front porches and first floor balconies exceed 3.6m in height, however the setback does not encroach more than 2.5m with the balconies setback 4.51m to the street frontage. The variation is considered reasonable to allow given the minor nature of the variation and achieving compliance with the Standard would result in a detrimental impact on the areas of private open space (first floor balconies). The remainder of the street setbacks comply with the Standard as follows: Side wall setback of dwelling 2 to Power Street is 2m (minimum) – complies with 2m setback. Front walls of dwellings 3 to 7 fronting Power St have a minimum setback of 4m – complies with minimum 3m setback.

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

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 building height of 9.5m proposed.
	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** The building has been design to allow gradual changes in heights with dwelling 1 & 2 matching the building height of the neighbouring dwelling (67 Pultney St) and the rear dwelling (7) having a sloping roof line to allow for a graduated change in building height to the neighbouring single storey dwelling at the rear of the 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.	

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	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	✓ **Objective met** The objectives have been achieved as the standards have been met.

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** The subject site is located within RGZ1 subject to a maximum site coverage of 70% The proposal complies as follows: Site area: 924.86sqm Site coverage: 490.3sqm (**53%**)
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.	✓ **Objective met** The objectives have been achieved as the standards have been met.

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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** The subject site is located within RGZ1 subject to a minimum permeable area of 20% The proposal complies as follows: Site area: 924.86sqm Permeable area: 260sqm (**28.1%**)
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.	✓ **Objective met**
	To facilitate on-site stormwater infiltration.	The objectives have been achieved as the standards have been met.

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** The proposal has adopted an attached linear style development, giving all dwellings a north-west to south-east orientation. The development layout would make appropriate use of solar energy giving each dwelling northern solar access.
	Living areas and private open space should be located on the north side of the development, if practicable.	✓ **Standard met** All dwellings would be reverse living, locating main living areas and primary secluded private open space at the first floor.
	Developments should be designed so that solar access to north-facing windows is maximised.	✓ **Standard met** North facing windows would be maximised.

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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.	✓ **Objective met**
	To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy.	The objectives have been achieved as the standards have been met.

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.	Not applicable – no 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.	

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** All dwelling entries front either Pultney St (dwellings 1 & 2) or Power St (dwellings 2 to 7)
	Planting which creates unsafe spaces along streets and accessways should be avoided.	✓ **Standard met** Clear view lines to the development from the street regardless of planting.

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	Developments should be designed to provide good lighting, visibility and surveillance of car parks and internal accessways.	✓ **Standard met** The orientation of all dwellings to the street would provide adequate lighting, visibility and surveillance. All dwellings have a door with glass panel and side window panel for ground floor passive surveillance to the street.
	Private spaces within developments should be protected from inappropriate use as public thoroughfares.	✓ **Standard met** The front fences to all dwellings would prevent the front yards as being used as a public thoroughfare.
Decision Guidelines	The design response.	
Objectives	To ensure the layout of development provides for the safety and security of residents and property.	✓ **Objective met** The objectives have been achieved as the standards have been met.

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.	**Conditional Compliance** The landscape plan depicts one canopy tree within the SPOS areas to each of the dwellings and canopy trees fronting Pultney St and Power St. It is noted that the development shown on the landscape plan does not reflect the current proposal and will need to be amended. The 2.1m side setback for Unit 2 – 7 would limit the species of tree that could grow within this space. The proposed Pyrus "Pear' tree has a maximum width of 3.5m and maximum height of 8.0m making it a narrow tall tree without heavy, long branches, which is suitable for this space.
	Development should provide for the retention or planting of trees, where these are part of the character of the neighbourhood.	✓ **Standard met** The proposal would ensure that Council's street trees are retained through the location of crossovers. The existing shrub/ tree at the rear of the site would need to be removed to accommodate the development, this tree is not considered significant and is appropriate for removal subject to replanting. The planting of 16 trees including at least one tree within the rear and front yards of each dwelling is considered as suitable replacement planting.

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	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** No trees have been removed in the last 12 months.
	The landscape design should specify landscape themes, vegetation (location and species), paving and lighting.		**Conditional compliance** Amended landscape plan required to reflect current development layout.
	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."***		**Variation sought** **62%** subtracting the 6.9m wide driveway to Dwellings 1 & 2 fronting Pultney Street 70% subtracting three crossovers of Dwellings 3 – 7 fronting Power Street Side and rear setbacks would be provided with canopy tree planting. A condition requiring the proposed tandem crossover to dwellings 1 & 2 to be slightly reduced would increase the landscaping area to this frontage – whilst 70% to this area would still not be achievable, the variation is considered reasonable and if we were to combine the areas of both street frontages compliance would be achieved.
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.		✓ **Objective met** The variation to the standard is considered reasonable with the extent of proposed landscaping on the site consistent with the landscape character of the area, thereby meeting the objectives.
	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.		

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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** The site has a street frontage to Pultney St of 18.29m and side street frontage to Power St of 50.65m. The proposed extent of crossovers results in the following: 38% of Pultney Street frontage 30% of Power Street frontage
	No more than one single-width crossover should be provided for each dwelling fronting a street.	✓ **Standard met** All dwellings within the proposed development front the streets
	The location of crossovers should maximise retention of on-street car parking spaces.	✓ **Standard met** The combined dual access to double width crossovers would limit the extent of crossovers whilst maximising on-street car parking.
	The number of access points to a road in a Road Zone should be minimised.	**Not applicable**
	Developments must provide for access for service, emergency and delivery vehicles.	✓ **Standard met** Direct access for emergency vehicles to each dwelling.
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.	✓ **Objective met** The objectives have been achieved as the standards have been met.

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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** The garages would have direct access to the dwellings.
	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.	**Not applicable**
Decision Guidelines	The design response.	
Objectives	To provide convenient parking for residents and visitors vehicles.	✓ **Objective met**
	To protect residents from vehicular noise within developments.	The objectives have been achieved as the standards have been met.

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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** Diagram B1 depicted on elevations and three dimensional diagram demonstrating compliance
	Sunblinds, verandahs, porches, eaves, fascias, gutters, masonry chimneys, flues, pipes,	✓ **Standard met**

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	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.	✓ **Objective met** The objectives have been achieved as the standards have been met.

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** 7.2m long wall on north-eastern boundary to dwelling 7, allowable length of 14.5m.
	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**

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	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** The north-eastern boundary wall to dwelling 7 has a maximum height of 2.9m
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.	✓ **Objective met** The objectives have been achieved as the standards have been met.

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** Minimum setback of 2.0 metres from the site boundaries ensuring that there would be no reduced daylight to any existing windows.
	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.	✓ **Standard met**

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	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.	
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.	✓ **Objective met** The objectives have been achieved as the standards have been met.

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.	**Not applicable** Power Street on the southern side of the site

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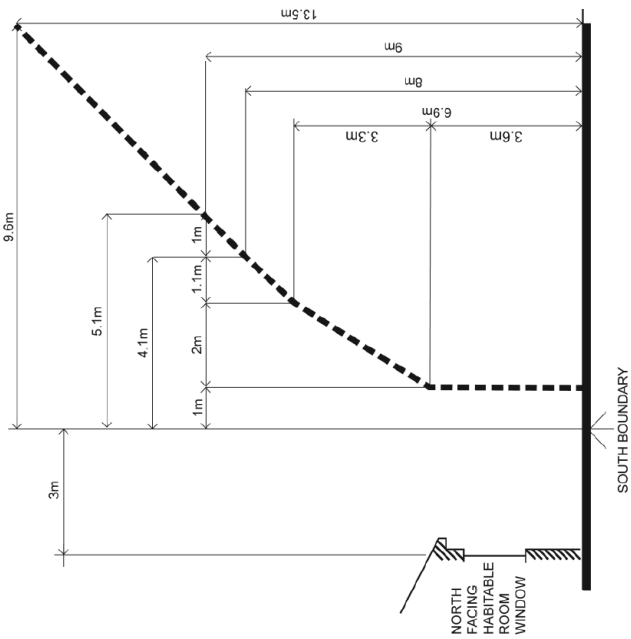
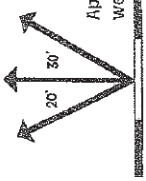
	Diagram B3 North-facing windows  	
	A north facing window is a window with an axis perpendicular to its surface orientated north 20 degrees west to north 30 degrees east.  	
Decision Guidelines	The design response. Existing sunlight to the north-facing habitable room window of the existing dwelling. The impact on the amenity of existing dwellings.	

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Objective	To allow adequate solar access to existing north-facing habitable room windows.	✓ **Objective met** The objectives have been achieved as the standards have been met.

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** The shadow diagrams demonstrate that there would be no overshadowing of the adjoining properties secluded private open space.
	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.	✓ **Objective met** The objectives have been achieved as the standards have been met.

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 and second floor highlight windows have sill heights of 1.7m above FFL whilst the obscure glazing part of the proposed habitable room windows with sill heights below 1.7m are screened up to a height of 1.7m above FFL First floor balconies adjoining the residential properties to the north/east and north/west have obscured glazing screens to a height of 1.7m Boundary fences to the north/east and north/west contain 2m high timber paling fences.

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		✓ **Standard met**
	A habitable room window, balcony, terrace, deck or patio with a direct view into a habitable room window of existing dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio should be either: • Offset a minimum of 1.5 metres from the edge of one window to the edge of the other. • Have sill heights of at least 1.7 metres above floor level. • Have fixed, obscure glazing in any part of the window below 1.7 metre above floor level. • Have permanently fixed external screens to at least 1.7 metres above floor level and be no more than 25 per cent transparent.	✓ **Standard met**
	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.	✓ **Standard met**

2.3.5 Town Planning Application - No. 69 Pultney Street, Dandenong (Planning Application No. PLN19/0400) (Cont.)

	• Permanent, fixed and durable. • Designed and coloured to blend in with the development. 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 objectives have been achieved as the standards have been met.

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** No internal views due to the screening at the upper level as above under overlooking objective
Decision Guidelines	The design response.	
Objective	To limit views into the secluded private open space and habitable room windows of dwellings and residential buildings within a development.	✓ **Objective met** The objectives have been achieved as the standards have been met.

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 large mechanical plants proposed. Individual dwellings will have A/C units located within the first floor balconies.
	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** Residential properties abutting site. No adverse noise sources are located on the neighbouring properties

2.3.5 Town Planning Application - No. 69 Pultney Street, Dandenong (Planning Application No. PLN19/0400) (Cont.)

	Dwellings and residential buildings close to busy roads, railway lines or industry should be designed to limit noise levels in habitable rooms.	✓ **Standard met** The site is not located close to busy roads or industry	
Decision Guidelines	The design response.		
Objectives	To contain noise sources within development that may affect existing dwellings.	✓ **Objective met**	
	To protect residents from external noise.	The objectives have been achieved as the standards have been met.	

2.3.5 Town Planning Application - No. 69 Pultney Street, Dandenong (Planning Application No. PLN19/0400) (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** All dwellings are readily accessible for people with limited mobility, with living areas provided at the ground floor of each dwelling. Dwelling 7 provides an alternative ground floor layout with a bedroom at ground floor for any people with limited mobility
Objective	To encourage the consideration of the needs of people with limited mobility in the design of developments.	✓ **Objective met** The objectives have been achieved as the standards have been met.

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** Each dwelling has a clear entry point fronting the street with front porches provided
Objective	To provide each dwelling or residential building with its own sense of identity.	✓ **Objective met** The objectives have been achieved as the standards have been met.

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** Minimum clearance met for each habitable room window
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.	✓ **Objective met** The objectives have been achieved as the standards have been met.

2.3.5 Town Planning Application - No. 69 Pultney Street, Dandenong (Planning Application No. PLN19/0400) (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** The subject site is located within RGZ1 – see below

2.3.5 Town Planning Application - No. 69 Pultney Street, Dandenong (Planning Application No. PLN19/0400) (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.	**(RGZ1 only)** ✓ **Standard met** The subject site is located within RGZ1 Each dwelling is provided with ground level secluded private open space and first floor balconies as follows: Ground floor private open space: Dwelling 1: 29sqm secluded + 24.2sqm front yard Dwelling 2: 27sqm secluded + 24.2sqm front yard Dwellings 3 to 6: 19.5sqm secluded + 8.2sqm front yard Dwelling 7: 30.7sqm secluded + 16.8sqm front yard *All ground floor secluded private open space have a minimum width of 3.0m* First floor Balconies: Dwellings 1 & 2: 10sqm minimum width 2.6m fronting Pultney St Dwellings 3 to 6: 12.5sqm minimum width 2.0m on the north/west (rear) elevation of the dwellings & 5.1sqm minimum width of 1.5m to the front elevation facing Power St Dwelling 7: 8.4sqm minimum width 2.7m to the north/east (rear) corner elevation of the dwelling & 5.1sqm minimum width of 1.5m to the front elevation facing Power St
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.	✓ **Objective met** The objectives have been achieved as the standards have been met.

2.3.5 Town Planning Application - No. 69 Pultney Street, Dandenong (Planning Application No. PLN19/0400) (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** All SPOS areas have direct northern solar access.
	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.	✓ **Objective met** The objectives have been achieved as the standards have been met.

2.3.5 Town Planning Application - No. 69 Pultney Street, Dandenong (Planning Application No. PLN19/0400) (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** Storage facilities for Dwellings 3 – 7 are provided within the dwelling, with direct access from the ground floor private open space and garages. The storage facilities for Dwellings 1 and 2 are provided in the rear yards.
Objective	To provide adequate storage facilities for each dwelling.	✓ **Objective met** The objectives have been achieved as the standards have been met.

2.3.5 Town Planning Application - No. 69 Pultney Street, Dandenong (Planning Application No. PLN19/0400) (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 development proposes a continuous built form across all three levels on the site which is consistent with the preferred neighbourhood character given the sites proximity to the Dandenong Activity Centre. The development has been designed to follow the contours of the site resulting in a staggered building height providing articulation and clearly distinguishing the appearance of each dwelling from the streetscape. The building elevations have adequate levels of articulation and detailing presented to both the streetscapes and adjoining residential properties. The contemporary flat roof form is acceptable for an area identified for substantial change pursuant to Clause 22.09.
	Garages and carports should be visually compatible with the development and the existing or preferred neighbourhood character.	✓ **Standard met** Garages would have section panel doors with a contrasting material and colour to the ground floor elevations and are well integrated within the building.
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.	✓ **Objective met** The objectives have been achieved as the standards have been met.

2.3.5 Town Planning Application - No. 69 Pultney Street, Dandenong (Planning Application No. PLN19/0400) (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** A new 0.9m high steel front fence is proposed along both street frontages. The height and style of the fence is consistent with other existing fences within the immediate area whilst retaining landscaping views through the site.
	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**
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.	✓ **Objective met** The objectives have been achieved as the standards have been met.

2.3.5 Town Planning Application - No. 69 Pultney Street, Dandenong (Planning Application No. PLN19/0400) (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.	Not applicable – no common areas proposed
	Common property, where provided, should be functional and capable of efficient management.	
Objectives	To ensure that communal open space, car parking, access areas and site facilities are practical, attractive and easily maintained.	
	To avoid future management difficulties in areas of common ownership.	

Clause 55.06-4 Site services objectives

Title & Objective	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** No easements on-site, however new easements created under the subdivision could be accessed through the garage of each dwelling
	Bin and recycling enclosures, mailboxes and other site facilities should be adequate in size, durable, waterproof and blend in with the development.	✓ **Standard met** Dwelling facilities have been appropriately located on-site within the rear/side yards of each dwelling.
	Bin and recycling enclosures should be located for convenient access by residents.	✓ **Standard met** Bins are located to be directly transferrable from the rear/side yards to the street
	Mailboxes should be provided and located for convenient access as required by Australia Post.	✓ **Standard met** Mailboxes provided at the front of each dwelling
Decision Guidelines	The design response.	
Objectives	To ensure that site services can be installed and easily maintained.	✓ **Objective met** The objectives have been achieved as the standards have been met.
	To ensure that site facilities are accessible, adequate and attractive.	

2.3.6 Town Planning Application - No. 442-468 Cheltenham Road, Keysborough (Planning Application No. PLNSM19/0004)

File Id:	517955
Responsible Officer:	Director City Planning, Design & Amenity
Attachments:	Approved Development Plan DPO8.01 (addendum 3) Proposed amended Development Plan DP08.01 (addendum 3)

Application Summary

Applicant:	Ratio Consultants
Proposal:	Amendment to Development Plan DPO8.01
Zone:	Mixed Use Zone
Overlay:	Environmental Audit Overlay
	Development Plan Overlay Schedule 8
Ward:	Red Gum

The purpose of this report is to consider an amendment to the Development Plan DPO8.01.

The existing Development Plan DPO8.01 currently covers three (3) lots fronting Cheltenham Road:

- Lot 1 PS729571, 468 Cheltenham Road (Supermarket and retail- previous Masters site);
- Lot 1 PS729572, 452 Cheltenham Road (residential lot now under construction)
- Lot 3 PS546419, 442-448 Cheltenham Road (residential lot now under construction)

The proposed amendment to the Development Plan DPO8.01 seeks to amend the notations on the approved Development Plan for Lot 1 PS729571, 468 Cheltenham Road (Supermarket and retail-previous Masters' site). Currently, the proposed uses on Lot1 PS729571, 468 Cheltenham Road are nominated as supermarket and retail. The amendment seeks to amend the notations to state supermarket, retail **and childcare** use.

The detailed design for the childcare use will be considered as part of a future planning permit application.

An informal public notification of the proposal was undertaken, and no submissions were received.

2.3.6 Town Planning Application - No. 442-468 Cheltenham Road, Keysborough (Planning Application No. PLNSM19/0004) (Cont.)

Once the DPO8.01 amendment is approved to Council's satisfaction a future planning permit application may be considered and granted for use of the land for child care centre, provided that it is generally in accordance with the approved Development Plan.

Recommendation Summary

This report recommends that Council resolves to:

- Approve the Development Plan amendment for Lot 1, 468 Cheltenham Road, Keysborough as shown in the attached plans and
- Advise the applicant and submitter of Council's decision.

2.3.6 Town Planning Application - No. 442-468 Cheltenham Road, Keysborough (Planning Application No. PLNSM19/0004) (Cont.)

Background

On 12 December 2011 a Development Plan pursuant to Schedule 8 of the Development Plan Overlay was approved by Council for three lots.

Lot/Address	Proposed uses
Lot 1 PS729571, 468 Cheltenham Road (Masters site)	Commercial Development – Integrated Home Improvement Store
Lot 1 PS729572, 452 Cheltenham Road (subject vacant commercial lot)	Commercial Development – Bulky Goods Retail
Lot 3 PS546419, 442-448 Cheltenham Road (vacant residential lot)	Residential Development – Subject to Development plan Addendum

Since the approval of Development Plan DPO8 the following has occurred:

- 18 November 2015 an addendum was approved for the residential portion at 442-448 Cheltenham Road. **This addendum was approved at a Council meeting.**
- Planning application PLN16/0075 the residential development at 442-448 Cheltenham Road for the development of the land for seventy two (72) dwellings and alteration of access to a road in a Category 1, Road Zone was appealed to VCAT under Section 79 of the Planning and Environment Act 1987 (Failure to Determine). The application was sent to a Council meeting on 24/11/2016 with a resolution that if council was able to make a Decision it would be a refusal. VCAT resolved to approve the application and a permit issued on 8 May 2017.
- 17 May 2017 an addendum was approved to change the bulky goods retail at 452 Cheltenham Road to residential. **This addendum (PLNSM16/0212) was approved at a Council meeting.**
- 6 November 2017 Planning permit PLN17/0603 was approved for 452 Cheltenham Road for the development of the land for one hundred and fourteen (114) dwellings and alteration of access to a road in a Road Zone Category 1.
- 16 August 2018 an addendum was approved to change the masters home improvement at 468 Cheltenham Road to supermarket and retail use. **This addendum (OTH17/0028) was approved at a Council meeting.**
- 28 June 2019 Planning permit PLN19/0154 was issued for 468 Cheltenham Road for use and development of the land for two (2) supermarkets, restricted retail premises and shops, and a reduction to the car parking requirements.

Subject Site and Surrounds

Subject Site

The subject site is located on the south side of Cheltenham Road, at the intersection of Cheltenham Road and Springvale Road.

The property is described as Lot 1 on PS729571 and has a total land holding of 3.561 hectares at 468 Cheltenham Road (Keysborough).

2.3.6 Town Planning Application - No. 442-468 Cheltenham Road, Keysborough (Planning Application No. PLNSM19/0004) (Cont.)

The site context (location and surrounds) are shown in Figure 2 below. The site is located within the Mixed Use Zone (MUZ) and subject to Schedule 8 to the Development Plan Overlay (DPO8) and the Environmental Audit Overlay (EAO) of the *Greater Dandenong Planning Scheme*.

Locality Plan

Proposal

The role of the amendment to the development plan is to provide the guidance document to allow for a future child care use on the site at Lot 1 PS729571, 468 Cheltenham Road, together with the retail and supermarket uses already permitted under the approved development plan and planning permit PLN19/0154. Once the DPO8.01 amendment is approved, a future planning permit application may be considered and granted for the development and use of a child car centre, in accordance with the approved Development Plan, without further public notice.

2.3.6 Town Planning Application - No. 442-468 Cheltenham Road, Keysborough (Planning Application No. PLNSM19/0004) (Cont.)

It should be noted that the details of the proposed child care centre use, including, hours of operation, patron numbers, staff numbers car parking requirements and noise mitigation measures, will be considered under a future planning permit application.

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

The only financial implication for Council will be the costs associated with staff resources. All other costs associated with the DPO8 amendment will be borne by the proponent.

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.

2.3.6 Town Planning Application - No. 442-468 Cheltenham Road, Keysborough (Planning Application No. PLNSM19/0004) (Cont.)

Referrals

The development plan amendment has been referred to external authorities and internal Council departments including the following:

External Referral Authority	**Response**
Head Transport for Victoria (formally VicRoads)	No objection, no conditions.
Internal Referral Department	**Response**
Waste	No objection, no conditions.
Strategic	No objection, no conditions.
Transport	No objection, no conditions.
Civil	No objection, subject to conditions regarding drainage and stormwater discharge. These conditions would appear on any subsequent permit for development on the site.

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 or amendments to Development Plans. Whilst this is the case the addendum was placed on informal notification for a two (2) week period by sending notification letters to all neighbouring owners and occupiers. No signs were required to be placed on site.

Submissions

No submissions were received.

Assessment

The DPO8.01 amendment for Lot 1 PS729571, 468 Cheltenham Road, Keysborough provides the required level of detail and guiding principles for the future development of the subject site for a child care centre, together with the retail and supermarket uses already permitted under the approved development plan and planning permit PLN19/0154.

It is considered that the inclusion of a child care centre will serve the local community needs and make a substantial contribution to the economic development of the municipality by providing employment opportunities and services to the local community. The location of the site, in a Mixed Use Zone at a gateway to the municipality and in close proximity to residential and employment areas, is considered appropriate for a child care centre use.

2.3.6 Town Planning Application - No. 442-468 Cheltenham Road, Keysborough (Planning Application No. PLNSM19/0004) (Cont.)

The proposed document will provide Council with a strong basis to require a high-quality redevelopment of the site for the purposes of retail and child care centre use. The required submission of a future planning permit application will provide the detailed design of the proposed child care centre.

Future planning permit applications will contain detailed designs of the child care centre proposal. Information such as noise attenuation measures, floor area, staff and children numbers and hours of operation will be considered in a future planning permit application. Where future development permit applications are generally in accordance with the Plan, the planning application will not be required to be the subject of notification to any third parties (other than to statutory referral authorities where necessary). No third parties will have the right to appeal the decision of the Council on the future development permits.

The proposed DPO8.01 amendment is considered to be suitable for Council support. The amendment will facilitate a proposed high quality child care centre development on Lot 1, together with retail and supermarket uses, that will provide an appropriate redevelopment of the existing disused Masters building remaining on the site and provide an appropriate transition to the residential development to be constructed to the east of the site and the established school to the south of the subject site.

Conclusion

In conclusion it is recommended that the proposed amendment to the existing approved DPO8 Development Plan be supported in accordance with the officer recommendation and that Council approve the DPO8 amendment.

Recommendation

That Council approves the Development Plan amendment to Lot 1 PS729571, 468 Cheltenham Road, Keysborough.

2.3.6 Town Planning Application - No. 442-468 Cheltenham Road, Keysborough (Planning Application No. PLNSM19/0004) (Cont.)

TOWN PLANNING APPLICATIONS

TOWN PLANNING APPLICATION - NO. 442-468 CHELTENHAM ROAD, KEYSBOROUGH (PLANNING APPLICATION NO. PLNSM19/0004)

ATTACHMENT 1

APPROVED DEVELOPMENT PLAN DPO8.01 (addendum 3)

PAGES 11 (including cover)

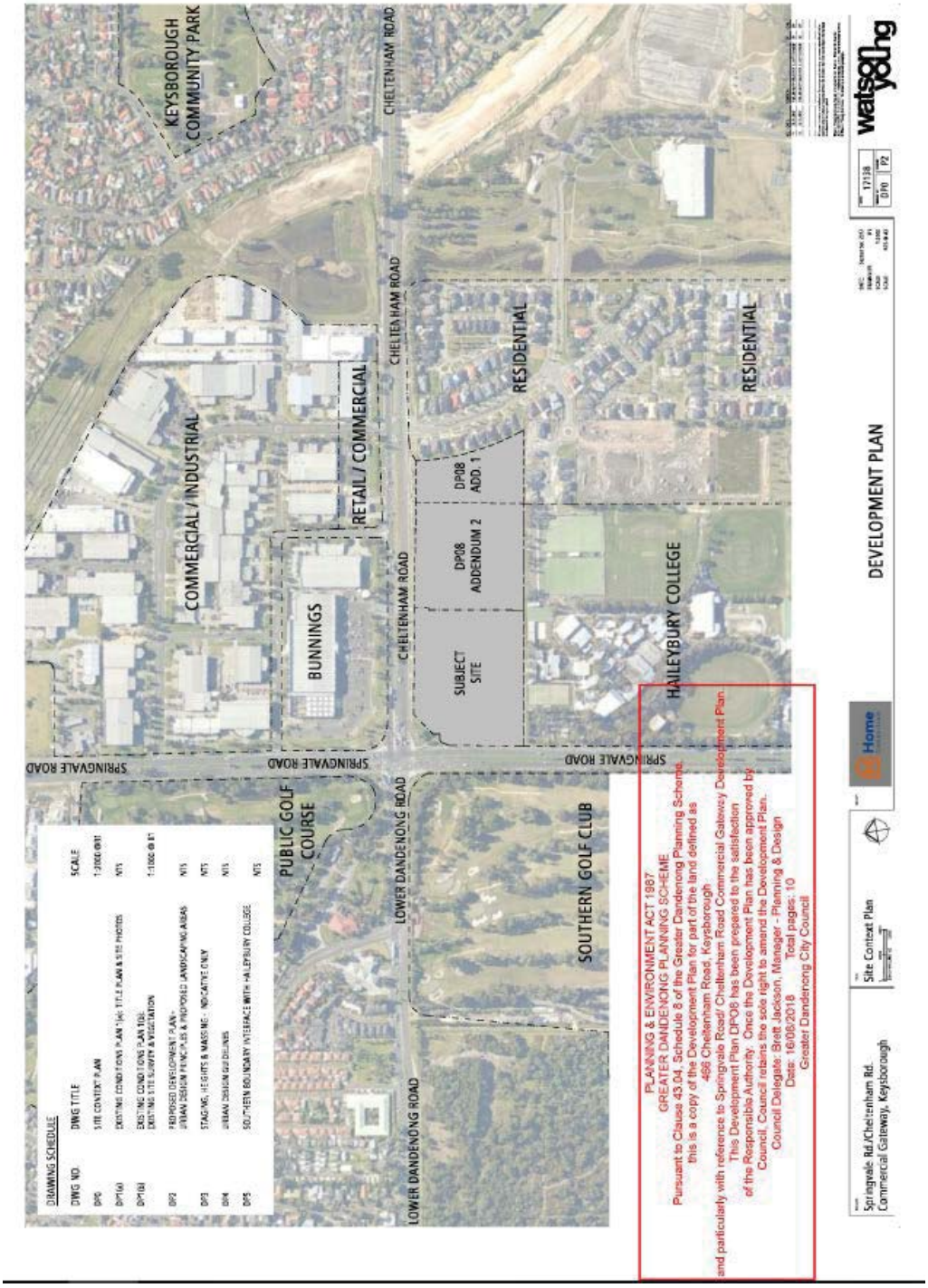
If the details of the attachment are unclear please contact Governance on 8571 5235.

2.3.6 Town Planning Application - No. 442-468 Cheltenham Road, Keysborough (Planning Application No. PLNSM19/0004) (Cont.)

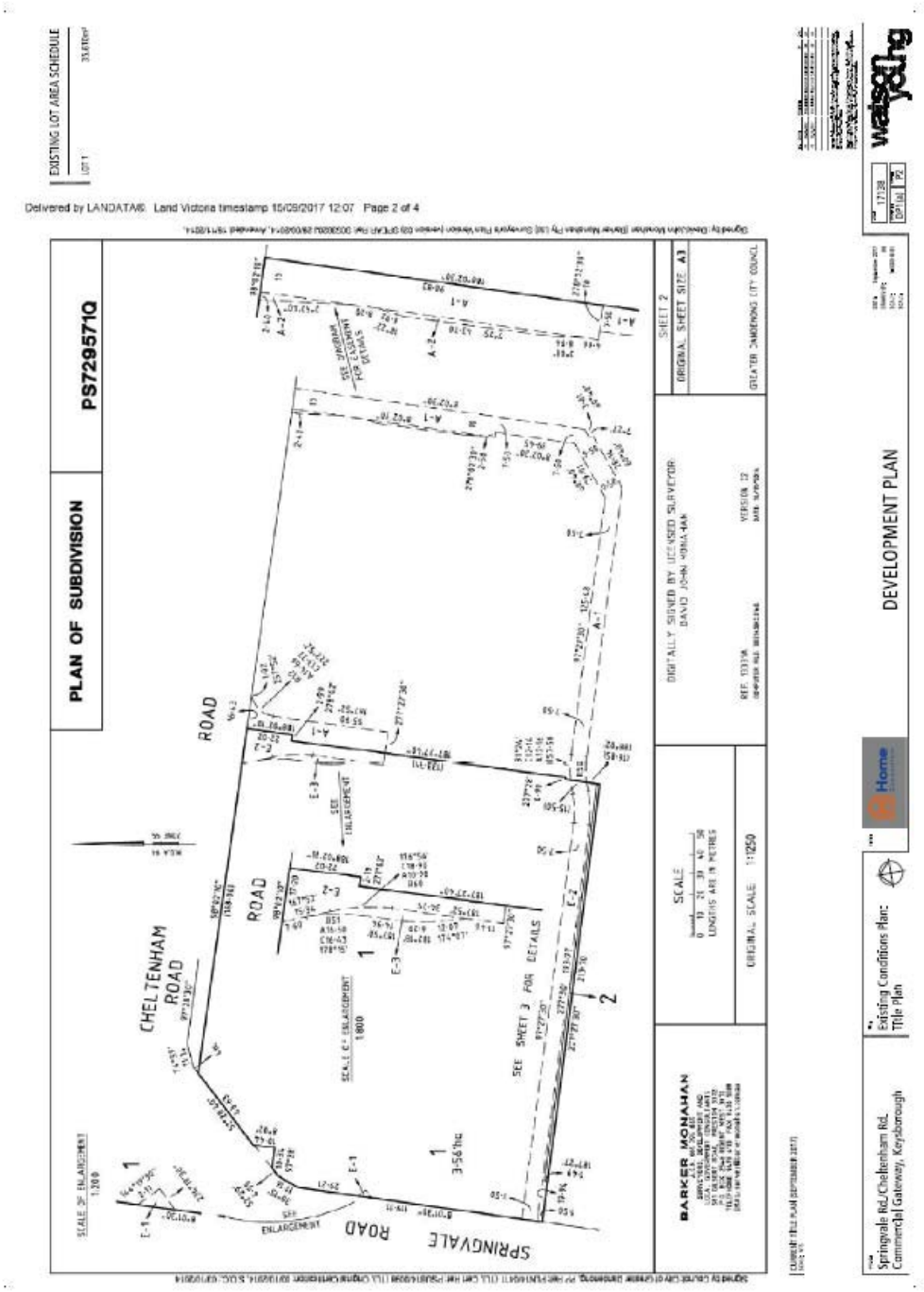
ADDENDUM 3 – 466 CHELTENHAM ROAD, KEYSBOROUGH

APPROVED 16 AUGUST 2018

2.3.6 Town Planning Application - No. 442-468 Cheltenham Road, Keysborough (Planning Application No. PLNSM19/0004) (Cont.)



2.3.6 Town Planning Application - No. 442-468 Cheltenham Road, Keysborough (Planning Application No. PLNSM19/0004) (Cont.)



2.3.6 Town Planning Application - No. 442-468 Cheltenham Road, Keysborough (Planning Application No. PLNSM19/0004) (Cont.)

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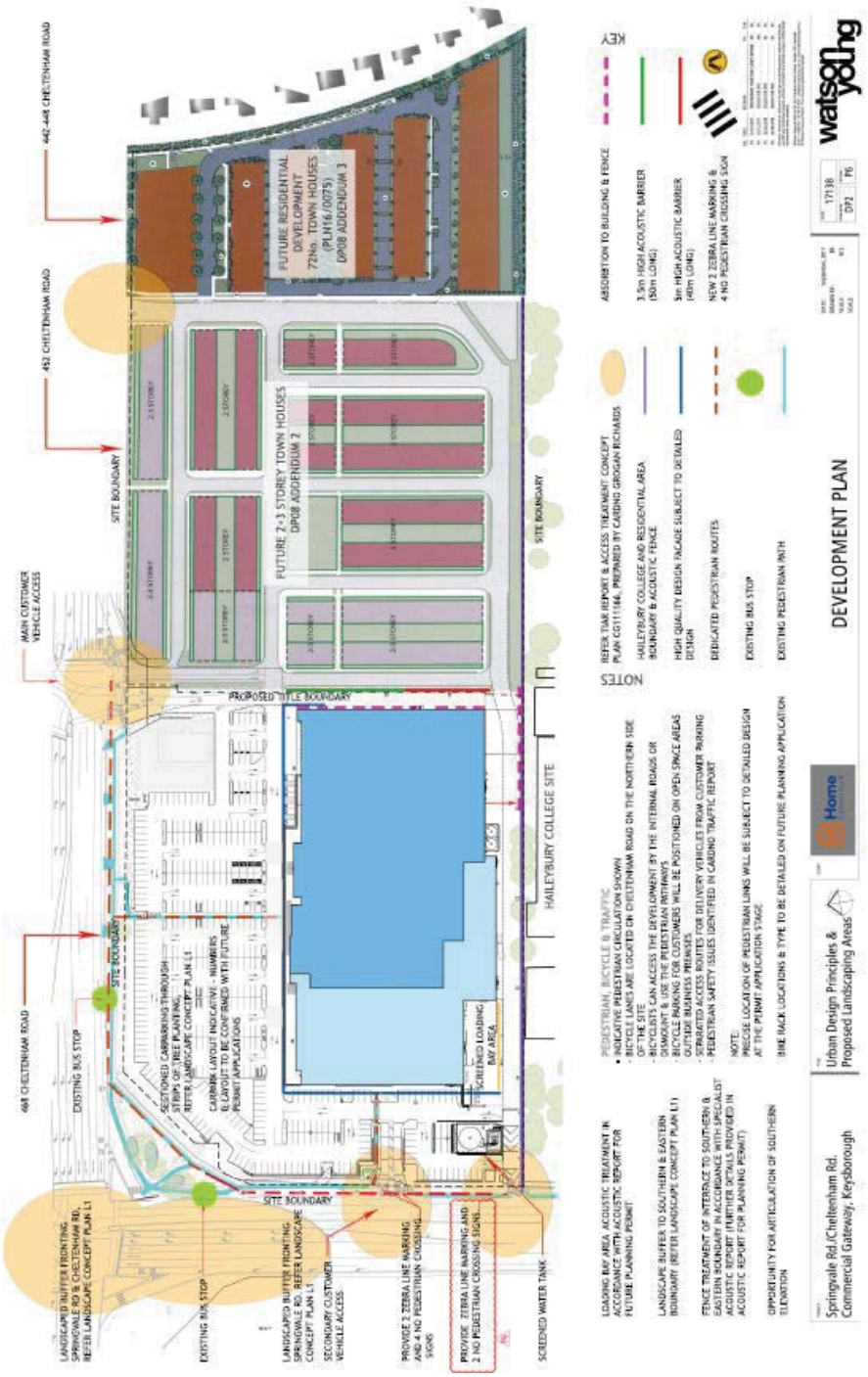

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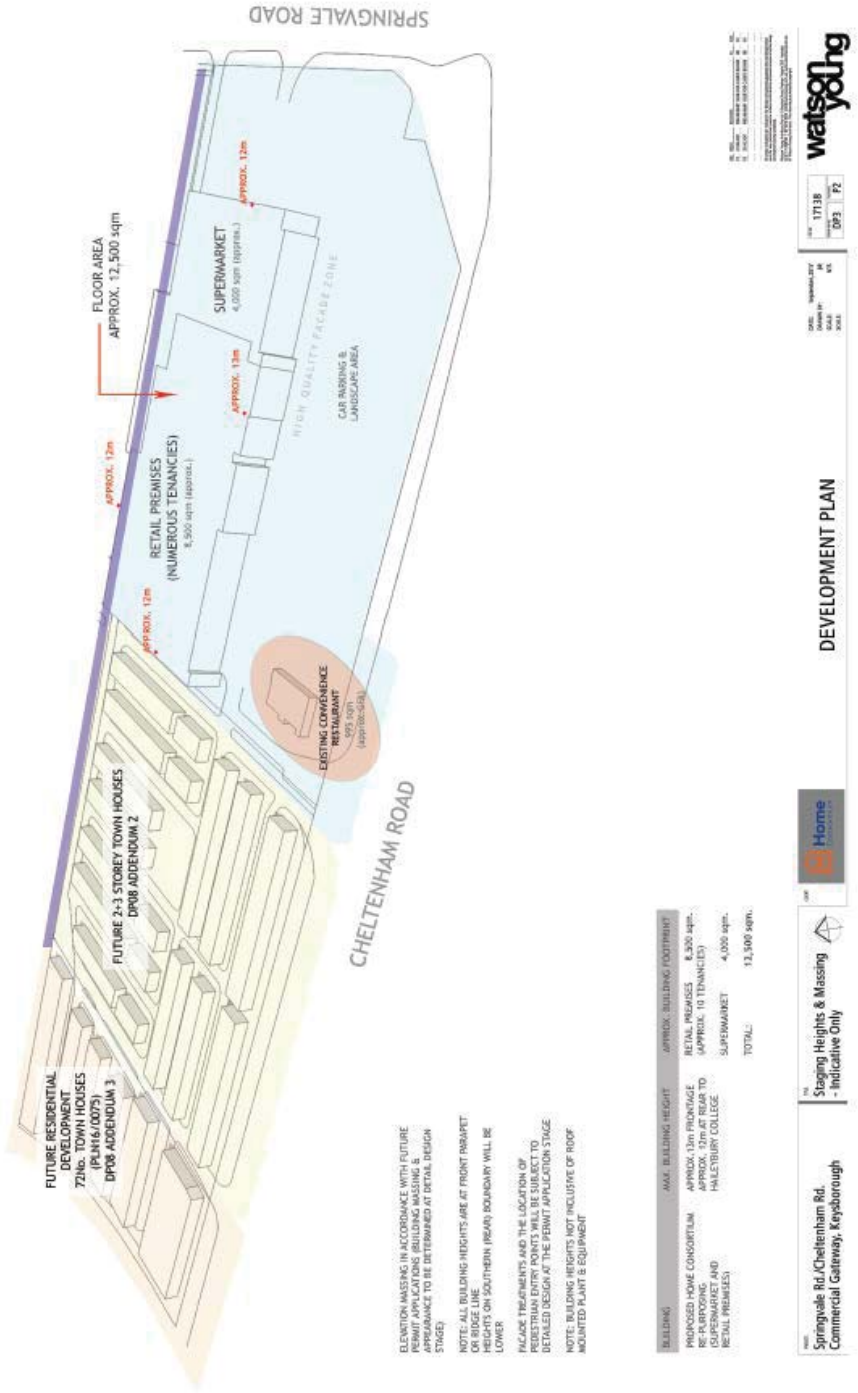

2.3.6 Town Planning Application - No. 442-468 Cheltenham Road, Keysborough (Planning Application No. PLNSM19/0004) (Cont.)

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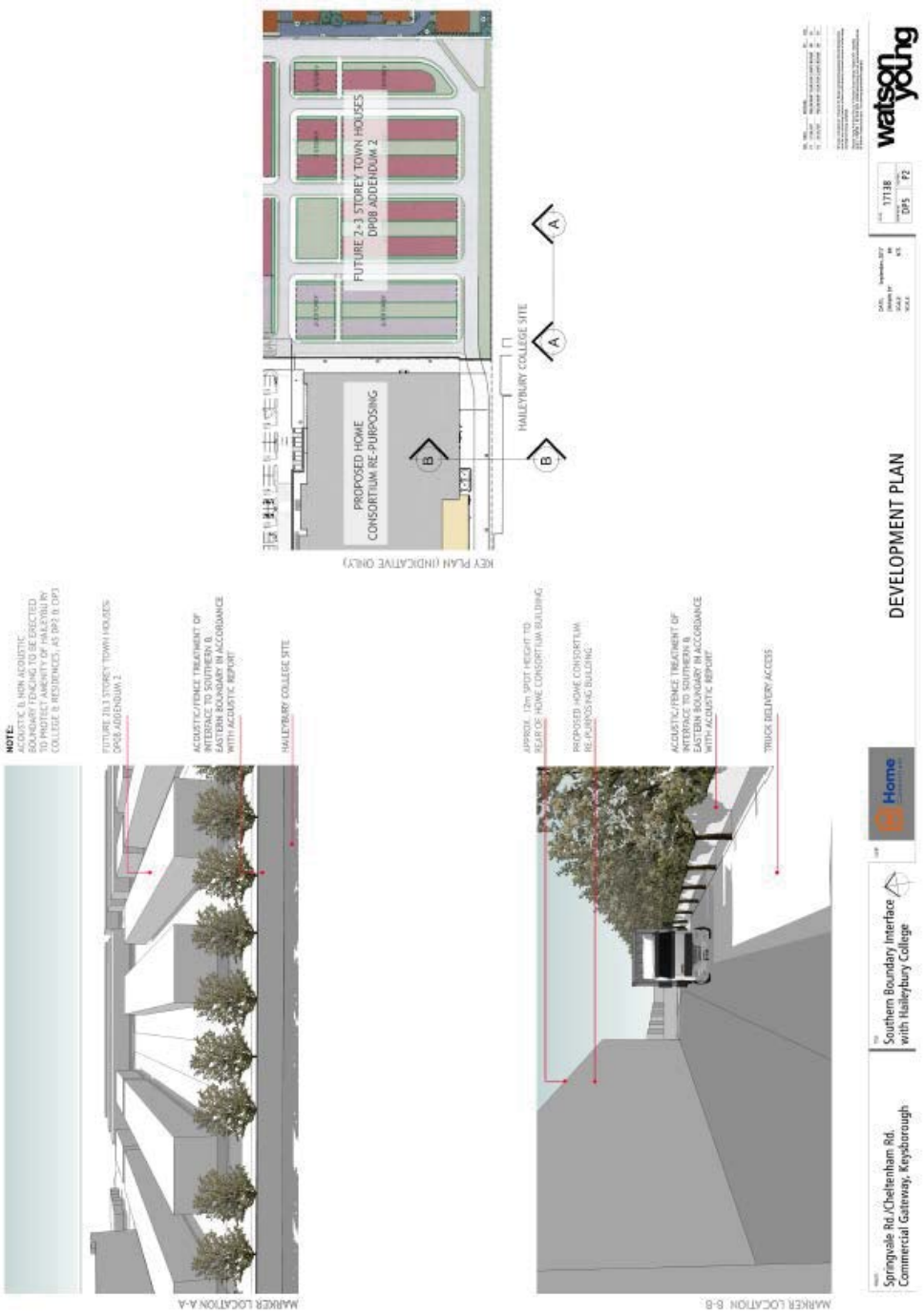

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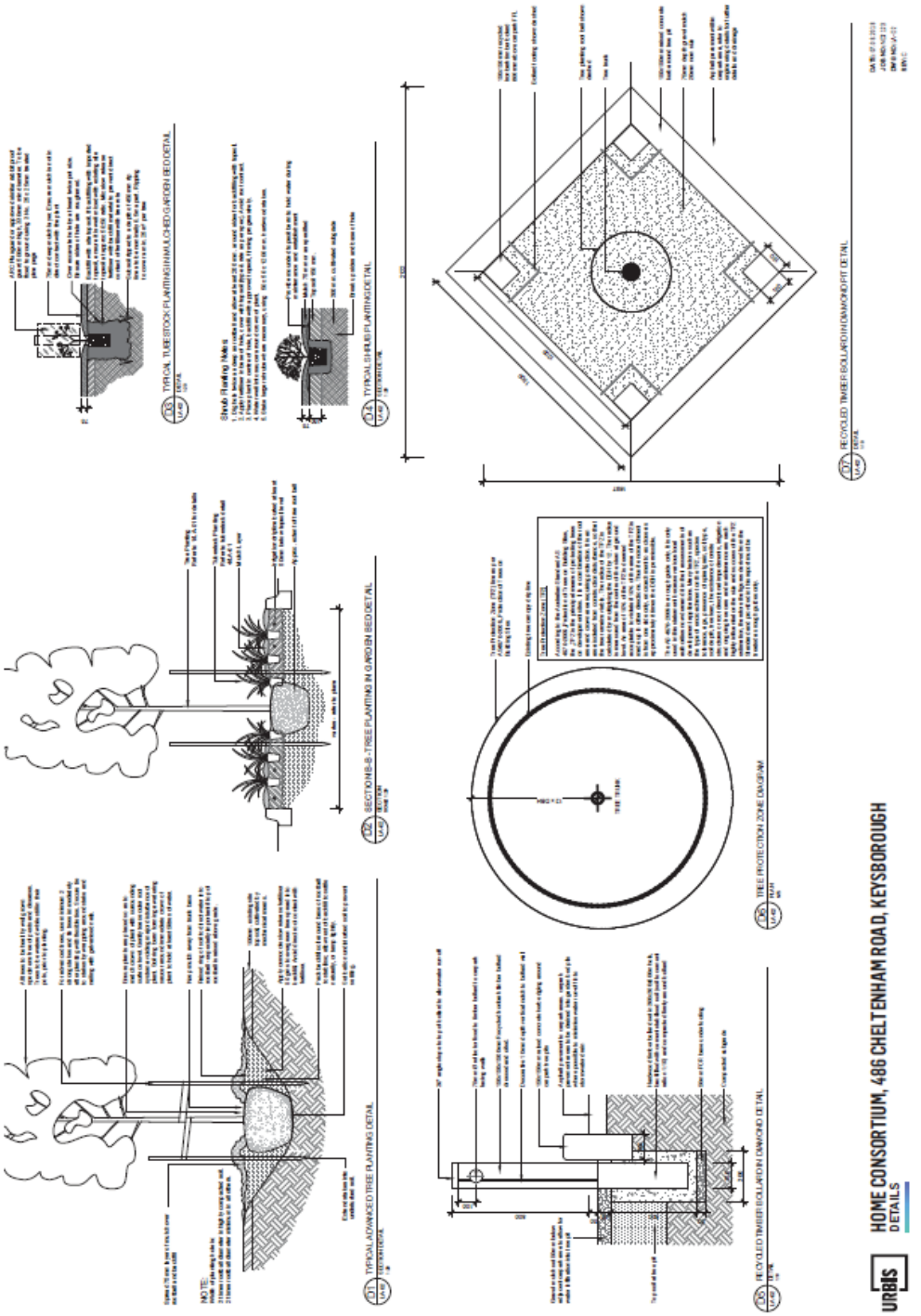


2.3.6 Town Planning Application - No. 442-468 Cheltenham Road, Keysborough (Planning Application No. PLNSM19/0004) (Cont.)

TOWN PLANNING APPLICATIONS

TOWN PLANNING APPLICATION - NO. 442-468 CHELTENHAM ROAD, KEYSBOROUGH (PLANNING APPLICATION NO. PLNSM19/0004)

ATTACHMENT 2

PROPOSED AMENDED DEVELOPMENT PLAN DP08.01 (Addendum 3)

PAGES 11 (including cover)

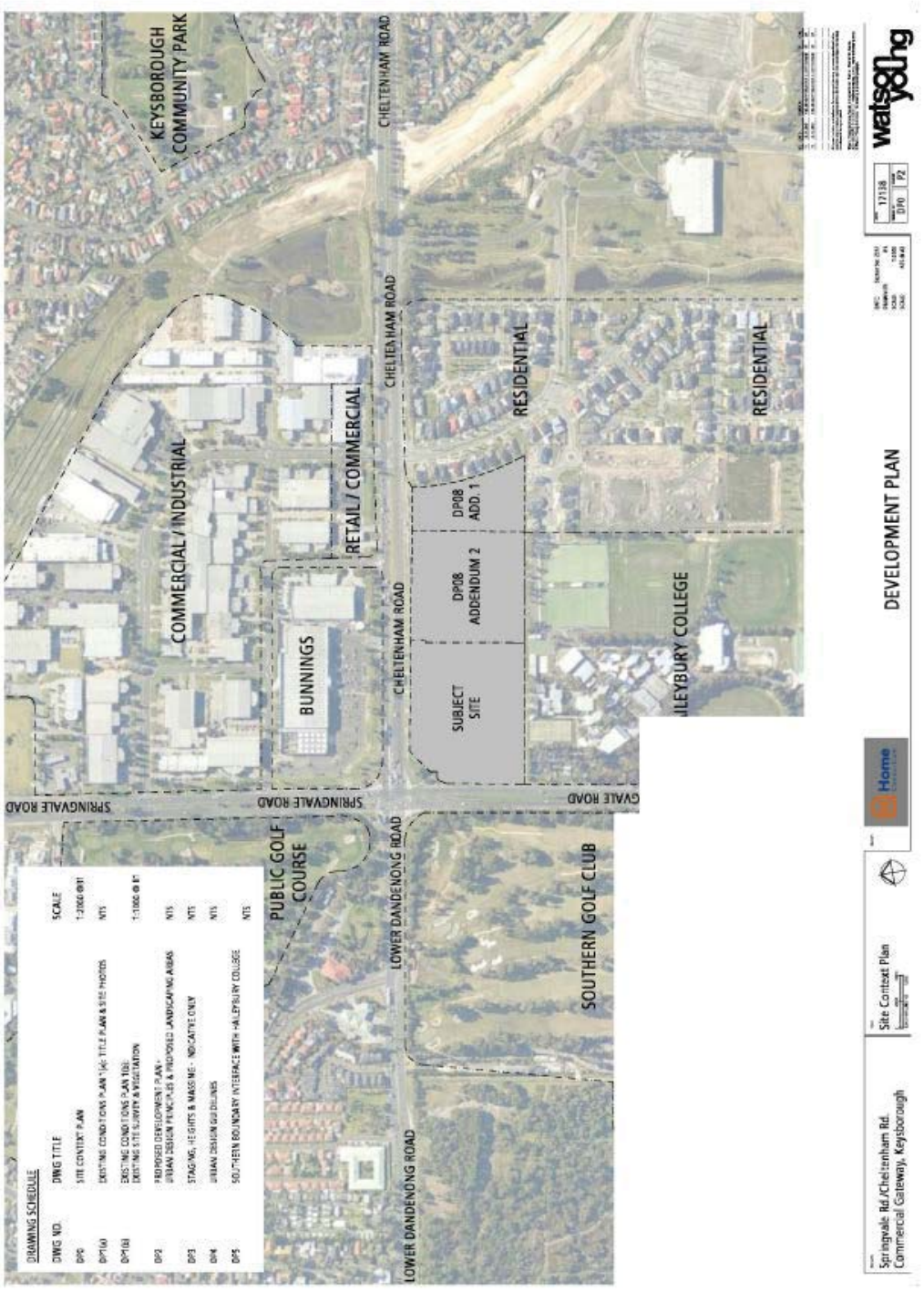
If the details of the attachment are unclear please contact Governance on 8571 5235.

2.3.6 Town Planning Application - No. 442-468 Cheltenham Road, Keysborough (Planning Application No. PLNSM19/0004) (Cont.)

ADDENDUM 3 – 466 CHELTENHAM ROAD, KEYSBOROUGH

APPROVED 16 AUGUST 2018 AND AMENDED.....

2.3.6 Town Planning Application - No. 442-468 Cheltenham Road, Keysborough (Planning Application No. PLNSM19/0004) (Cont.)



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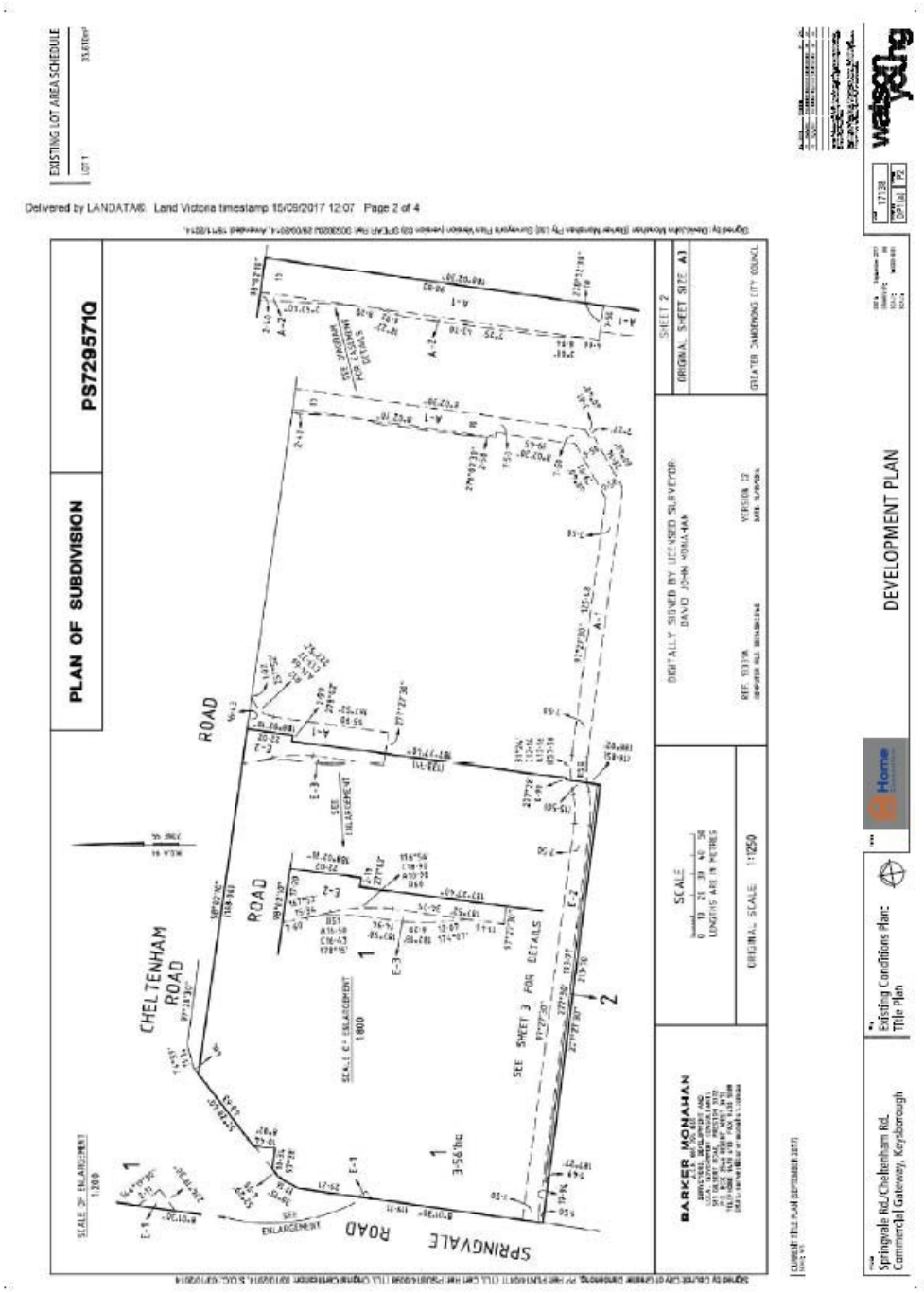

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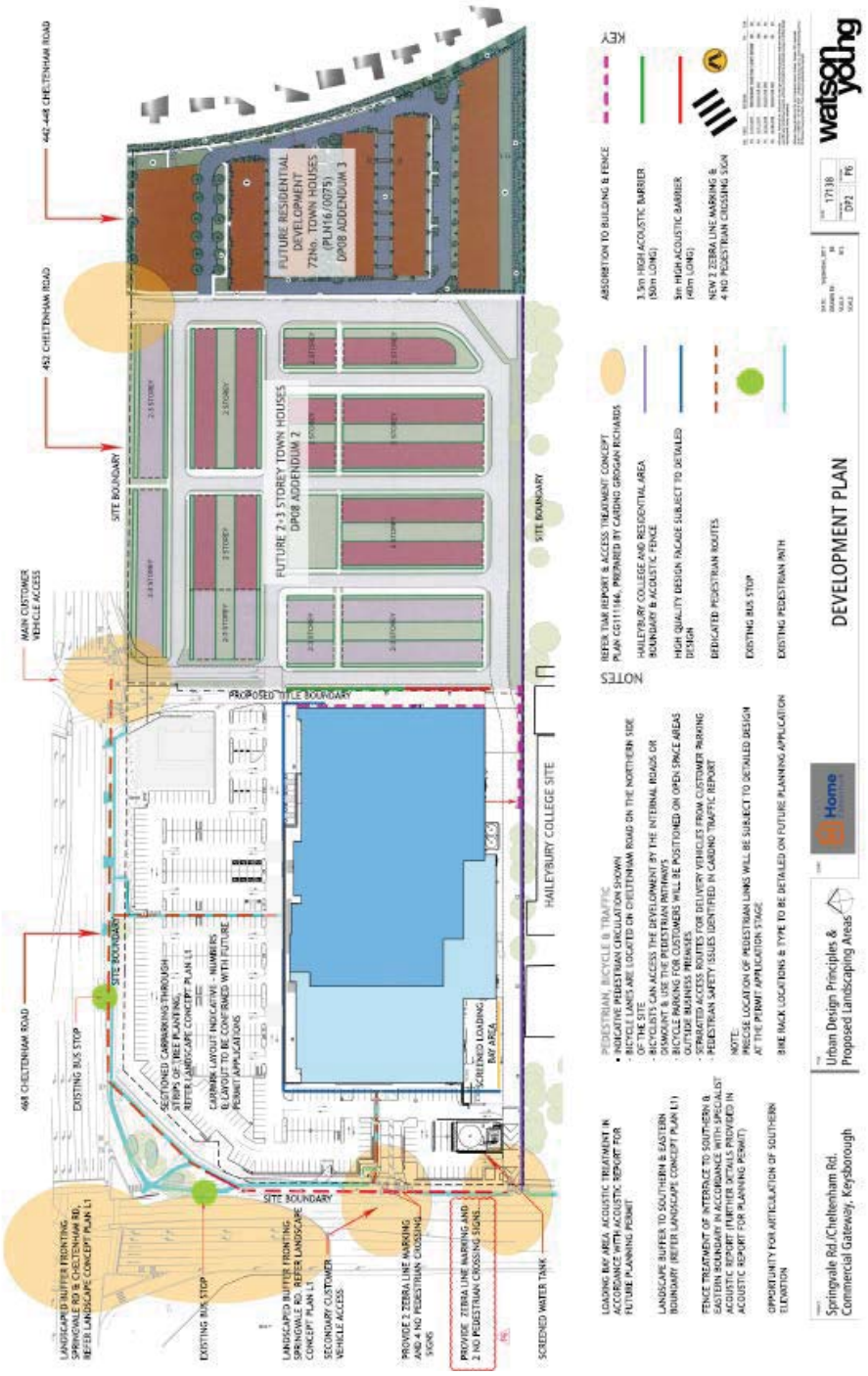

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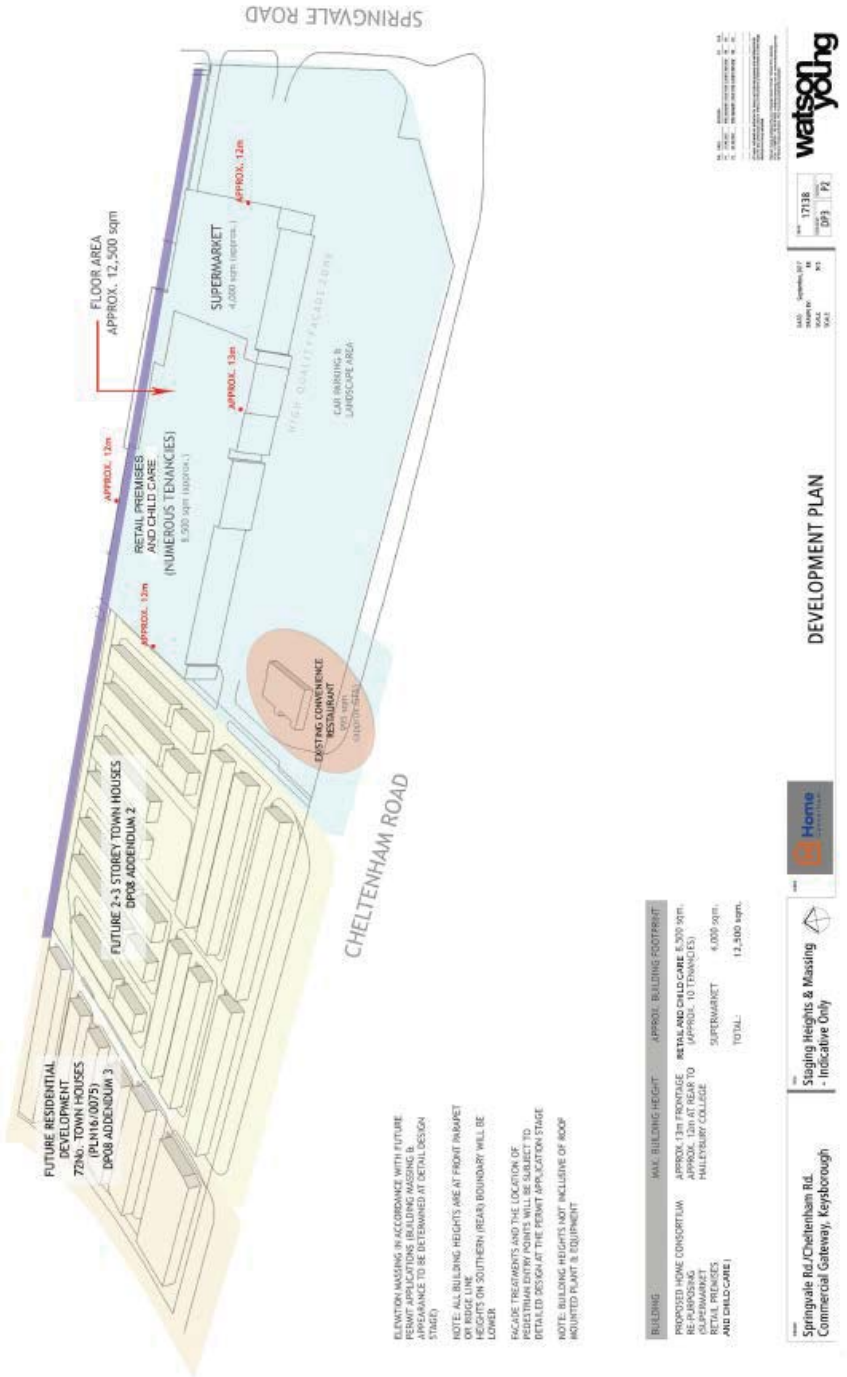

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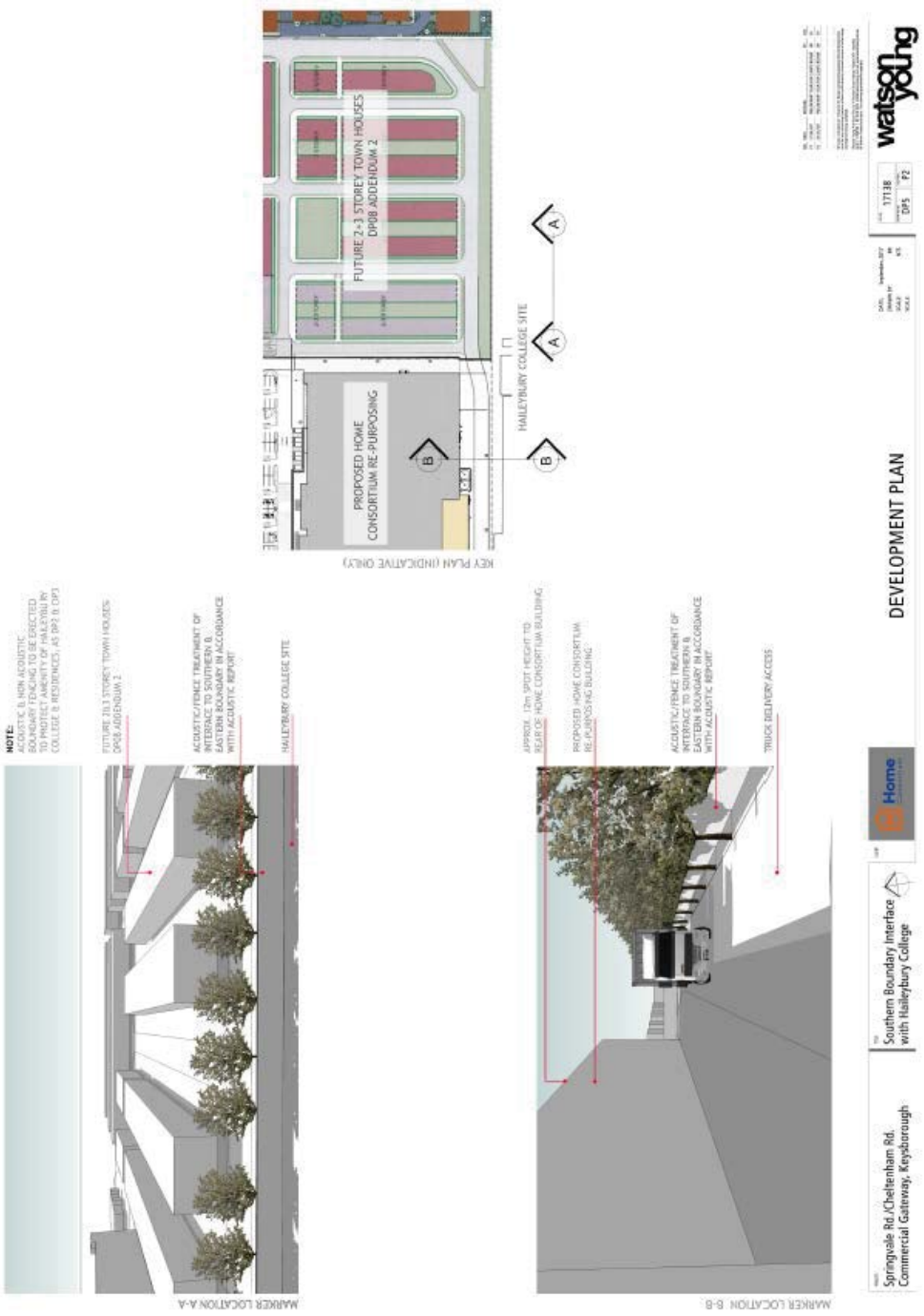

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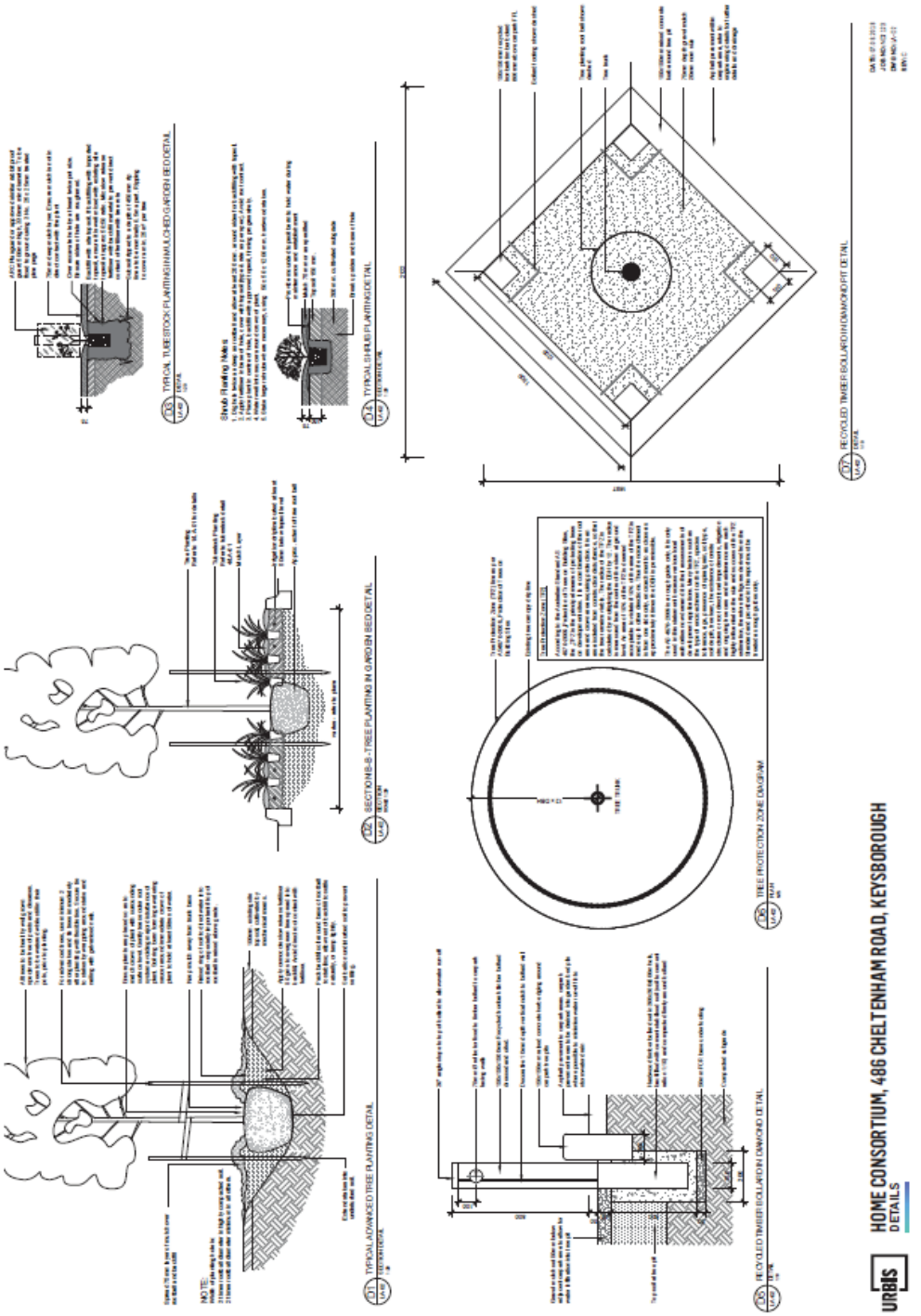


2.3.7 Town Planning Application - No. 32 Surrey Road, Dandenong North 3175 (Planning Application No. PLN19/0223)

File Id:	288185
Responsible Officer:	Director City Planning, Design & Amenity
Attachments:	Submitted Plans Location of Objectors Clause 22.09 Assessment Clause 52.06 Assessment Clause 55 Assessment

Application Summary

Applicant:	E Jujic
Proposal:	Development of the land for two (2) dwellings comprising one (1) double storey dwelling to the front and one (1) single storey dwelling to the rear
Zone:	Neighbourhood Residential Zone 1
Overlay:	No overlays apply to the subject site
Ward:	Silverleaf

This application has been brought to a Council meeting as it has received twenty (20) objections.

The application proposes the development of the land for two (2) dwellings comprising one (1) double storey dwelling to the front and one (1) single storey dwelling to the rear.

A permit is required pursuant to Clause 32.09-6 of the Greater Dandenong Planning Scheme for the construction of two or more dwellings on a lot in a Neighbourhood Residential Zone.

Objectors Summary

The application was advertised twice to the surrounding area through the erection of a notice on-site, and the mailing of notices to adjoining and surrounding owners and occupiers as well as the beneficiaries of the covenant registered on Title as the application originally proposed to vary the covenant with respect to external materials (this element was subsequently withdrawn). Twenty (20) objections were received to the application. Issues raised generally relate to matters of overdevelopment; loss of on-street car parking; traffic issues; loss of views; site coverage; loss of vegetation; impacts on existing restrictive covenant; neighbourhood character; overlooking; setbacks; and noise.

2.3.7 Town Planning Application - No. 32 Surrey Road, Dandenong North 3175 (Planning Application No. PLN19/0223) (Cont.)

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.

2.3.7 Town Planning Application - No. 32 Surrey Road, Dandenong North 3175 (Planning Application No. PLN19/0223) (Cont.)

Subject Site and Surrounds

Subject Site

The subject site is located on the eastern side of Surrey Road, Dandenong North (Lot 50 on LP 77270). It has a western frontage to Surrey Road of 21.95m, a northern side boundary of 38.8m, an eastern rear boundary of 21.95m and a southern side boundary of 38.8m, giving it an area of 851m².

The site is oriented east-west, is rectangular in shape, has a moderate slope and is affected by an easement along its rear boundary.

The site is currently occupied by the southern half of an existing single storey brick dwelling and associated outbuildings, which extends across the subject lot and neighbouring lot at 34 Surrey Road.

The site is currently accessed via a crossover on the northern side of the western frontage.

There is no significant vegetation on the subject site.

Surrounding Area

The subject site is located within a residential area of Dandenong North which is bounded by Tirhatuan Park to the north, Stud Road to the east, Brady Road to the south and the Monash Freeway to the west.

The subject site itself is surrounded by residential uses to the north, west, south and east.

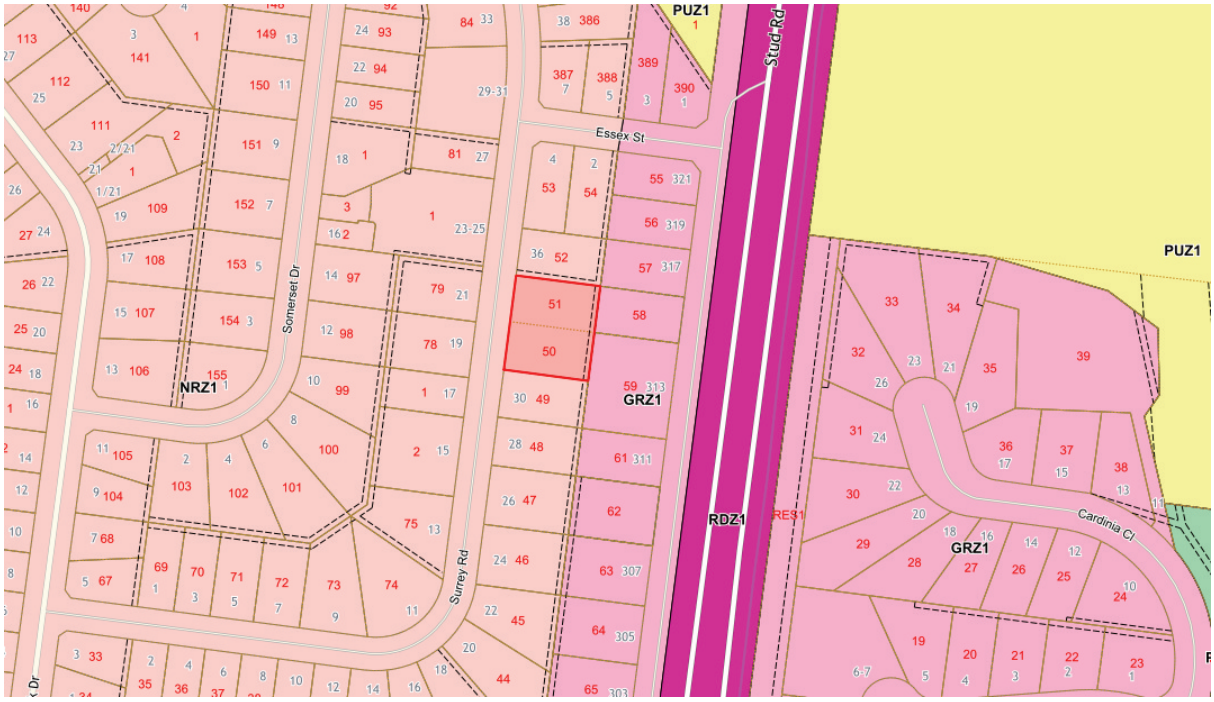
Existing dwellings in the area include single and double storey dwellings, and a variety of front fence types, or no front fences at all.

The area is beginning to experience infill development, particularly along Stud Road, Outlook Drive and Somerset Drive.

This is due to its proximity to the Outlook Village Shopping Centre, which is located approximately 465m north-west of the subject site and the 901 Smartbus Route, which is located along Stud Road only 50m to the east of the subject site.

2.3.7 Town Planning Application - No. 32 Surrey Road, Dandenong North 3175 (Planning Application No. PLN19/0223) (Cont.)

Locality Plan



p Subject Site Melways Map 81G10 North é

Background

Concurrent Planning Permit Application

Planning Permit Application No. PLN19/0225 was lodged on 06/05/2019 for the 'Development of the land for two (2) dwellings comprising one (1) double storey dwelling to the front and one (1) single storey dwelling to the rear' at 34 Surrey Road, Dandenong North (the adjoining site to the immediate north). The subject site, 32 Surrey Road, and this neighbouring site, 34 Surrey Road currently contain a single dwelling that sits across both sites. This dwelling is proposed to be demolished.

Proposal

The application proposes the development of the land for two (2) dwellings comprising one (1) double storey dwelling to the front and one (1) single storey dwelling to the rear as follows:

	Details
Type of proposal	Multi dwellings
Number of dwellings	Two (2)
Levels	Dwelling 1 – Double storey

2.3.7 Town Planning Application - No. 32 Surrey Road, Dandenong North 3175 (Planning Application No. PLN19/0223) (Cont.)

	Dwelling 2 – Single storey
Height	8.49 metres
Orientated to	The entry to both dwellings would be visible from Surrey Road
External materials	Brick veneer at ground and first floor levels
Set backs	Dwelling 1 – 9m front (western) setback, garage setback 0.15m from side (northern) boundary, dwelling setback 5.82m from side (northern) boundary and 4.5m from side (southern) boundary. Dwelling 2 – 2m side (northern) boundary, 2.6m rear (eastern) boundary, garage setback 0.15m from side (southern) boundary and dwelling setback 5.7m from side (southern) boundary.
Open space type	Dwelling 1 – 107m² front yard and 40m² backyard, including a minimum dimension of at least 5 metres; Dwelling 2 – 130m² backyard, including a minimum dimension of 5 metres.
Number of Car parking Spaces provided	4
Number of Car parking Spaces required	4
Type of car parking	Double garage for each dwelling
Access	Two access points from Surrey Road Minimum width is 3 metres for each dwelling's accessway
Front Fence	No front fence is proposed
Garden Area:	
Provided	331.85 square metres or 39%
Required	297.85 square metres or 35%

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

2.3.7 Town Planning Application - No. 32 Surrey Road, Dandenong North 3175 (Planning Application No. PLN19/0223) (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.

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 32.09-6 (Neighbourhood Residential Zone) 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 to the north, west and south. Land to the east is in a General Residential Zone.

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.*

Pursuant to Clause 32.09-6, a permit is required to construct two or more dwellings on a lot in a Neighbourhood Residential Zone.

Overlay Controls

No overlays affect the subject site.

Planning Policy Framework

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

(a) To provide for the fair, orderly, economic and sustainable use, and development of land.

2.3.7 Town Planning Application - No. 32 Surrey Road, Dandenong North 3175 (Planning Application No. PLN19/0223) (Cont.)

(b) To provide for the protection of natural and man-made resources and the maintenance of ecological processes and genetic diversity.

(c) To secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria.

(d) To conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value.

(e) To protect public utilities and other facilities for the benefit of the community.

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

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

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

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

Settlement (Clause 11)

Settlement is outlined at Clause 11, with Clause 11.02-1S relating to Supply of Urban Land. The objective of this Clause is:

- *To ensure a sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional and other community uses.*

Built Environment and Heritage (Clause 15)

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.*

Housing (Clause 16)

Clause 16 – Housing – contains the following relevant objectives:

- *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 more affordable housing.*

2.3.7 Town Planning Application - No. 32 Surrey Road, Dandenong North 3175 (Planning Application No. PLN19/0223) (Cont.)

Clause 16.01-3S – Housing Diversity – contains the following strategies:

- *Ensure housing stock matches changing demand by widening housing choice.*
- *Facilitate diverse housing that offers choice and meets changing household needs through:*
    - *A mix of housing types.*
    - *Adaptable internal dwelling design.*
    - *Universal design.*
- *Encourage the development of well-design 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.*
- *Ensure planning for growth areas provides for a mix of housing types through a variety of lot sizes, including higher housing densities in and around activity centres.*

Clause 18 – Transport

Clause 18.01-1S - Land use and transport planning – contains the following relevant strategies:

- *Plan urban development to make jobs and community services more accessible by:*
    - *Ensuring equitable access is provided to developments in accordance with forecast demand, taking advantage of all available modes of transport and to minimise adverse impacts on existing transport networks and the amenity of surrounding areas.*

Local Planning Policy Framework

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

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

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

2.3.7 Town Planning Application - No. 32 Surrey Road, Dandenong North 3175 (Planning Application No. PLN19/0223) (Cont.)

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

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

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

Clause 21.04-1 Housing and community

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

2.3.7 Town Planning Application - No. 32 Surrey Road, Dandenong North 3175 (Planning Application No. PLN19/0223) (Cont.)

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

- *To facilitate high quality building design and architecture.*
    - *Ensure building design is consistent with the identified future character of an area and fully integrates with surrounding environment.*
    - *Encourage high standards of building design and architecture, which allows for flexibility and adaptation in use.*
    - *Encourage innovative architecture and building design.*
    - *Encourage development to incorporate sustainable design elements that enhance occupant comfort and environmental performance.*

- *To facilitate high quality development, which has regard for the surrounding environment and built form.*
    - *Promote views of high quality landscapes and pleasing vistas from both the public and private realm.*
    - *Promote all aspects of character – physical, environmental, social and cultural.*
    - *Encourage planting and landscape themes, which complement and improve the environment.*
    - *Encourage developments to provide for canopy trees.*
    - *Recognising valued existing neighbourhood character and promoting identified future character as defined in the Residential Development and Neighbourhood Character Policy at Clause 22.09.*

- *To protect and improve streetscapes*
    - *Ensure that new developments improve streetscapes through generous landscape setbacks and canopy tree planting.*
    - *Ensure landscaping within private property that complements and improves the streetscapes and landscaping of public areas.*

- *To ensure landscaping that enhances the built environment*
    - *Encourage new developments to establish a landscape setting, which reflects the local and wider landscape character.*
    - *Encourage landscaping that integrates canopy trees and an appropriate mix of shrubs and ground covers and complements and integrates with existing or proposed landscaping in public areas.*

2.3.7 Town Planning Application - No. 32 Surrey Road, Dandenong North 3175 (Planning Application No. PLN19/0223) (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.*

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

Change Areas.

Clause 22.09-3.4 (Limited Change Areas) provides design principles, some of which

also relate to the variances to the requirements of standards to Clause 55 under the

schedule to the Neighbourhood Residential Zone. The guidelines are as follows:

- *Preferred housing type – The preferred housing type for the Limited Change Area is low density.*
- *Building Height – The maximum building height for land within the NRZ1 is up to 2 storeys, including ground level.*

2.3.7 Town Planning Application - No. 32 Surrey Road, Dandenong North 3175 (Planning Application No. PLN19/0223) (Cont.)

- *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.*
- *Car parking – Garages and car parking areas should be located behind buildings, generally hidden from view or recessed so as not to dominate the streetscape.*
- *Setbacks, front boundary and width – Car access, parking and paving within the front setback should be limited in order to maximise the opportunity for soft landscaping.*
- *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.*
- *Bulk – Residential development should:*
    - *Ensure that the built form respects the scale of existing prevailing built form character and responds to site circumstances and streetscape;*
    - *Provide separation between dwellings at the upper level;*
    - *Retain spines of open space at the rear of properties to maximise landscaping opportunities and protect private secluded open space;*
    - *Position more intense and higher elements of built form towards the front and centre of a site, transitioning to single storey elements to the rear of the lot.*
- *The rearmost dwelling on a lot should be single storey to ensure the identified future character of the area and the amenity of adjoining properties is respected by maximising landscaping opportunities and protecting 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.*
- *Residential development should be well articulated through the use of contrast, texture, variation in forms, materials and colours.*

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

2.3.7 Town Planning Application - No. 32 Surrey Road, Dandenong North 3175 (Planning Application No. PLN19/0223) (Cont.)

Particular Provisions

Car Parking (Clause 52.06)

The purposes of this provision, Clause 52.06, 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 a new use must not commence or the floor area of an existing use must not be increased until the required car spaces have been provided on the land.

The required spaces are identified in the table to Clause 52.06-5. Clause 52.06-3 further notes that a permit may be granted to reduce or waive the number of car spaces required by the table.

The table at Clause 52.06-5 notes that a dwelling with 1 or 2 bedrooms requires 1 car space and a dwelling with 3 or more bedrooms requires 2 spaces to each dwelling. 1 visitor car space is required for visitors to every 5 dwellings for developments of 5 or more dwellings.

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

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

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

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

- *To construct two or more dwellings on a lot.*

The purposes of this clause are:

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

2.3.7 Town Planning Application - No. 32 Surrey Road, Dandenong North 3175 (Planning Application No. PLN19/0223) (Cont.)

A development:

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

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

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

General Provisions

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

Restrictive Covenants

Covenant D162123 registered 15/08/1968 applies to the subject site.

The covenant states that the owners *'shall not, at any time, erect, construct or build or cause to be erected, constructed or built or allow to remain erected, constructed or built on the land hereby transferred, or any part thereof, any building other than the dwelling house in brick or brick veneer (apart from any necessary outhouses and garages)'.*

Legal advice has confirmed that the proposal will not result in a breach of the covenant as it does not restrict the development of the subject site to only one (1) dwelling on a lot and the proposed dwellings would be constructed of brick veneer. Therefore, the permit sought would not breach the restrictive covenant on Title.

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

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

Diversity (Access & Equity)

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

Community Safety

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

2.3.7 Town Planning Application - No. 32 Surrey Road, Dandenong North 3175 (Planning Application No. PLN19/0223) (Cont.)

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.

Internal Referrals	
Arborist	No objection
Civil Development	No objection, subject to conditions and notes on permit *(see Conditions 5, 6 and 8; and Notes 7 and 8)*
Transport Planning	No objection

Advertising

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

- Sending notices to the owners and occupiers of adjoining and surrounding land and the beneficiaries of the covenant on the first occasion (due to originally proposed variation of external materials under the covenant).
- Sending notices to the owners and occupiers of adjoining and surrounding land on the second occasion (no covenant variation proposed).
- Placing a sign on site facing Surrey Road on both occasions.

The notification has been carried out correctly.

Council has received twenty (20) objections to the application.

The location of the objectors is shown in Attachment 2.

2.3.7 Town Planning Application - No. 32 Surrey Road, Dandenong North 3175 (Planning Application No. PLN19/0223) (Cont.)

Consultation

A consultative meeting was held on 28/11/2019 with the applicant, objectors, Council officers and a Councillor in attendance. The issues were discussed at length and there was no resolution and the objections stand as received.

Summary of Grounds of Submissions/Objections

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

- **Overdevelopment**

The objectors are concerned that the subject site is currently occupied by one dwelling which would be replaced with four (4) dwellings at 32-34 Surrey Road and that there are no other similar multi-unit developments in the area as the covenant only restricts the land to one dwelling.

It is noted that the property to the immediate north-east of the subject site at 315 Stud Road is currently occupied by two (2) dwellings. The site to the north-west at 23-25 Surrey Road was redeveloped to provide two (2) dwellings to the rear of the existing dwelling. Further to the west there are two (2) dwellings at 21 Outlook Drive. The proposed development of two (2) dwellings at 32 Surrey Road would be consistent with existing multi unit developments in the area and would be consistent with the identified preferred future character of the area. Furthermore, based on legal advice, it is Council officers view that the proposal will not breach the registered covenant with respect to the number of dwellings being able to be constructed on the lot (i.e. the covenant does not restrict the number of dwellings permitted). based on legal advice, it is Council officers view that the proposal will not breach the registered covenant with respect to the number of dwellings being able to be constructed on the lot (i.e. the covenant does not restrict the number of dwellings permitted).

- **Loss of on-street car parking**

The objectors are concerned that the proposed development would result in the loss of on-street car parking due to the provision of additional crossovers and that there are already on-street car parking issues which would be exacerbated by the proposed development.

The proposed crossovers are positioned in such a way that there is sufficient room for at least 2 cars to park in front of 32 Surrey Road. Council's Transport Planners did not raise any concerns with respect to impacts on on-street car parking from the proposed development. It is also important to note that all of the on-site car parking spaces required under the Planning Scheme have been provided on site.

- **Traffic issues**

The objectors are concerned that Surrey Road is a narrow carriageway that cannot support two lanes of traffic as well as parking on each side. They also have safety concerns with respect to a nearby bend in the road and vehicles speeding along Surrey Road. They believe that vehicles associated with the proposed development would increase the danger to children and the elderly.

2.3.7 Town Planning Application - No. 32 Surrey Road, Dandenong North 3175 (Planning Application No. PLN19/0223) (Cont.)

It is noted that Dwelling 1 is a 4 bedroom dwelling with 2 car parking spaces in a double garage and Dwelling 2 is a 2 bedroom (plus a study) dwelling also with 2 car parking spaces in a double garage. Therefore, sufficient car parking is provided for residents on site in accordance with the requirement of Clause 52.06 of the Greater Dandenong Planning Scheme.

On-site visitor car parking is not required as less than 5 dwellings are proposed. However, it is noted that there is room in front of Dwelling 1's garage for at least 1 visitor car, whilst there is room in front of Dwelling 2's garage for visitor's cars.

Council's Transport Planning Unit has reviewed the proposed development and they had no concerns with the proposed development including the provision of car parking on the subject site or the effect of traffic from the proposed development on the surrounding area.

- **Loss of views**

The objectors are concerned about loss of views towards the Dandenong Ranges.

The Victorian Civil and Administrative Tribunal has determined on numerous occasions that views are a privilege, not a right, and that loss of views is not a planning ground on which to refuse a planning permit application.

- **Site coverage**

The objectors are concerned that the proposed site coverage of 44.3% is too close to the 50% maximum allowed in this area and that this would have a detrimental effect on the amenity and character of the area, which is largely comprised of single dwellings on large allotments. They are also concerned that the alfresco deck areas have not been included in the site coverage calculations.

Schedule 1 to the Neighbourhood Residential Zone allows for up to 50% site coverage, and the site coverage for the proposed development would be more than 5% less than this (i.e. 45%). Site coverage only applies to roofed areas and therefore the proposed alfresco deck areas do not form part of the site coverage given that they are not proposed to be roofed.

- **Loss of vegetation**

The objectors are concerned that the proposed development would result in the loss of existing gardens, established trees and open space on the subject site.

It is acknowledged that a number of trees will be removed as part of this development. While tree removal at any time is not preferred, where a planning permit is required for development a landscape plan can be required as a condition of permit if granted. This would allow for the reestablishment of gardens, the planting of new canopy trees, shrubs and ground covers and ensure that open space for both dwellings on the subject site would be well landscaped.

- **Impacts on existing restrictive covenant**

The objectors are concerned that the intent of the restrictive covenant was to restrict development to a single dwelling of brick or brick veneer construction.

2.3.7 Town Planning Application - No. 32 Surrey Road, Dandenong North 3175 (Planning Application No. PLN19/0223) (Cont.)

The covenant makes reference to 'the dwelling house'. The objector's contention that the use of the word "the" always precedes a noun and is singular in its intent is considered incorrect based on legal advice.

Legal advice sought by Council does not agree with this position and advises that the proposal in the permit application does not breach the Covenant by proposing two (2) dwellings on the subject site, and Council is not barred from approving the proposal.

As such, the proposed development is not considered to breach the restrictive covenant as it does not specifically state that development on the subject site is restricted to only one (1) dwelling or a single dwelling on a lot and the proposed dwellings would be constructed of brick veneer.

- **Neighbourhood character**

The objectors are concerned that the proposed development would set a precedent for multi unit development in an area which is characterised by single dwellings on each lot with lots of landscaping.

It is noted that the property to the immediate north-east of the subject site at 315 Stud Road is currently occupied by two (2) dwellings. The site to the north-west at 23-25 Surrey Road was redeveloped to provide two (2) dwellings to the rear of the existing dwelling. Further to the west there are two (2) dwellings at 21 Outlook Drive. The proposed development of two (2) dwellings at 32 Surrey Road would be consistent with other dual occupancy multi unit developments in the area, as well as the preferred future character of this area, as identified in the Planning Scheme.

- **Overlooking**

The objectors from the property to the south at 30 Surrey Road are concerned that they would suffer a loss of privacy due to overlooking from the upper level windows of Dwelling 1 in the proposed development onto their properties.

Standard B22 of Clause 55 requires upper level habitable room windows of dwellings to be provided with measures to prevent overlooking within 9m.

For the south elevation facing 30 Surrey Road, there are no upper level habitable room windows for Dwelling 1. The only windows proposed are a toilet window and a bathroom window, both of which are non-habitable and can be provided with obscure glazing to prevent overlooking as a condition of permit, if granted. The existing 2m high fence along the southern boundary of the subject site adjoining proposed Dwelling 1 would prevent any ground floor overlooking.

Dwelling 2 is proposed to be a single storey dwelling. The existing 2m high fence along the southern boundary of the subject site would also prevent ground floor overlooking from this dwelling.

As such, there would be no overlooking impacts on the adjoining property to the south from the proposed development.

- **Front Setbacks**

The objectors are concerned that all of the houses on Surrey Road have really large front setbacks.

2.3.7 Town Planning Application - No. 32 Surrey Road, Dandenong North 3175 (Planning Application No. PLN19/0223) (Cont.)

The proposed development would have a front setback of 9m which is consistent with that required under Standard B6 of Clause 55. This is considered sufficient to allow for at least two (2) canopy trees in the front setback as well as substantial landscaping.

- **Noise**

The objectors are concerned that there will be a significant increase in noise as a result of the construction of the proposed development.

It is not anticipated that the proposed development would result in a noise increase which is out of character for a residential area whilst the dwellings are being constructed.

Assessment

The subject site is located within an established residential area and is well suited for the development of medium density housing given that the site is located within walking distance of community facilities such as the Outlook Village Shopping Centre and public transport such as the 901 Smart Bus on Stud Road. The proposal also seeks to reduce pressure on the urban fringe by providing two (2) dwellings where previously part of one (1) existed through the redevelopment of the site, thereby ensuring that the housing required for the growing population is facilitated.

As required by the Neighbourhood Residential Zone that applies to this site, the proposed development has been assessed against the following provisions of the Planning Scheme:

- Clause 55 and Schedule 1 to the Neighbourhood Residential Zone (see attachment 5);
- Clause 52.06 (see attachment 4); and
- Clause 22.09 (see attachment 3).

The proposal complies with all requirements of these clauses except in the instances detailed below, where variations or conditions are required.

Use

As outlined in Clause 32.09-2 (Neighbourhood Residential Zone), a dwelling is listed as a Section 1 use, and a planning permit is not required for the use of the proposal. However, a planning permit is required for the buildings and works, which is discussed below.

Development

Planning Policy Framework / Local Planning Policy Framework

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

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

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

2.3.7 Town Planning Application - No. 32 Surrey Road, Dandenong North 3175 (Planning Application No. PLN19/0223) (Cont.)

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

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

The proposal is of a high quality urban design, with physical recession, articulation, varied use of materials, textures and other visual interest.

The overall layout allows space for acceptable landscaping treatments such as a significant canopy tree and shrubbery plantings within well-proportioned setback areas to allow growth to maturity.

The proposal is also located within an area subject to limited change with other multi-unit developments of a similar scale and massing being found within the surrounding residential area. The proposal's compliance with Clause 22.09 and Clause 55 (subject to conditions) ensures that the development would achieve the objectives set out in Clause 15.01 and Clause 21.05-1.

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

Clause 22.09 Assessment

An assessment against the design principles of Clause 22.09 is included at Attachment 3 of this report. This proposal provides a design response which is consistent with the preferred character envisaged by Clause 22.09, and is considered to demonstrate a high level of compliance with the requirements of this clause.

Clause 55 Assessment

The proposal is considered to comply with the requirements of this Clause, except in the following instances:

Clause 55.06-4 Standard B34 – Site services objectives

Relevant objective: "*Bin and recycling enclosures, mailboxes and other site facilities should be adequate in size, durable, waterproof and blend in with the development".*

Condition 1.1 requires the location of rainwater tanks for each dwelling to be shown on the plans to ensure compliance with this clause.

Car Parking

The proposal is considered to comply with the requirements of Clause 52.06 with respect to the number of car parking spaces required (Clause 52.06-5) and design standard of car parking (Clause 52.06-9).

2.3.7 Town Planning Application - No. 32 Surrey Road, Dandenong North 3175 (Planning Application No. PLN19/0223) (Cont.)

Aboriginal Cultural Heritage Sensitivity

The subject site is not within an area of Aboriginal Cultural Heritage Sensitivity.

Conclusion

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

Recommendation

That Council resolves to issue a Notice of Decision to grant a permit in respect of the land known and described as No. 32 Surrey Road, Dandenong North for the 'Development of the land for two (2) dwellings comprising one (1) double storey dwelling to the front and one (1) single storey dwelling to the rear' in accordance with the plans submitted with the application subject to the following conditions:

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

   1.1. A rainwater tank for each dwelling.

   1.2. Dwelling 1's south-facing upper level Bathroom and Toilet windows provided with obscure glazing to a minimum height of 1.7m above floor level.

   1.3. A landscape plan in accordance with Condition 2.

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

2. **Prior to the endorsement of the plans under Condition 1, before the approved development starts, and before any trees or vegetation are removed, a landscape plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. The 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 provided. The landscape plan must show:**

   2.1. plans to accord with Condition 1 of this permit;

2.3.7 Town Planning Application - No. 32 Surrey Road, Dandenong North 3175 (Planning Application No. PLN19/0223) (Cont.)

2.2. the site at a scale of 1:100/200, including site boundaries, existing and proposed buildings, neighbouring buildings, car parking, access and exit points, indicative topography and spot levels at the site corners, existing and proposed vegetation, nature strip trees, easements and landscape setbacks;

2.3. details of the proposed layout, type and height of fencing;

2.4. legend of all plant types, surfaces, materials and landscape items to be used;

2.5. a plant schedule giving a description of botanical name, common name, mature height and spread, pot size, purchase height (if a tree) and individual plant quantities;

2.6. at least one (1) advanced canopy tree with a minimum planting height of 1.5 metres within the rear secluded open space areas of each dwelling and at least three (3) within the front yard of Dwelling 1;

When approved, the 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 dwellings are 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 plans and must not be altered or modified.

4. Except with the prior written consent of the Responsible Authority, the approved dwellings 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 for proposed development including landscaped and paved areas, all to the satisfaction of the Responsible Authority.

2.3.7 Town Planning Application - No. 32 Surrey Road, Dandenong North 3175 (Planning Application No. PLN19/0223) (Cont.)

6. The connection of the internal drainage infrastructure to the LPD must be to the satisfaction of the Responsible Authority. 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 costs of works is to be paid to Council.

7. Before the approved dwellings are 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.

8. 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.

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

10. Before the approved dwellings are 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.

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

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

12. Before the approved dwellings are occupied, all boundary walls in the development must be constructed, cleaned and finished to the satisfaction of the Responsible Authority.

13. This permit will expire if:-

2.3.7 Town Planning Application - No. 32 Surrey Road, Dandenong North 3175 (Planning Application No. PLN19/0223) (Cont.)

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

13.2. 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.
- **No buildings or works shall be constructed over any easement without the written consent of the relevant authorities.**

2.3.7 Town Planning Application - No. 32 Surrey Road, Dandenong North 3175 (Planning Application No. PLN19/0223) (Cont.)

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.

- **Any works undertaken within the road reservation and easements will require the developer to obtain a Civil Works Permit from Council.**
- **Prior to works commencing the developer will need to obtain an Asset Protection Permit from Council.**
- **An application must be made with Council's Parks Department for any street tree removal. Street trees must only be removed by or under the supervision of the Council. Prior to removal of any tree the replacement cost must be paid to Council.**
- **Council trees are to be fenced and protected in accordance with Australian Standard AS4979-2009.**

2.3.7 Town Planning Application - No. 32 Surrey Road, Dandenong North 3175 (Planning Application No. PLN19/0223) (Cont.)

STATUTORY PLANNING APPLICATIONS

TOWN PLANNING APPLICATION – NO. 32 SURREY ROAD, DANDENONG NORTH (PLANNING APPLICATION NO. PLN19/0223)

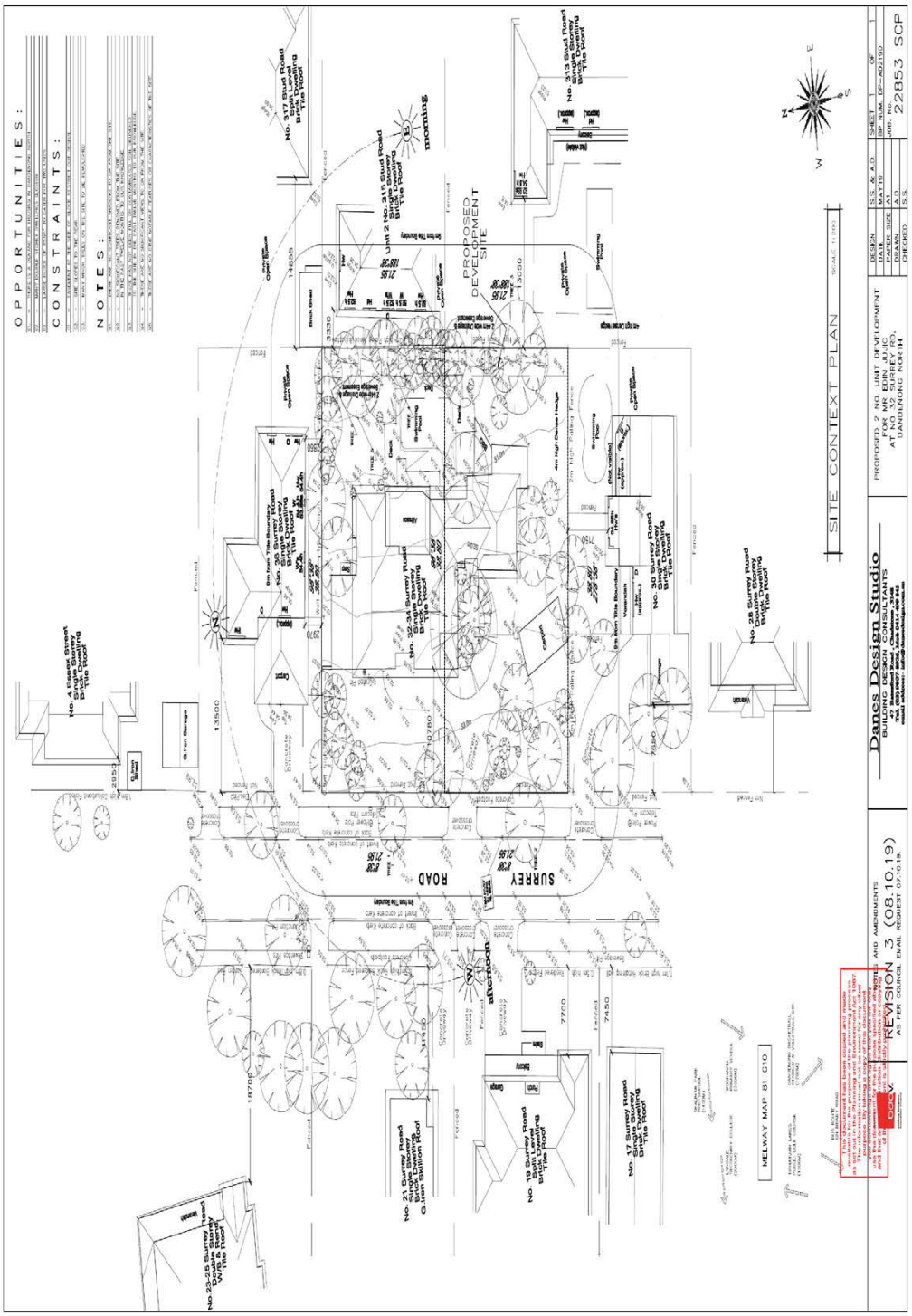
ATTACHMENT 1

SUBMITTED PLANS

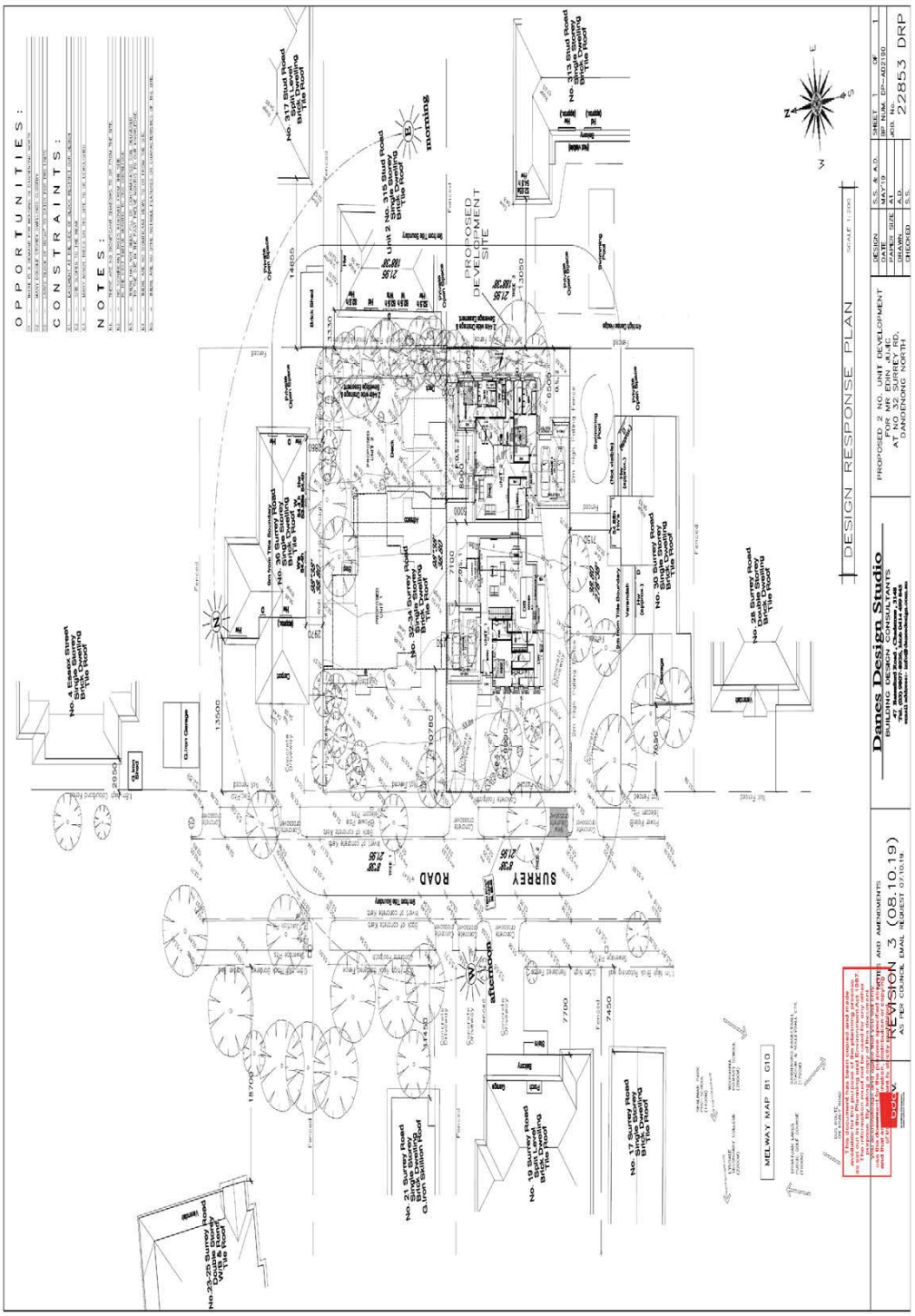
PAGES 8 (including cover)

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

2.3.7 Town Planning Application - No. 32 Surrey Road, Dandenong North 3175 (Planning Application No. PLN19/0223) (Cont.)



2.3.7 Town Planning Application - No. 32 Surrey Road, Dandenong North 3175 (Planning Application No. PLN19/0223) (Cont.)



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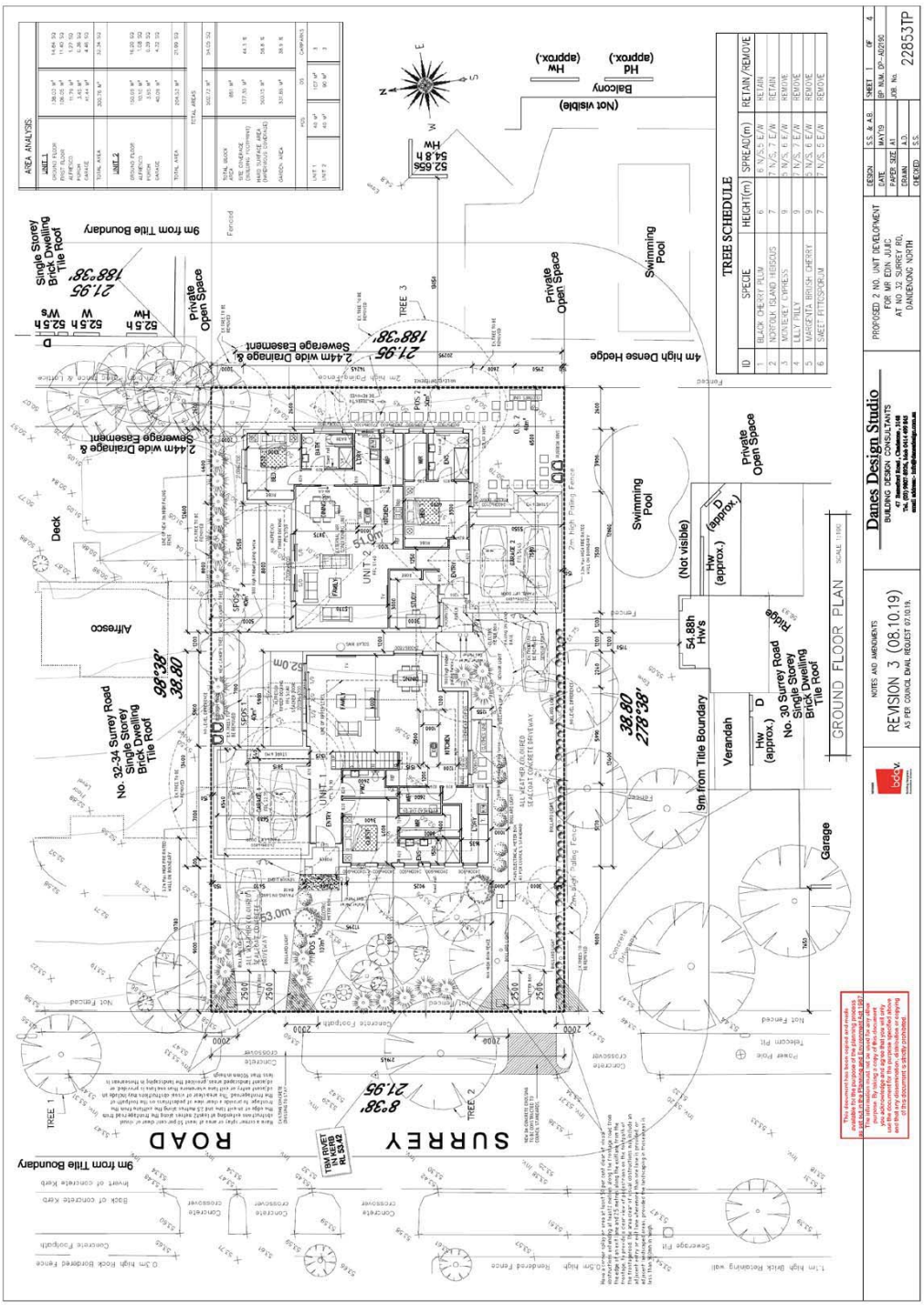

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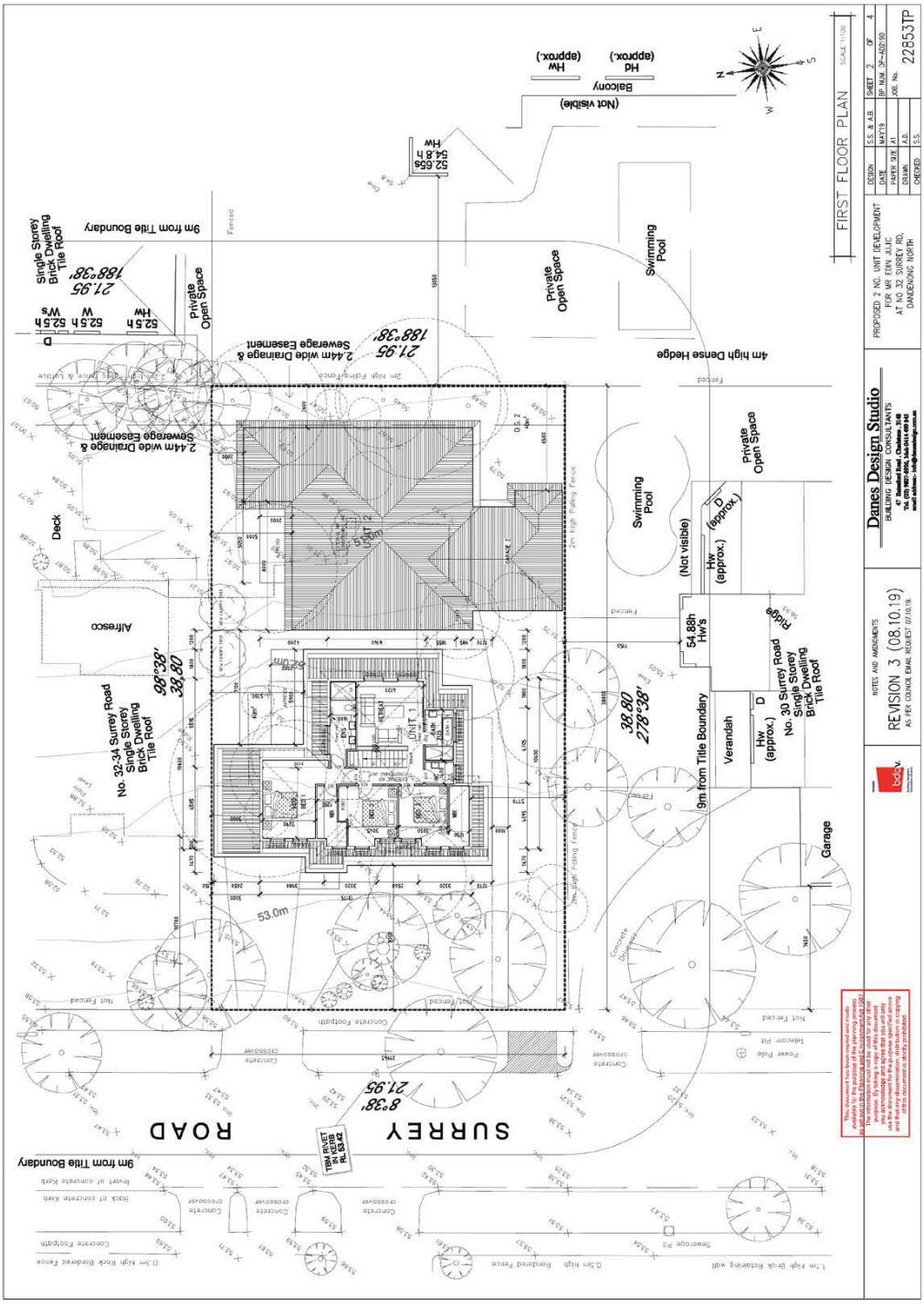
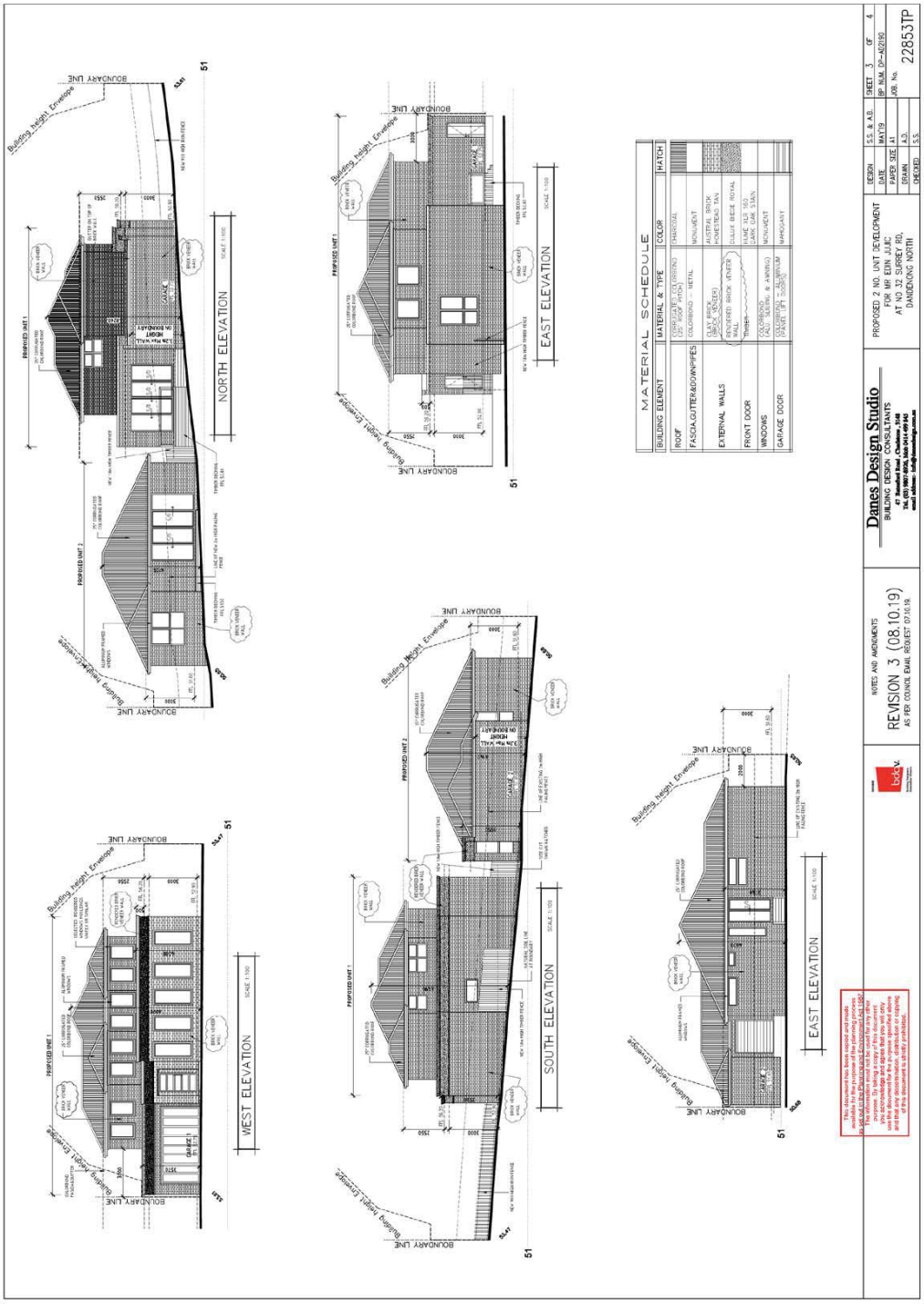
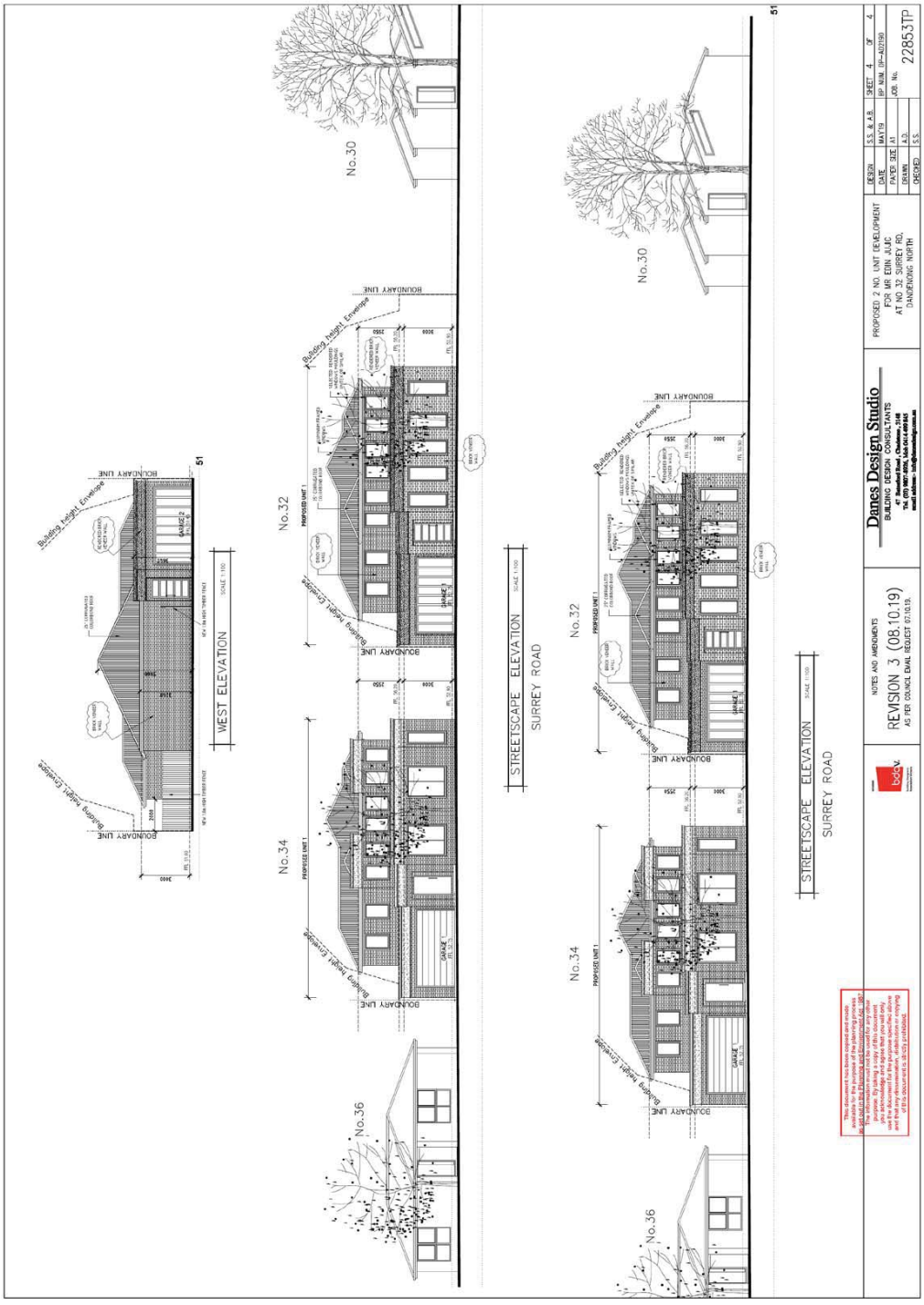


2.3.7 Town Planning Application - No. 32 Surrey Road, Dandenong North 3175 (Planning Application No. PLN19/0223) (Cont.)



2.3.7 Town Planning Application - No. 32 Surrey Road, Dandenong North 3175 (Planning Application No. PLN19/0223) (Cont.)



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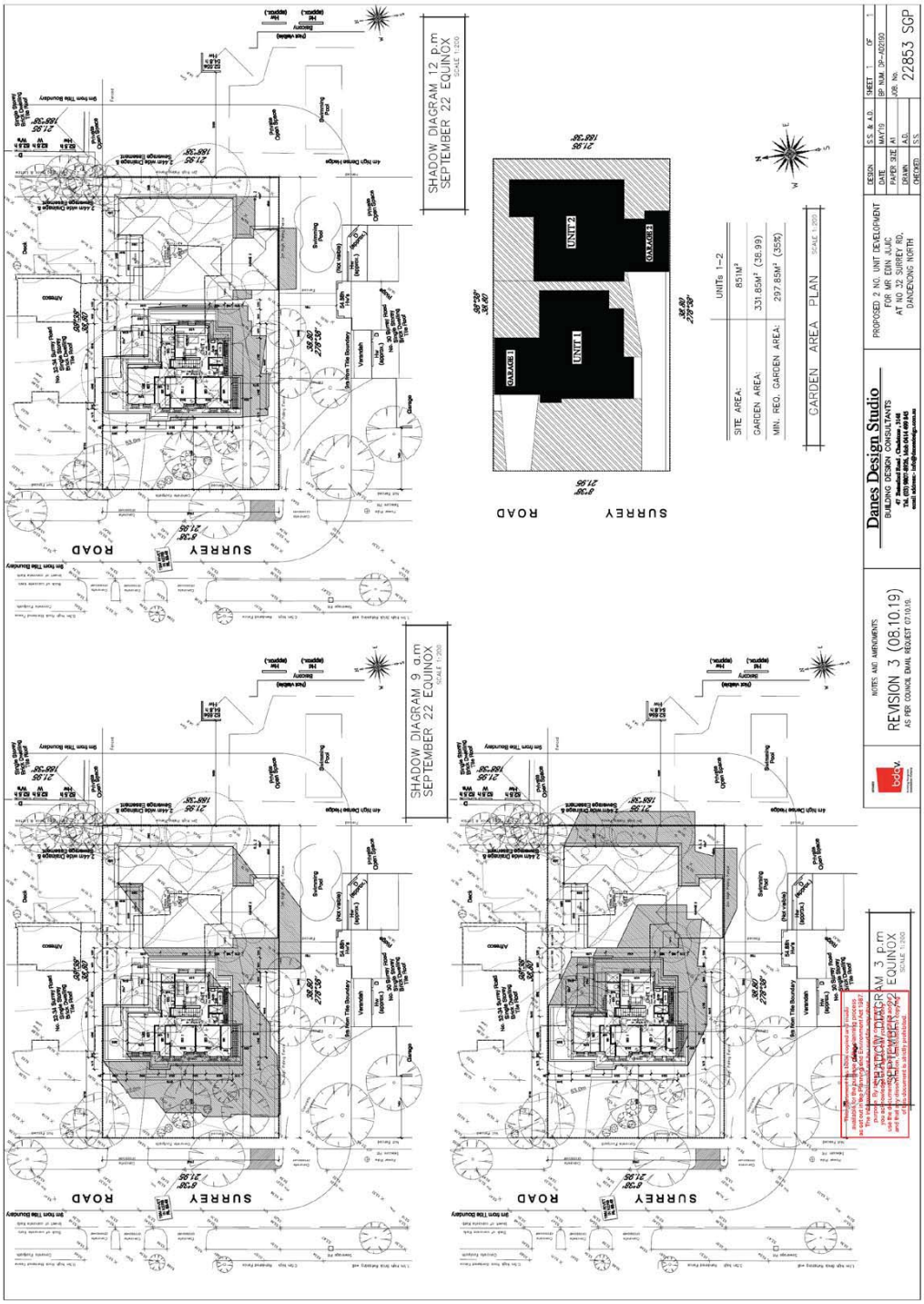

2.3.7 Town Planning Application - No. 32 Surrey Road, Dandenong North 3175 (Planning Application No. PLN19/0223) (Cont.)

STATUTORY PLANNING APPLICATIONS

TOWN PLANNING APPLICATION – NO. 32 SURREY ROAD, DANDENONG NORTH (PLANNING PERMIT NO. PLN19/0223)

ATTACHMENT 2

LOCATION OF OBJECTORS

PAGES 2 (including cover)

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

2.3.7 Town Planning Application - No. 32 Surrey Road, Dandenong North 3175 (Planning Application No. PLN19/0223) (Cont.)

Subject Site ● Location of Objectors Melways Map 81G10 ↑N

2.3.7 Town Planning Application - No. 32 Surrey Road, Dandenong North 3175 (Planning Application No. PLN19/0223) (Cont.)

STATUTORY PLANNING APPLICATIONS

TOWN PLANNING APPLICATION – NO. 32 SURREY ROAD, DANDENONG NORTH (PLANNING APPLICATION NO. PLN19/0223)

ATTACHMENT 3

CLAUSE 22.09 ASSESSMENT

PAGES 11 (including cover)

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

2.3.7 Town Planning Application - No. 32 Surrey Road, Dandenong North 3175 (Planning Application No. PLN19/0223) (Cont.)

Assessment Table for Clause 22.09

Clause 22.09-3.1 Design Principles for all residential developments

Title /Objective	Principles	Principle met/Principle not met/NA
Safety	To encourage the provision of safer residential neighbourhoods, new development should enable passive surveillance through designs that:	
	Incorporate active frontages including ground floor habitable room windows.	✓ **Principle met** Both dwellings would incorporate active frontages including ground floor habitable room windows.
	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** The proposed development maximises the number of habitable room windows on all levels which would overlook the public realm, street, internal accessways and car parking areas.
	Use semi-transparent fences to the street frontage.	✓ **Principle met** No front fence is proposed.
	Light communal spaces including main entrances and car parking areas with high mounted sensor-lights.	✓ **Principle met** The plans shows sensor lighting near the main entrance to each dwelling and its car parking area.
	Ensure that all main entrances are visible and easily identifiable from the street.	✓ **Principle met** Each dwelling's main entrance would be visible and easily identifiable from the street or the accessways once entered.
	Locate non-habitable rooms such as bathrooms, away from entrances and street frontage.	✓ **Principle met** Non-habitable rooms such as bathrooms are located away from entrances and street frontage.
Landscaping	Residential development should:	

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

2.3.7 Town Planning Application - No. 32 Surrey Road, Dandenong North 3175 (Planning Application No. PLN19/0223) (Cont.)

	Provide substantial, high quality on-site landscaping, including screen planting and canopy trees along ground level front and side and rear boundaries.	✓ **Principle met** The proposed development would be capable of providing substantial, high quality on-site landscaping, including screen planting and canopy trees along the ground level western frontage boundary, northern and southern side boundaries and eastern rear boundary.
	Provide substantial, high quality landscaping along vehicular accessways.	✓ **Principle met** The proposed development would be capable of providing substantial, high quality landscaping along the vehicular accessways.
	Include the planting of at least one substantial canopy tree to each front setback and ground level secluded private open space area.	✓ **Principle met** The proposed development would be able to include the planting of at least one substantial canopy tree to the front setback of Dwelling 1 and to each ground level secluded private open space area.
	Planting trees that are common to and perform well in the area.	✓ **Principle met** The proposed development would be capable of planting trees that are common to and perform well in the area.
	Avoid the removal of existing mature trees by incorporating their retention into the site design.	✓ **Principle met** The proposed development would avoid the removal of existing mature trees wherever possible. Although four (4) existing trees are proposed to be removed, two (2) existing trees would be retained.
	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** The proposed development would be capable of using landscaping to soften the appearance of the built form when viewed from the street and to respect the amenity of adjoining properties.
	Ensure that landscaping also addresses the Safety Design Principles.	✓ **Principle met** The proposed development would be capable of providing landscaping that addresses the Safety Design Principles.

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

2.3.7 Town Planning Application - No. 32 Surrey Road, Dandenong North 3175 (Planning Application No. PLN19/0223) (Cont.)

	Canopy trees should be planted in well proportioned setbacks/private open space that are sufficient to accommodate their future growth to maturity.		✓ **Principle met** The proposed development would be capable of providing canopy trees planted in well proportioned setbacks/private open space that would be sufficient to accommodate their future growth to maturity.
	Landscaping should minimise the impact of increased storm water runoff through water sensitive urban design and reduced impervious surfaces.		✓ **Principle met** The proposed development would be capable of providing landscaping which would minimise the impact of increased storm water runoff through water sensitive urban design and reduced impervious surfaces.
	Landscaping should be sustainable, drought tolerant, and include indigenous species and be supported through the provision of rainwater tanks.		✓ **Principle met, subject to condition.** The proposed development would be capable of providing landscaping which would be sustainable, drought tolerant and include indigenous species. However, the location of rainwater tanks for each dwelling have not been shown on the plans. This can be required as a condition of permit, if granted.
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** The application proposes two (2) crossovers along a frontage width greater than 17 metres.
	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** On-site car parking would be well integrated into the design of the dwellings, generally hidden from view and located to the side so as to not dominate the streetscape and maximise soft landscaping opportunities at ground level.
	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.		✓ **Principle met** No car parking is proposed within the front setback.

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

2.3.7 Town Planning Application - No. 32 Surrey Road, Dandenong North 3175 (Planning Application No. PLN19/0223) (Cont.)

	Developments with basement car parking should consider flooding concerns where applicable.	✓ **Principle met** Basement car parking is not proposed.
Setbacks, front boundary and width	Residential developments should:	
	Provide a front setback with fence design and height in keeping with the predominant street pattern.	✓ **Principle met** The proposed development would provide a front setback which would be in keeping with the predominant street pattern.
	Maintain the apparent frontage width pattern.	✓ **Principle met** The apparent frontage width pattern would be 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** Appropriate side setbacks would be provided between buildings to enable screen planting and generous side setbacks are provided along the northern and southern boundaries to enable the planting and future growth of trees to maturity.
	Provide open or low scale front fences to allow a visual connection between landscaping in front gardens and street tree planting.	✓ **Principle met** No front fence is proposed.
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** Each dwelling would provide good quality, useable private open space for each dwelling which would be 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** Ground level private open space areas would be able to accommodate boundary landscaping, domestic services and outdoor furniture so as to maximise the useability of the space.
	Private open space should be positioned to maximise solar access.	✓ **Principle met** Private open space would be positioned to maximise solar access.

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

2.3.7 Town Planning Application - No. 32 Surrey Road, Dandenong North 3175 (Planning Application No. PLN19/0223) (Cont.)

	Upper floor levels of the same dwelling should avoid encroaching secluded private open space areas to ensure the solar access, useability and amenity of the space is not adversely affected.	✓ **Principle met** The upper floor of Dwelling 1 would avoid encroaching over its secluded private open space 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** There are no upper level dwellings proposed above a separate lower level dwelling.
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 proposed dwellings would respect the dominant façade pattern of the streetscape by using similarly proportioned hipped roof forms, windows, doors and front porch and maintaining a similar proportion of wall space to windows and door openings.
	Balconies should be designed to reduce the need for screening from adjoining dwellings and properties.	✓ **Principle met** Balconies are not 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.	✓ **Principle met** The application does not propose to retain the existing dwelling.
	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.	✓ **Principle met** The site is not adjacent to any identified heritage buildings.
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 proposed development would preserve the amenity of adjoining dwellings through a responsive site design that considers the privacy, solar access and outlook of adjoining properties.

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

2.3.7 Town Planning Application - No. 32 Surrey Road, Dandenong North 3175 (Planning Application No. PLN19/0223) (Cont.)

	Maximise thermal performance and energy efficiency of the built form by addressing orientation, passive design and fabric performance	✓ **Principle met** The proposed development would maximise thermal performance and energy efficiency of the built form by addressing orientation and passive design.
	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** The proposed development would ensure that building height, massing and articulation responds sensitively to existing residential interfaces, site circumstances, setbacks and streetscape and reduces the need for screening.
	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** The proposed development would provide sufficient setbacks to accommodate the future growth of new trees.
	Provide suitable storage provisions for the management of operational waste	✓ **Principle met** Rubbish and recycling bins are shown for each dwelling.
	Appropriately located suitable facilities to encourage public transport use, cycling and walking.	✓ **Principle met** Bus route 901 runs along Stud Road approximately 50m east of the subject site. Residents would be able to walk and cycle to and from the subject site.
Materials & Finishes	Residential development should:	
	Use quality, durable building materials and finishes that are designed for residential purposes.	✓ **Principle met** The proposed development would comprise of brick veneer at ground at first floor levels.
	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.

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

2.3.7 Town Planning Application - No. 32 Surrey Road, Dandenong North 3175 (Planning Application No. PLN19/0223) (Cont.)

	Avoid using materials such as rendered cement sheeting, unarticulated surfaces and excessive repetitive use of materials.		✓ **Principle met** The proposed development would not include any rendered cement sheeting, unarticulated surfaces or excessive repetitive use of materials.
	Use a consistent simple palette of materials, colours finishes and architectural detailing.		✓ **Principle met** The proposed development would use a consistent simple palette of materials, colour 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.		✓ **Principle met** The proposed development would maximise the ongoing affordability and sustainability of residential developments through selection of low maintenance, resource and energy efficient materials and finishes that can be reasonable expected to endure for the life of the building.
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** Domestic and building services could be visually integrated into the design of the development and appropriately positioned or screened so as not be seen from the street or adjoining properties.
	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** The proposed development has been designed to avoid the location of domestic and building services within secluded private open space areas and where they may have noise impacts on adjoining habitable rooms and secluded private open space areas.
Internal Amenity	Residential development should:		

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

2.3.7 Town Planning Application - No. 32 Surrey Road, Dandenong North 3175 (Planning Application No. PLN19/0223) (Cont.)

	Ensure that dwelling layouts have connectivity between the main living area and private open space.	✓ **Principle met** The proposed development would ensure that dwelling layouts have connectivity between the main living area and private open space.
	Be designed to avoid reliance on borrowed light to habitable rooms.	✓ **Principle met** The proposed development has been designed to avoid reliance on borrowed light to habitable rooms.
	Ensure that balconies and habitable room windows are designed and located to reduce the need for excessive screening.	✓ **Principle met** Balconies are not proposed. Habitable room windows would be designed and located to reduce the need for excessive screening.
	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** No dwellings without ground level main living areas are proposed.

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

2.3.7 Town Planning Application - No. 32 Surrey Road, Dandenong North 3175 (Planning Application No. PLN19/0223) (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** The proposed development would be a low density development.
Building Height	The preferred maximum building height for land within the NRZ1 is up to 2 storeys, including ground level.	✓ **Principle met** The proposed development would be a maximum of two storeys in height, including ground level.
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** The proposed development would be capable of using substantial landscaping to create a landscape character, particularly canopy trees in front and rear gardens.
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 garage of each dwelling would be setback further from the street than the front wall of the respective dwelling.
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** Car access, parking and paving within the front setback would be limited to a single accessway for each dwelling which would maximise the opportunity for soft landscaping.
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 proposed development would provide ground level secluded private open space at the side of each dwelling to avoid the need for excessive screening or high front fencing.
Bulk & Built	Residential development should:	

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

2.3.7 Town Planning Application - No. 32 Surrey Road, Dandenong North 3175 (Planning Application No. PLN19/0223) (Cont.)

Form	Ensure that the built form respects the scale of existing prevailing built form character and responds to site circumstances and streetscape;	✓ **Principle met** The proposed development would respect the scale of existing prevailing built form character and would respond to site circumstances and streetscape.
	Provide separation between dwellings at the upper level;	✓ **Principle met** Only Dwelling 1 would have an upper level.
	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 proposed along the eastern boundary of the subject site
	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** Dwelling 1 is proposed to be double storey dwelling at the front and Dwelling 2 is proposed to be a single storey dwelling at the rear.
	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** Dwelling 1 is proposed to be double storey dwelling at the front and Dwelling 2 is proposed to be a single storey dwelling at the rear.
	Residential development should provide a level of visual interest through the use of contrast, texture and variation of materials.	✓ **Principle met** The proposed development would provide a level of visual interest through the use of contrast, texture and variation of materials.

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.

2.3.7 Town Planning Application - No. 32 Surrey Road, Dandenong North 3175 (Planning Application No. PLN19/0223) (Cont.)

STATUTORY PLANNING APPLICATIONS

TOWN PLANNING APPLICATION – NO. 32 SURREY ROAD, DANDENONG NORTH (PLANNING APPLICATION NO. PLN19/0223)

ATTACHMENT 4

CLAUSE 52.06 ASSESSMENT

PAGES 6 (including cover)

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

2.3.7 Town Planning Application - No. 32 Surrey Road, Dandenong North 3175 (Planning Application No. PLN19/0223) (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** The proposed accessways would be a minimum of 3m wide along their entire lengths.
	• 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** Each dwelling has its own accessway and these are not required to have a change of direction.
	• 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** Each dwelling has its own accessway and these are not required to have vehicles exit in a forward direction.
	• Provide at least 2.1 metres headroom beneath overhead obstructions, calculated for a vehicle with a wheel base of 2.8 metres.	✓ **Standard met** No overhead obstructions are proposed above the accessways.
	• 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** Each accessway would serve 2 car spaces. Cars are not required to exit the site in a forward direction.
	• 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** A passing area is not required as less than 10 spaces are proposed.
	• 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** Corner splays have been shown along the frontage road from the edge of the exit lane.
	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** Surrey Road is not in a Road Zone.

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

2.3.7 Town Planning Application - No. 32 Surrey Road, Dandenong North 3175 (Planning Application No. PLN19/0223) (Cont.)

	If entry to the car space is from a road, the width of the accessway may include the road.	✓ **Standard met** The entry to the car spaces is not directly from the road.
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** No tandem car spaces are proposed.

2.3.7 Town Planning Application - No. 32 Surrey Road, Dandenong North 3175 (Planning Application No. PLN19/0223) (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** No tandem car spaces are proposed.
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** Each dwelling's double garage would be at least 6m long by 5.5m wide.	
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** No tandem car spaces are proposed.	
Where two or more car parking spaces are provided for a dwelling, at least one space must be under cover.	✓ **Standard met** Each dwelling has been provided with at least one (1) car space which is under cover.	
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** No disabled car parking spaces are proposed.	

2.3.7 Town Planning Application - No. 32 Surrey Road, Dandenong North 3175 (Planning Application No. PLN19/0223) (Cont.)

Design standard 3: Gradients	Accessway grades must not be steeper than 1:10 (10 per cent) within 5 metres of the frontage to ensure safety for pedestrians and vehicles. The design must have regard to the wheelbase of the vehicle being designed for; pedestrian and vehicular traffic volumes; the nature of the car park; and the slope and configuration of the vehicle crossover at the site frontage. This does not apply to accessways serving three dwellings or less.	✓ **Standard met** Only 2 dwellings are proposed.
	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** **Type of car park** / **Length of ramp** / **Maximum grade** **Public car parks** — 20 metres or less — 1:5 (20%) longer than 20 metres — 1:6 (16.7%) **Private or residential car parks** — 20 metres or less — 1:4 (25%) longer than 20 metres — 1:5 (20%)	✓ **Standard met** No ramps are proposed.
	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.	✓ **Standard met** No ramps are proposed.
	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.	✓ **Standard met** This is not relevant.
Design standard 4: Mechanical parking	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.	✓ **Standard met** No mechanical parking is proposed.
	• Car parking spaces the require the operation of the system are not allowed to visitors unless used in a valet parking situation.	✓ **Standard met** No mechanical parking is proposed.
	• The design and operation is to the satisfaction of the responsible authority.	✓ **Standard met** No mechanical parking is proposed.
Design standard 5: Urban design	Ground level car parking, garage doors and accessways must not visually dominate public space.	✓ **Standard met** Ground level car parking, garage doors and the accessways would not visually dominate public space.

2.3.7 Town Planning Application - No. 32 Surrey Road, Dandenong North 3175 (Planning Application No. PLN19/0223) (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** Car parking within each dwelling's garage would be screened with a horizontal cladded garage door.
	Design of car parks must take into account their use as entry points to the site.	✓ **Standard met** The proposed development does not include car parking at the entry point of the site.
	Design of new internal streets in developments must maximise on street parking opportunities.	✓ **Standard met** The location of the crossovers at either end of the site frontage would maximise on street parking opportunities.
Design standard 6: Safety	Car parking must be well lit and clearly signed.	✓ **Standard met** The car parking areas would be capable of being well lit.
	The design of car parks must maximise natural surveillance and pedestrian visibility from adjacent buildings.	✓ **Standard met** The design of the car parking areas would maximise natural surveillance and pedestrian visibility from the adjacent dwellings.
	Pedestrian access to car parking areas from the street must be convenient.	✓ **Standard met** Pedestrian access to the car parking areas from the street would be via the accessways.
	Pedestrian routes through car parking areas and building entries and other destination points must be clearly marked and separated from traffic in high activity parking areas.	✓ **Standard met** The accessways and car parking within the proposed development would not be high activity parking areas.
Design standard 7: Landscaping	The layout of car parking areas must provide for water sensitive urban design treatment and landscaping.	✓ **Standard met** The layout of the car parking areas would provide for landscaping.
	Landscaping and trees must be planted to provide shade and shelter, soften the appearance of ground level car parking and aid in the clear identification of pedestrian paths.	✓ **Standard met** Landscaping and trees could be planted along the accessways to provide shade and shelter and soften the appearance of ground level car parking.
	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** Trees planted with flush grilles are not required for residential developments such as the current proposal.

2.3.7 Town Planning Application - No. 32 Surrey Road, Dandenong North 3175 (Planning Application No. PLN19/0223) (Cont.)

STATUTORY PLANNING APPLICATIONS

TOWN PLANNING APPLICATION – NO. 32 SURREY ROAD, DANDENONG NORTH (PLANNING PERMIT APPLICATION NO. PLN19/0223)

ATTACHMENT 5

CLAUSE 55 ASSESSMENT

PAGES 39 (including cover)

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

2.3.7 Town Planning Application - No. 32 Surrey Road, Dandenong North 3175 (Planning Application No. PLN19/0223) (Cont.)

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

Clause 55.02-1 Neighbourhood character objectives

Title & Objective	Standard (Summarised)	Standard Met/Standard Not Met/NA
Standard B1	The design response must be appropriate to the neighbourhood and the site.	✓ **Standard met** The proposed two (2) dwellings comprising a double storey dwelling at the front and a single storey dwelling at the rear would be appropriate 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 two (2) dwellings comprising a double storey dwelling at the front and a single storey dwelling at the rear would respect the existing and preferred neighbourhood character and respond to the features of the site.
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.

2.3.7 Town Planning Application - No. 32 Surrey Road, Dandenong North 3175 (Planning Application No. PLN19/0223) (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** A Planning Report was submitted with the application
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.	

2.3.7 Town Planning Application - No. 32 Surrey Road, Dandenong North 3175 (Planning Application No. PLN19/0223) (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.	✓ **Standard met** The proposed development is for only two (2) dwellings.
Objective	To encourage a range of dwellings sizes and types in developments of ten or more dwellings.	

2.3.7 Town Planning Application - No. 32 Surrey Road, Dandenong North 3175 (Planning Application No. PLN19/0223) (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 proposed development would be connected to reticulated services in this established residential area.
	Development should not unreasonably exceed the capacity of utility services and infrastructure, including reticulated services and roads.	✓ **Standard met** The proposed development of the site for two (2) dwellings would not unreasonably exceed the capacity of utility services and infrastructure.
	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** There is no evidence to suggest that the subject site is located in an area where utility services or infrastructure have little or no spare capacity.
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.	

2.3.7 Town Planning Application - No. 32 Surrey Road, Dandenong North 3175 (Planning Application No. PLN19/0223) (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** Each dwelling would have pedestrian and vehicular access from Surrey Road via their respective accessways.
	Developments should be oriented to front existing and proposed streets.	✓ **Standard met** Dwelling 1 would front Surrey Road and Dwelling 2 would front its accessway.
	High fencing in front of dwellings should be avoided if practicable.	✓ **Standard met** No front fence is proposed.
	Development next to existing public open space should be laid out to complement the open space.	✓ **Standard met** The subject site does not adjoin any 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.	

2.3.7 Town Planning Application - No. 32 Surrey Road, Dandenong North 3175 (Planning Application No. PLN19/0223) (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 front setback of the adjoining dwelling to the north at 36 Surrey Road is 8m. The front setback of the adjoining dwelling to the south at 30 Surrey Road is 7.65m. The average of the two is 7.83m. Dwelling 1 would have a front setback from Surrey Road of 9m.

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.

2.3.7 Town Planning Application - No. 32 Surrey Road, Dandenong North 3175 (Planning Application No. PLN19/0223) (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.	

2.3.7 Town Planning Application - No. 32 Surrey Road, Dandenong North 3175 (Planning Application No. PLN19/0223) (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. ***NRZ: 9 metres / 2 storeys mandatory maximum (refer Clause 32.09-9)***	✓ **Standard met** The proposed maximum height is 8.49m.
	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** The existing property to the south at 30 Surrey Road contains a single storey dwelling. The existing property to the north at 36 Surrey Road contains a single storey dwelling.
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	

2.3.7 Town Planning Application - No. 32 Surrey Road, Dandenong North 3175 (Planning Application No. PLN19/0223) (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. ***NRZ1: 50%***	✓ **Standard met** The proposed site coverage would be 44.3%.
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.	

2.3.7 Town Planning Application - No. 32 Surrey Road, Dandenong North 3175 (Planning Application No. PLN19/0223) (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. ***NRZ1: 40%***	✓ **Standard met** The proposed permeable area would be 41.23%.
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.	

2.3.7 Town Planning Application - No. 32 Surrey Road, Dandenong North 3175 (Planning Application No. PLN19/0223) (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. • Sited and designed to ensure that the performance of existing rooftop solar energy systems on dwellings on adjoining lots in a General Residential Zone, Neighbourhood Residential Zone or Township Zone are not unreasonably reduced. The existing rooftop solar energy system must exist at the date the application is lodged.	✓ **Standard met** The proposed dwellings would be oriented to take advantage of solar energy from the east, north and west. They have been sited and designed to ensure that the energy efficiency of existing dwellings on adjoining lots is not unreasonably reduced.
	Living areas and private open space should be located on the north side of the development, if practicable.	✓ **Standard met** Dwelling 1 and 2's living areas would be located on the northern side of the dwellings and would have access to north facing windows. Each dwelling's private open space area would be located to the north of the dwelling and would have a northern aspect.
	Developments should be designed so that solar access to north-facing windows is maximised.	✓ **Standard met** Dwelling 1 would have one (1) north-facing window which would have solar access at ground floor level and one (1) north-facing window at first floor level. Dwelling 2 would have two (2) north facing windows at ground floor level.
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.	

2.3.7 Town Planning Application - No. 32 Surrey Road, Dandenong North 3175 (Planning Application No. PLN19/0223) (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.	✓ **Standard met** No public or communal open space is proposed on site.
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.	

2.3.7 Town Planning Application - No. 32 Surrey Road, Dandenong North 3175 (Planning Application No. PLN19/0223) (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** The entry to each dwelling would be visible from Surrey Road to the west.
	Planting which creates unsafe spaces along streets and accessways should be avoided.	✓ **Standard met** The application does not propose any planting which would create unsafe spaces along Surrey Road or the accessways.
	Developments should be designed to provide good lighting, visibility and surveillance of car parks and internal accessways.	✓ **Standard met** Dwelling 1 would have five (5) windows at ground floor level and eight (8) windows at first floor level which would face its accessway. Dwelling 2 would have one (1) window at ground floor level which would face its accessway.
	Private spaces within developments should be protected from inappropriate use as public thoroghfares.	✓ **Standard met** Each dwelling's private open space would be protected from inappropriate use as a public thoroughfare.
Decision Guidelines	The design response.	
Objectives	To ensure the layout of development provides for the safety and security of residents and property.	

2.3.7 Town Planning Application - No. 32 Surrey Road, Dandenong North 3175 (Planning Application No. PLN19/0223) (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** A Landscape Plan can be provided as a condition of permit, if granted.
	Development should provide for the retention or planting of trees, where these are part of the character of the neighbourhood.	✓ **Standard met** A Landscape Plan can be provided as a condition of permit, if granted.
	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** It does not appear as though any trees have been removed from the site in the 12 months prior to the application being made.
	The landscape design should specify landscape themes, vegetation (location and species), paving and lighting.	✓ **Standard met** A Landscape Plan can be provided as a condition of permit, if granted.
	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** More than 70% of the ground level western front setback would be capable of being planted with substantial landscaping and canopy trees. The northern and southern side and eastern rear setbacks would also be capable of being planted with substantial landscaping and 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.	

2.3.7 Town Planning Application - No. 32 Surrey Road, Dandenong North 3175 (Planning Application No. PLN19/0223) (Cont.)

	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.	

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** Less than 33% of the Surrey Road street frontage would be taken up by the accessways.
	No more than one single-width crossover should be provided for each dwelling fronting a street.	✓ **Standard met** Only one (1) single width accessway is proposed for each dwelling fronting Surrey Road.
	The location of crossovers should maximise retention of on-street car parking spaces.	✓ **Standard met** The location of the crossovers at either end of the site frontage would maximise the retention of on-street car parking spaces.
	The number of access points to a road in a Road Zone should be minimised.	✓ **Standard met** Surrey Road is not in a Road Zone.
	Developments must provide for access for service, emergency and delivery vehicles.	✓ **Standard met** The proposed development would provide access for service, emergency and delivery vehicles.
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.	

2.3.7 Town Planning Application - No. 32 Surrey Road, Dandenong North 3175 (Planning Application No. PLN19/0223) (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** Car parking facilities for each dwelling would be close and convenient for each dwelling. The garages of each dwelling would be secure and would be capable of being well ventilated.
	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** There are no habitable room windows for either dwelling within 1.5m of the other dwelling's accessway.
Decision Guidelines	The design response.	
Objectives	To provide convenient parking for residents and visitors vehicles.	
	To protect residents from vehicular noise within developments.	

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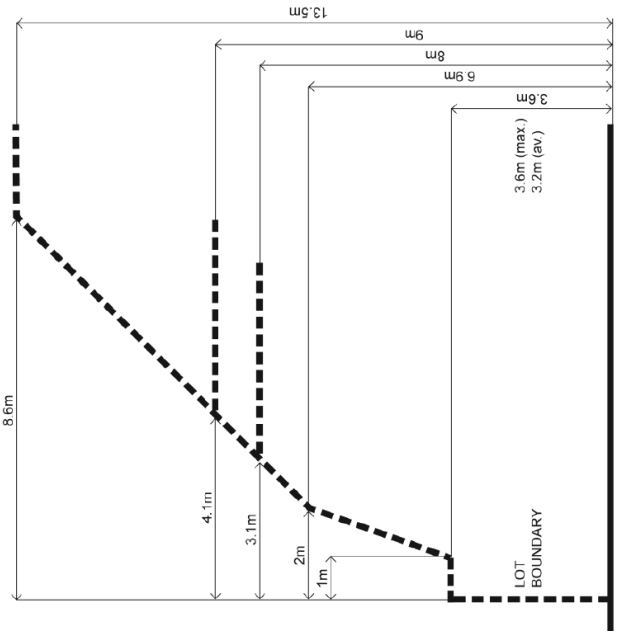
Clause 55.04-1 Side and rear setbacks objective

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** Both dwellings within the proposed development would be setback more than 2m from all boundaries at ground floor level (for all walls not constructed on the boundary). Dwelling 1 within the proposed development would be setback at least 3m from all boundaries at first floor level.
	Sunblinds, verandahs, porches, eaves, fascias, gutters, masonry chimneys, flues, pipes,	✓ **Standard met**

2.3.7 Town Planning Application - No. 32 Surrey Road, Dandenong North 3175 (Planning Application No. PLN19/0223) (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.	The proposed development would achieve a minimum 2m setback at ground floor level and 3m setback at first floor level.
	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** These are not proposed.
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.	

2.3.7 Town Planning Application - No. 32 Surrey Road, Dandenong North 3175 (Planning Application No. PLN19/0223) (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** Dwelling 1's garage wall on the northern boundary would be 7m long which is less than 10m in length. Dwelling 2's garage wall on the southern boundary would be 7.5m long which is less than 10m in length.
	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** There are no side or rear boundaries which would be fully abutted by a new wall or carport.
	A building on a boundary includes a building set back up to 200mm from a boundary.	✓ **Standard met** Dwelling 1's northern garage wall and Dwelling 2's southern garage wall would be setback 150mm from the boundaries.
	The height of a new wall constructed on or within 200 mm of a side or rear boundary or a carport constructed on or within 1 metre of a side or rear boundary should not exceed an average of 3.2 metres with no part higher than 3.6 metres unless abutting a higher existing or simultaneously constructed wall.	✓ **Standard met** The maximum height of Dwelling 1's northern garage wall on the boundary is less than 3.6m. The maximum height of Dwelling 2's southern garage wall on the boundary is also less than 3.6m.
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.	

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

Clause 55.04-3 Daylight to existing windows objective

Title & Objective	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 existing dwelling to the east at 313 Stud Road is setback at least 13.05m from the shared boundary with the subject site and would have at least 1m clear to the sky. The existing dwelling to the south at 30 Surrey Road is setback at least 7.15m from the shared boundary with the subject site and would have at least 1m clear to the sky. The existing dwelling to the north at 36 Surrey Road is setback at least 3m from the shared boundary with the subject site and would have at least 1m clear to the sky.
	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	✓ **Standard met** The existing dwelling to the east at 313 Stud Road has a west facing habitable room windows which is setback at least 13.05m from the shared boundary with the subject site. The east facing 4m high ground floor wall of Dwelling 2 is setback 2.6m from the shared boundary. The combined distance of 15.65m is greater than 50% of the wall (2m). The existing dwelling to the south at 30 Surrey Road has two (2) north facing habitable room windows which are setback 7.15m from the shared boundary with the subject site. The south facing 3.2m high ground floor wall of Garage 2 is setback 0.15m from the shared boundary. The combined distance of 7.3m is greater than 50% of the wall (1.6m). The existing dwelling to the north at 36 Surrey Road is setback at least 3m from the shared boundary with the subject site. The north facing 3.2m high wall of Garage 1 would be setback 22.1m from the boundary. The combined distance of 25.1m is greater than 50% of the wall (1.6m).

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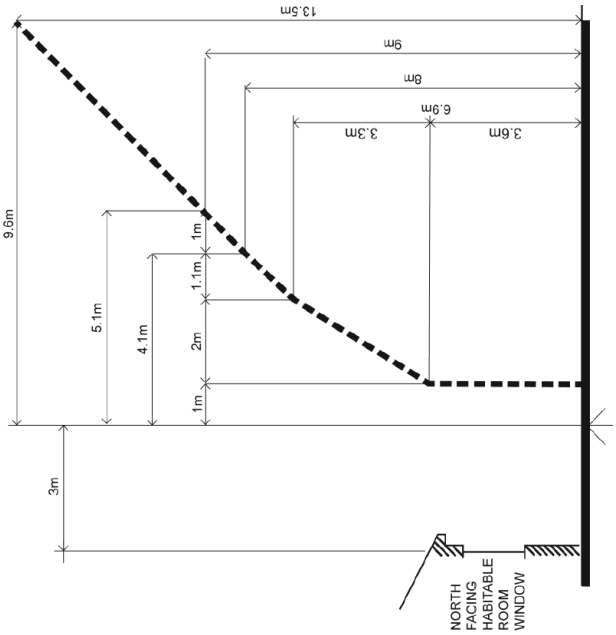
	floor level of the room containing the window.			
Decision Guidelines	The design response.			
	The extent to which the existing dwelling has provided for reasonable daylight access to its habitable rooms through the siting and orientation of its habitable room windows.			
	The impact on the amenity of existing dwellings.			
Objective	To allow adequate daylight into existing habitable room windows.			

2.3.7 Town Planning Application - No. 32 Surrey Road, Dandenong North 3175 (Planning Application No. PLN19/0223) (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** The existing dwelling to the south at 30 Surrey Road is setback 7.15m from the shared boundary with the subject site.
	A north facing window is a window with an axis perpendicular to its surface orientated north 20 degrees west to north 30 degrees east.	

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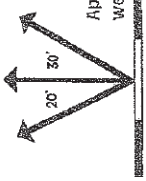		
Decision Guidelines	The design response.		
	Existing sunlight to the north-facing habitable room window of the existing dwelling.		
	The impact on the amenity of existing dwellings.		
Objective	To allow adequate solar access to existing north-facing habitable room windows.		

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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** The existing property to the south at 30 Surrey Road would be affected by some overshadowing from the proposed development at 9am, 12pm and 3pm. The site to the north at 36 Surrey Road would have no overshadowing from the proposed development. The site to the east at 313 Stud Road would have no overshadowing from the proposed development at 9am or 12pm, but would have minimal overshadowing at 3pm. Overall, 75% of the secluded private open space areas of the adjoining properties would receive at least 5 hours of sunlight between 9am and 3pm on September 22.
	If existing sunlight to the secluded private open space of an existing dwelling is less than the requirements of this standard, the amount of sunlight should not be further reduced.	✓ **Standard met** The existing sunlight to the secluded private open space of the existing adjoining properties is not currently less than the requirements of this standard.
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.	

2.3.7 Town Planning Application - No. 32 Surrey Road, Dandenong North 3175 (Planning Application No. PLN19/0223) (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 subject to condition** *East elevation* Dwelling 1 has two (2) east-facing upper level Retreat windows. These windows would be clear but would be more than 9m from the property to the east at 313 Stud Road. Dwelling 2 is single storey. *South elevation* Dwelling 1 has south-facing upper level Bathroom and Toilet windows which are clear but can be provided with obscure glazing to prevent overlooking as a condition of permit, if granted. *North elevation* Dwelling 1 has a north-facing upper level Ensuite window which is not a habitable room window.
	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 subject to condition** *East elevation* Dwelling 1 has two (2) east-facing upper level Retreat windows. These windows would be clear but would be more than 9m from the property to the east at 313 Stud

2.3.7 Town Planning Application - No. 32 Surrey Road, Dandenong North 3175 (Planning Application No. PLN19/0223) (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.		Road. Dwelling 2 is single storey. *South elevation* Dwelling 1 has south-facing upper level Bathroom and Toilet windows which are clear but can be provided with obscure glazing to prevent overlooking as a condition of permit, if granted. *North elevation* Dwelling 1 has a north-facing upper level Ensuite window which is not a habitable room window.
	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** No habitable room windows with obscure glazing are proposed.
	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 met** No external screens are proposed.
	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** The at least 1.8m high fences on the boundaries should prevent any ground floor overlooking.
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.	

2.3.7 Town Planning Application - No. 32 Surrey Road, Dandenong North 3175 (Planning Application No. PLN19/0223) (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** Dwelling 1 has two (2) east-facing upper level Retreat windows. These windows would be clear but would not overlook more than 50% of Dwelling 2's secluded private open space area.
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.	

2.3.7 Town Planning Application - No. 32 Surrey Road, Dandenong North 3175 (Planning Application No. PLN19/0223) (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 mechanical plant is proposed to be located near the bedrooms of any immediately adjacent existing dwellings.
	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** The proposed development has taken this into account.
	Dwellings and residential buildings close to busy roads, railway lines or industry should be designed to limit noise levels in habitable rooms.	✓ **Standard met** The subject site is not located near a busy road, railway line or industrial area.
Decision Guidelines	The design response.	
Objectives	To contain noise sources within development that may affect existing dwellings.	
	To protect residents from external noise.	

2.3.7 Town Planning Application - No. 32 Surrey Road, Dandenong North 3175 (Planning Application No. PLN19/0223) (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** The dwelling entries of the ground floor of each dwelling would be accessible or able to be easily made accessible to people with limited mobility.
Objective	To encourage the consideration of the needs of people with limited mobility in the design of developments.	

2.3.7 Town Planning Application - No. 32 Surrey Road, Dandenong North 3175 (Planning Application No. PLN19/0223) (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** The entry to each dwelling would be visible from the street and other public areas. Each dwelling would have a porch adjoining each front entry which would provide shelter, a sense of personal address and a transitional space around the entry.
Objective	To provide each dwelling or residential building with its own sense of identity.	

2.3.7 Town Planning Application - No. 32 Surrey Road, Dandenong North 3175 (Planning Application No. PLN19/0223) (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** All habitable room windows within the proposed development would face an outdoor space clear to the sky or a light court with a minimum area of 3 square metres and a minimum dimension of 1m clear to the sky.
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.		

2.3.7 Town Planning Application - No. 32 Surrey Road, Dandenong North 3175 (Planning Application No. PLN19/0223) (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. ***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** Dwelling 1 would have a 107m² front yard and a 50m² backyard for a total private open space provision of 157m², well in excess of the 60m² required for this dwelling. The secluded private open space area at the side of the dwelling would have an area of 40m² with a minimum dimension of 5m in both directions. Dwelling 2 would have a 130m² backyard, well in excess of the 60m² required for this dwelling. The secluded private open space area at the side of the dwelling would have an area of 40m² with a minimum dimension of 5m in both directions.
	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.	

2.3.7 Town Planning Application - No. 32 Surrey Road, Dandenong North 3175 (Planning Application No. PLN19/0223) (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** Each dwelling would have an area of private open space located to the north of the dwelling with a northern aspect.
	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** There would be no walls to the north of either dwelling's secluded private open space area.
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.	

2.3.7 Town Planning Application - No. 32 Surrey Road, Dandenong North 3175 (Planning Application No. PLN19/0223) (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 dwellings would have convenient access to at least 6m³ of externally accessible, secure storage space.
Objective	To provide adequate storage facilities for each dwelling.	

2.3.7 Town Planning Application - No. 32 Surrey Road, Dandenong North 3175 (Planning Application No. PLN19/0223) (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 design of the proposed dwellings, including façade articulation and detailing, window and door proportions, roof form and verandahs, eaves and parapets, would respect the existing and preferred neighbourhood character.
	Garages and carports should be visually compatible with the development and the existing or preferred neighbourhood character.	✓ **Standard met** The proposed garages would be visually compatible with the development and the existing or preferred neighbourhood character.
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.	

2.3.7 Town Planning Application - No. 32 Surrey Road, Dandenong North 3175 (Planning Application No. PLN19/0223) (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 is 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	✓ **Standard met** No front fence is proposed.
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.	

2.3.7 Town Planning Application - No. 32 Surrey Road, Dandenong North 3175 (Planning Application No. PLN19/0223) (Cont.)

Clause 55.06-3 Common property objectives

Title & Objective	Standards		Standard Met/Standard Not Met/NA
Standard B33	Developments should clearly delineate public, communal and private areas.		✓ **Standard met** The proposed development would clearly delineate public and private areas. No communal areas are proposed.
	Common property, where provided, should be functional and capable of efficient management.		✓ **Standard met** No communal areas are proposed.
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.		

2.3.7 Town Planning Application - No. 32 Surrey Road, Dandenong North 3175 (Planning Application No. PLN19/0223) (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** The design and layout of the proposed development would provide sufficient space and facilities for services to be installed and maintained efficiently and economically.
	Bin and recycling enclosures, mailboxes and other site facilities should be adequate in size, durable, waterproof and blend in with the development.	✓ **Standard met, subject to condition** Site facilities such as clotheslines, storage spaces, mailboxes, electrical, gas and water meters, hot water systems, air conditioning units and rubbish and recycling bins for each dwelling have been shown on the plans. However, the location of rainwater tanks for each dwelling have not been shown on the plans. This can be required as a condition of permit, if granted.
	Bin and recycling enclosures should be located for convenient access by residents.	✓ **Standard met** Rubbish and recycling bins for each dwelling have been shown on the plans.
	Mailboxes should be provided and located for convenient access as required by Australia Post.	✓ **Standard met** Mailboxes have been shown on the plans.
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.	

2.3.8 Town Planning Application - No. 34 Surrey Road, Dandenong North 3175 (Planning Application No. PLN19/0225)

File Id:	288185
Responsible Officer:	Director City Planning, Design & Amenity
Attachments:	Submitted Plans Location of Objectors Clause 22.09 Assessment Clause 52.06 Assessment Clause 55 Assessment

Application Summary

Applicant:	E Jujic
Proposal:	Development of the land for two (2) dwellings comprising one (1) double storey dwelling to the front and one (1) single storey dwelling to the rear
Zone:	Neighbourhood Residential Zone 1
Overlay:	No overlays apply to the subject site
Ward:	Silverleaf

This application has been brought to a Council meeting as it has received twenty (20) objections.

The application proposes the development of the land for two (2) dwellings comprising one (1) double storey dwelling to the front and one (1) single storey dwelling to the rear.

A permit is required pursuant to Clause 32.09-6 of the Greater Dandenong Planning Scheme for the construction of two or more dwellings on a lot in a Neighbourhood Residential Zone.

Objectors Summary

The application was advertised twice to the surrounding area through the erection of a notice on-site, and the mailing of notices to adjoining and surrounding owners and occupiers as well as the beneficiaries of the covenant registered on Title as the application originally proposed to vary the covenant with respect to external materials (this element was subsequently withdrawn). Twenty (20) objections were received to the application. Issues raised generally relate to matters of overdevelopment; loss of on-street car parking; traffic issues; loss of views; site coverage; loss of vegetation; impacts on existing restrictive covenant; neighbourhood character; overlooking; setbacks; and noise.

2.3.8 Town Planning Application - No. 34 Surrey Road, Dandenong North 3175 (Planning Application No. PLN19/0225) (Cont.)

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.

2.3.8 Town Planning Application - No. 34 Surrey Road, Dandenong North 3175 (Planning Application No. PLN19/0225) (Cont.)

Subject Site and Surrounds

Subject Site

The subject site is located on the eastern side of Surrey Road, Dandenong North (Lot 51 on LP 77270). It has a western frontage to Surrey Road of 21.95m, a northern side boundary of 38.8m, an eastern rear boundary of 21.95m and a southern side boundary of 38.8m, giving it an area of 851m².

The site is oriented east-west, is rectangular in shape, has a moderate slope and is affected by an easement along its rear boundary.

The site is currently occupied by the northern half of an existing single storey brick dwelling and associated outbuildings, which extends across the subject lot and neighbouring lot at 32 Surrey Road.

The site is currently accessed via a crossover on the southern side of the western frontage.

There is no significant vegetation on the subject site.

Surrounding Area

The subject site is located within a residential area of Dandenong North which is bounded by Tirhatuan Park to the north, Stud Road to the east, Brady Road to the south and the Monash Freeway to the west.

The subject site itself is surrounded by residential uses to the north, west, south and east.

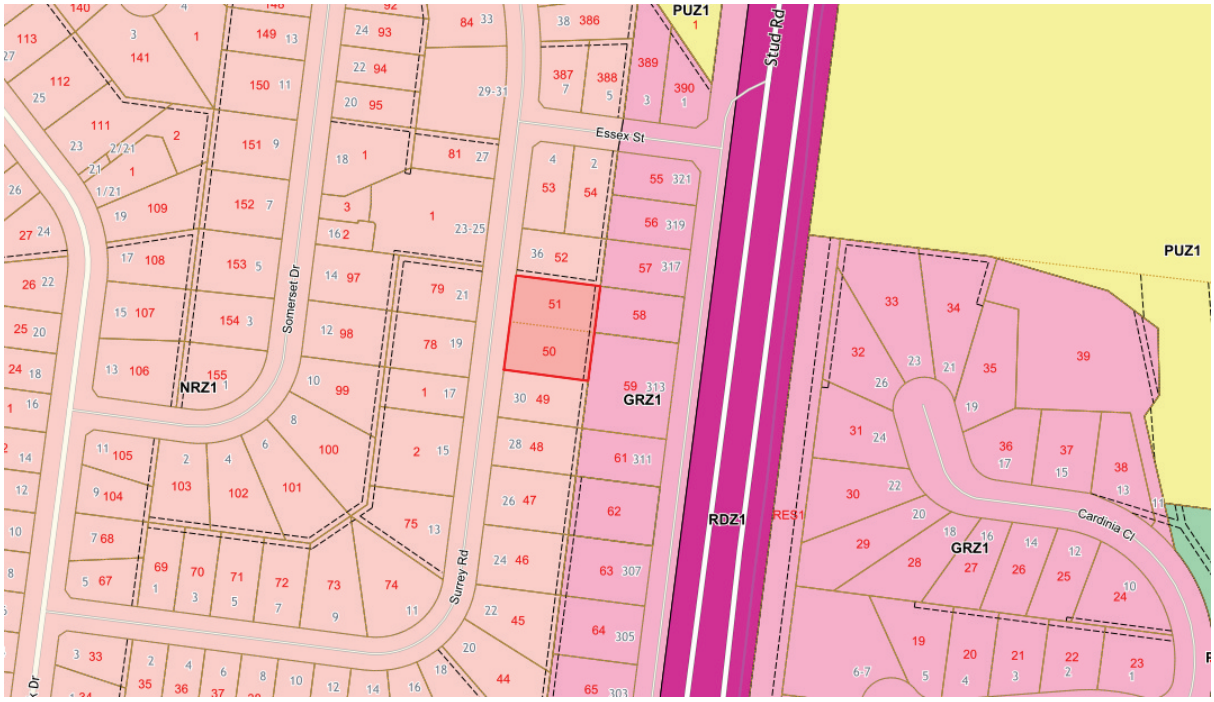
Existing dwellings in the area include single and double storey dwellings, and a variety of front fence types, or even no front fences at all.

The area is beginning to experience infill development, particularly along Stud Road, Outlook Drive and Somerset Drive.

This is due to its proximity to the Outlook Village Shopping Centre which is located approximately 465m north-west of the subject site and the 901 Smartbus Route which is located along Stud Road only 50m to the east of the subject site.

2.3.8 Town Planning Application - No. 34 Surrey Road, Dandenong North 3175 (Planning Application No. PLN19/0225) (Cont.)

Locality Plan



p Subject Site Melways Map 81G10 North é

Background

Concurrent Planning Permit Application

Planning Permit Application No. PLN19/0223 was lodged on 06/05/2019 for the 'Development of the land for two (2) dwellings comprising one (1) double storey dwelling to the front and one (1) single storey dwelling to the rear' at 32 Surrey Road, Dandenong North (the adjoining site to the immediate south). The subject site, 34 Surrey Road, and this neighbouring site, 32 Surrey Road currently contain a single dwelling that sits across both sites. This dwelling is proposed to be demolished.

Proposal

The application proposes the development of the land for two (2) dwellings comprising one (1) double storey dwelling to the front and one (1) single storey dwelling to the rear as follows:

	Details
Type of proposal	Multi dwellings
Number of dwellings	Two (2)
Levels	Dwelling 1 – Double storey

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	Dwelling 2 – Single storey
Height	8.44 metres
Orientated to	The entry to both dwellings would be visible from Surrey Road
External materials	Brick veneer at ground and first floor levels
Set backs	Dwelling 1 – 9m front (western) setback, garage setback 0.15m from side (northern) boundary, dwelling setback 5.82m from side (northern) boundary and 4.5m from side (southern) boundary. Dwelling 2 – 2m side (northern) boundary, 2.6m rear (eastern) boundary, garage setback 0.15m from side (southern) boundary and dwelling setback 5.7m from side (southern) boundary.
Open space type	Dwelling 1 – 108m² front yard and 40m² backyard, including a minimum dimension of at least 5 metres; Dwelling 2 – 130m² backyard, including a minimum dimension of 5 metres.
Number of Car parking Spaces provided	4
Number of Car parking Spaces required	4
Type of car parking	Double garage for each dwelling
Access	Two access points from Surrey Road Minimum width is 3 metres for each dwelling's accessway
Front Fence	No front fence is proposed
Garden Area:	
Provided	333 square metres or 39.1%
Required	297.85 square metres or 35%

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

2.3.8 Town Planning Application - No. 34 Surrey Road, Dandenong North 3175 (Planning Application No. PLN19/0225) (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.

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 32.09-6 (Neighbourhood Residential Zone) 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 to the north, west and south. Land to the east is in a General Residential Zone.

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.*

Pursuant to Clause 32.09-6, a permit is required to construct two or more dwellings on a lot in a Neighbourhood Residential Zone.

Overlay Controls

No overlays affect the subject site.

Planning Policy Framework

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

(a) To provide for the fair, orderly, economic and sustainable use, and development of land.

2.3.8 Town Planning Application - No. 34 Surrey Road, Dandenong North 3175 (Planning Application No. PLN19/0225) (Cont.)

(b) To provide for the protection of natural and man-made resources and the maintenance of ecological processes and genetic diversity.

(c) To secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria.

(d) To conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value.

(e) To protect public utilities and other facilities for the benefit of the community.

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

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

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

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

Settlement (Clause 11)

Settlement is outlined at Clause 11, with Clause 11.02-1S relating to Supply of Urban Land. The objective of this Clause is:

- *To ensure a sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional and other community uses.*

Built Environment and Heritage (Clause 15)

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.*

Housing (Clause 16)

Clause 16 – Housing – contains the following relevant objectives:

- *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 more affordable housing.*

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Clause 16.01-3S – Housing Diversity – contains the following strategies:

- *Ensure housing stock matches changing demand by widening housing choice.*
- *Facilitate diverse housing that offers choice and meets changing household needs through:*
    - *A mix of housing types.*
    - *Adaptable internal dwelling design.*
    - *Universal design.*
- *Encourage the development of well-design 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.*
- *Ensure planning for growth areas provides for a mix of housing types through a variety of lot sizes, including higher housing densities in and around activity centres.*

Clause 18 – Transport

Clause 18.01-1S - Land use and transport planning – contains the following relevant strategies:

- *Plan urban development to make jobs and community services more accessible by:*

- *Ensuring equitable access is provided to developments in accordance with forecast demand, taking advantage of all available modes of transport and to minimise adverse impacts on existing transport networks and the amenity of surrounding areas.*

Local Planning Policy Framework

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

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

- *There is considerable diversity within Greater Dandenong's housing stock. Most housing stock is aged between 30 to 50 years old, though there are some areas with dwellings in excess of 100 years old. Areas of newer housing are located in the north-east and central-southern areas, with in-fill development occurring across the municipality (Clause 21.02-3).*
- *Higher density housing is generally located in proximity to railway stations and major shopping centres, in particular in central Dandenong (Clause 21.02-3).*
- *Whilst there is a clear pre-dominance of single detached dwellings, there are a range of other types of dwellings including dual occupancies, villa-units, town houses and apartments. The*

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highest concentration of older villa units and apartments and more recent multi-unit redevelopments have occurred around central Dandenong, Springvale and Noble Park activity centres (Clause 21.02-4).

- *With diverse cultural groups that call Greater Dandenong home, there are certain distinct precincts that are emerging that have their own character. Their built form is characterised by buildings with flat unarticulated facades, prominent balconies, limited frontage/side setbacks, limited or no landscaping (Clause 21.02-4).*

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

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

Clause 21.04-1 Housing and community

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

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

- *To facilitate high quality building design and architecture.*

2.3.8 Town Planning Application - No. 34 Surrey Road, Dandenong North 3175 (Planning Application No. PLN19/0225) (Cont.)

- *Ensure building design is consistent with the identified future character of an area and fully integrates with surrounding environment.*
- *Encourage high standards of building design and architecture, which allows for flexibility and adaptation in use.*
- *Encourage innovative architecture and building design.*
- *Encourage development to incorporate sustainable design elements that enhance occupant comfort and environmental performance.*

- *To facilitate high quality development, which has regard for the surrounding environment and built form.*
  - *Promote views of high quality landscapes and pleasing vistas from both the public and private realm.*
  - *Promote all aspects of character – physical, environmental, social and cultural.*
  - *Encourage planting and landscape themes, which complement and improve the environment.*
  - *Encourage developments to provide for canopy trees.*
  - *Recognising valued existing neighbourhood character and promoting identified future character as defined in the Residential Development and Neighbourhood Character Policy at Clause 22.09.*

- *To protect and improve streetscapes*
  - *Ensure that new developments improve streetscapes through generous landscape setbacks and canopy tree planting.*
  - *Ensure landscaping within private property that complements and improves the streetscapes and landscaping of public areas.*

- *To ensure landscaping that enhances the built environment*
  - *Encourage new developments to establish a landscape setting, which reflects the local and wider landscape character.*
  - *Encourage landscaping that integrates canopy trees and an appropriate mix of shrubs and ground covers and complements and integrates with existing or proposed landscaping in public areas.*

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

- *To guide the location and design of different types of residential development within Greater Dandenong, having regard to State and local planning policies, while respecting the valued characteristics and identified future character of residential neighbourhoods.*

2.3.8 Town Planning Application - No. 34 Surrey Road, Dandenong North 3175 (Planning Application No. PLN19/0225) (Cont.)

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

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

Change Areas.

Clause 22.09-3.4 (Limited Change Areas) provides design principles, some of which

also relate to the variances to the requirements of standards to Clause 55 under the

schedule to the Neighbourhood Residential Zone. The guidelines are as follows:

- *Preferred housing type – The preferred housing type for the Limited Change Area is low density.*
- *Building Height – The maximum building height for land within the NRZ1 is up to 2 storeys, including ground level.*
- *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.*
- *Car parking – Garages and car parking areas should be located behind buildings, generally hidden from view or recessed so as not to dominate the streetscape.*

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- *Setbacks, front boundary and width – Car access, parking and paving within the front setback should be limited in order to maximise the opportunity for soft landscaping.*
- *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.*
- *Bulk – Residential development should:*
    - *Ensure that the built form respects the scale of existing prevailing built form character and responds to site circumstances and streetscape;*
    - *Provide separation between dwellings at the upper level;*
    - *Retain spines of open space at the rear of properties to maximise landscaping opportunities and protect private secluded open space;*
    - *Position more intense and higher elements of built form towards the front and centre of a site, transitioning to single storey elements to the rear of the lot.*
- *The rearmost dwelling on a lot should be single storey to ensure the identified future character of the area and the amenity of adjoining properties is respected by maximising landscaping opportunities and protecting 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.*
- *Residential development should be well articulated through the use of contrast, texture, variation in forms, materials and colours.*

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

Particular Provisions

Car Parking (Clause 52.06)

The purposes of this provision, Clause 52.06, 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.*

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- *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 a new use must not commence or the floor area of an existing use must not be increased until the required car spaces have been provided on the land.

The required spaces are identified in the table to Clause 52.06-5. Clause 52.06-3 further notes that a permit may be granted to reduce or waive the number of car spaces required by the table.

The table at Clause 52.06-5 notes that a dwelling with 1 or 2 bedrooms requires 1 car space and a dwelling with 3 or more bedrooms requires 2 spaces to each dwelling. 1 visitor car space is required for visitors to every 5 dwellings for developments of 5 or more dwellings.

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

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

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

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

- *To construct two or more dwellings on a lot.*

The purposes of this clause are:

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

A development:

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

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

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

2.3.8 Town Planning Application - No. 34 Surrey Road, Dandenong North 3175 (Planning Application No. PLN19/0225) (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.

Restrictive Covenants

Covenant D162123 registered 15/08/1968 applies to the subject site.

The covenant states that the owners *'shall not, at any time, erect, construct or build or cause to be erected, constructed or built or allow to remain erected, constructed or built on the land hereby transferred, or any part thereof, any building other than the dwelling house in brick or brick veneer (apart from any necessary outhouses and garages)'.*

Legal advice has confirmed that the proposal will not result in a breach of the covenant as it does not restrict the development of the subject site to only one (1) dwelling on a lot and the proposed dwellings would be constructed of brick veneer. Therefore, the permit sought would not breach the restrictive covenant on title.

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

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

Diversity (Access & Equity)

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

Community Safety

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

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.*

2.3.8 Town Planning Application - No. 34 Surrey Road, Dandenong North 3175 (Planning Application No. PLN19/0225) (Cont.)

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.

Internal Referrals	
Arborist	No objections, subject to conditions
Civil Development	No objections, subject to conditions and notes on permit *(see Conditions 5, 6 and 8 and Notes 7 and 8)*
Transport Planning	No objections

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 and surrounding land and the beneficiaries of the covenant on the first occasion (due to originally proposed variation of external materials under the covenant).
- Sending notices to the owners and occupiers of adjoining and surrounding land on the second occasion (no covenant variation proposed).
- Placing a sign on site facing Surrey Road on both occasions.

The notification has been carried out correctly.

Council has received twenty (20) objections to the application.

The location of the objectors is shown in Attachment 2.

Consultation

A consultative meeting was held on 28/11/2019 with the applicant, objectors, Council officers and a Councillor in attendance. The issues were discussed at length and there was no resolution and the objections stand as received.

2.3.8 Town Planning Application - No. 34 Surrey Road, Dandenong North 3175 (Planning Application No. PLN19/0225) (Cont.)

Summary of Grounds of Submissions/Objections

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

- **Overdevelopment**

The objectors are concerned that the subject site is currently occupied by one dwelling which would be replaced with four (4) dwellings at 32-34 Surrey Road and that there are no other similar multi-unit developments in the area as the covenant only restricts the land to one dwelling.

It is noted that the property to the immediate north-east of the subject site at 315 Stud Road is currently occupied by two (2) dwellings. The site to the north-west at 23-25 Surrey Road was redeveloped to provide two (2) dwellings to the rear of the existing dwelling. Further to the west there are two (2) dwellings at 21 Outlook Drive. The proposed development of two (2) dwellings at 34 Surrey Road would be consistent with existing multi unit developments in the area, and would be consistent with the identified preferred future character of the area. Furthermore, based on legal advice, it is Council officers view that the proposal will not breach the registered covenant with respect to the number of dwellings being able to be constructed on the lot (i.e. the covenant does not restrict the number of dwellings permitted).

- **Loss of on-street car parking**

The objectors are concerned that the proposed development would result in the loss of on-street car parking due to the provision of additional crossovers and that there are already on-street car parking issues which would be exacerbated by the proposed development.

The proposed crossovers are positioned in such a way that there is sufficient room for at least 2 cars to park in front of 34 Surrey Road. Council's Transport Planners did not raise any concerns with respect to impacts on on-street car parking from the proposed development. It is also important to note that all of the on-site car parking spaces required under the Planning Scheme have been provided on site.

- **Traffic issues**

The objectors are concerned that Surrey Road is a narrow carriageway that cannot support two lanes of traffic as well as parking on each side. They also have safety concerns with respect to a nearby bend in the road and vehicles speeding along Surrey Road. They believe that vehicles associated with the proposed development would increase the danger to children and the elderly.

It is noted that Dwelling 1 is a 4 bedroom dwelling with 2 car parking spaces in a double garage and Dwelling 2 is 2 bedroom (plus a study) dwelling also with 2 car parking spaces in a double garage. Therefore, sufficient car parking is provided for residents on site in accordance with the requirement of Clause 52.06 of the Greater Dandenong Planning Scheme.

On-site visitor car parking is not required as less than 5 dwellings are proposed. However, it is noted that there is room in front of Dwelling 1's garage for at least 1 visitor car, whilst there is room in front of Dwelling 2's garage for visitor cars.

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Council's Transport Planning Unit has reviewed the proposed development and they had no concerns with the proposed development including the provision of car parking on the subject site or the effect of traffic from the proposed development on the surrounding area.

- **Loss of views**

The objectors are concerned about loss of views towards the Dandenong Ranges.

The Victorian Civil and Administrative Tribunal has determined on numerous occasions that views are a privilege, not a right, and that loss of views is not a planning ground on which to refuse a planning permit application.

- **Site coverage**

The objectors are concerned that the proposed site coverage of 44.3% is to close to the 50% maximum allowed in this area and that this would have a detrimental affect on the amenity and character of the area which is largely comprised of single dwellings on large allotments. They are also concerned that the alfresco deck areas have not been included in the site coverage calculations.

Schedule 1 to the Neighbourhood Residential Zone allows for up to 50% site coverage, and the site coverage for the proposed development would be more than 5% less than this (i.e. 45%). Site coverage only applies to roofed areas and therefore the proposed alfresco deck areas do not form part of the site coverage given that they are not proposed to be roofed.

- **Loss of vegetation**

The objectors are concerned that the proposed development would result in the loss of existing gardens, established trees and open space on the subject site.

It is acknowledged that a number of trees will be removed as part of this development. While tree removal at any time is not preferred, where a planning permit is required for development a landscape plan can be required as a condition of permit if granted. This would allow for the reestablishment of gardens, the planting of new canopy trees, shrubs and ground covers and ensure that open space for both dwellings on the subject site would be well landscaped.

- **Impacts on existing restrictive covenant**

The objectors are concerned that the intent of the restrictive covenant was to restrict development to a single dwelling of brick or brick veneer construction.

The covenant makes reference to 'the dwelling house'. The objector's contention that the use of the word "the" always precedes a noun and is singular in its intent is considered incorrect based on legal advice.

Legal advice sought by Council does not agree with this position and advises that the proposal in the permit application does not breach the Covenant by proposing two (2) dwellings on the subject site and Council is not barred from approving the proposal.

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As such, the proposed development is not considered to breach the restrictive covenant as it does not specifically state that development on the subject site is restricted to only one (1) dwelling or a single dwelling on a lot and the proposed dwellings would be constructed of brick veneer.

- **Neighbourhood character**

The objectors are concerned that the proposed development would set a precedent for multi unit development in an area which is characterised by single dwellings on each lot with lots of landscaping.

It is noted that the property to the immediate north-east of the subject site at 315 Stud Road is currently occupied by two (2) dwellings. The site to the north-west at 23-25 Surrey Road was redeveloped to provide two (2) dwellings to the rear of the existing dwelling. Further to the west there are two (2) dwellings at 21 Outlook Drive. The proposed development of two (2) dwellings at 34 Surrey Road would be consistent with other dual occupancy multi unit developments in the area, as well as the preferred future character of this area, as identified in the Planning Scheme.

- **Overlooking**

The objectors from the property to the south at 30 Surrey Road are concerned that they would suffer a loss of privacy due to overlooking from the upper level windows of Dwelling 1 in the proposed development onto their properties.

Standard B22 of Clause 55 requires upper level habitable room windows of dwellings to be provided with measures to prevent overlooking within 9m.

The proposed dwellings will be located more than 9m from the objectors property and views of the property would be screened by the proposed dwellings on the neighbouring site at 32 Surrey Road, if a permit is granted. All upper floor windows which are located within 9m of a neighbouring private open space area or a habitable room window can be provided with obscure glazing to prevent overlooking as a condition of permit, if granted. A new 2m high fence is proposed along the southern boundary of the subject site adjoining proposed Dwelling 1 and would prevent any ground floor overlooking.

Dwelling 2 is proposed to be a single storey dwelling. The proposed 2m high fence along the southern boundary of the subject site would also prevent ground floor overlooking from this dwelling.

As such, there would be no overlooking impacts on the adjoining property to the south from the proposed development.

- **Front Setbacks**

The objectors are concerned that all of the houses on Surrey Road have really large setbacks.

The proposed development would have a front setback of 9m which is consistent with that required under Standard B6 of Clause 55. This is considered sufficient to allow for at least two (2) canopy trees in the front setback as well as substantial landscaping.

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- **Noise**

The objectors are concerned that there will be a significant increase in noise as a result of the construction of the proposed development.

It is not anticipated that the proposed development would result in a noise increase which is out of character for a residential area whilst the dwellings are being constructed.

Assessment

The subject site is located within an established residential area and is well suited for the development of medium density housing given that the site is located within walking distance of community facilities such as the Outlook Village Shopping Centre and public transport such as the 901 Smart Bus on Stud Road. The proposal also seeks to reduce pressure on the urban fringe by providing two (2) dwellings where previously part of one (1) existed through the redevelopment of the site, thereby ensuring that the housing required for the growing population is facilitated.

As required by the Neighbourhood Residential Zone that applies to this site, the proposed development has been assessed against the following provisions of the Planning Scheme:

- Clause 55 and Schedule 1 to the Neighbourhood Residential Zone (see attachment 5);
- Clause 52.06 (see attachment 4); and
- Clause 22.09 (see attachment 3).

The proposal complies with all requirements of these clauses except in the instances detailed below, where variations or conditions are required.

Use

As outlined in Clause 32.09-2 (Neighbourhood Residential Zone), a dwelling is listed as a Section 1 use, and a planning permit is not required for the use of the proposal. However, a planning permit is required for the buildings and works, which is discussed below.

Development

Planning Policy Framework / Local Planning Policy Framework

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

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

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

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

2.3.8 Town Planning Application - No. 34 Surrey Road, Dandenong North 3175 (Planning Application No. PLN19/0225) (Cont.)

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

The proposal is of a high quality urban design, with physical recession, articulation, varied use of materials, textures and other visual interest.

The overall layout allows space for acceptable landscaping treatments such as a significant canopy tree and shrubbery plantings within well-proportioned setback areas to allow growth to maturity.

The proposal is also located within an area subject to limited change with other multi-unit developments of a similar scale and massing being found within the surrounding residential area. The proposal's compliance with Clause 22.09 and Clause 55 (subject to conditions) ensures that the development would achieve the objectives set out in Clause 15.01 and Clause 21.05-1.

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

Clause 22.09 Assessment

An assessment against the design principles of Clause 22.09 is included at Attachment 3 of this report. This proposal provides a design response which is consistent with the preferred character envisaged by Clause 22.09, and is considered to comply with the requirements of this clause.

Clause 55 Assessment

The proposal is considered to comply with the requirements of this Clause, except in the following instances:

Clause 55.06-4 Standard B34 – Site services objectives

Relevant objective: "*Bin and recycling enclosures, mailboxes and other site facilities should be adequate in size, durable, waterproof and blend in with the development".*

Condition 1.1 requires the location of rainwater tanks for each dwelling to be shown on the plans to ensure compliance with this clause.

Car Parking

The proposal is considered to comply with the requirements of Clause 52.06 with respect to the number of car parking spaces required (Clause 52.06-5) and design standard of car parking (Clause 52.06-9).

Aboriginal Cultural Heritage Sensitivity

The subject site is not within an area of Aboriginal Cultural Heritage Sensitivity.

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Conclusion

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

Recommendation

That Council resolves to issue a Notice of Decision to grant a permit in respect of the land known and described as No. 34 Surrey Road, Dandenong North for the 'Development of the land for two (2) dwellings comprising one (1) double storey dwelling to the front and one (1) single storey dwelling to the rear' in accordance with the plans submitted with the application subject to the following conditions:

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

   1.1. A rainwater tank for each dwelling.

   1.2. Dwelling 1's south and north facing upper level windows to be provided with obscure glazing to a minimum height of 1.7m above floor level.

   1.3. A landscape plan in accordance with Condition 2.

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

2. **Prior to the endorsement of the plans under Condition 1, before the approved development starts, and before any trees or vegetation are removed, a landscape plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. The 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 provided. The landscape plan must 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. legend of all plant types, surfaces, materials and landscape items to be used;

2.5. a plant schedule giving a description of botanical name, common name, mature height and spread, pot size, purchase height (if a tree) and individual plant quantities;

2.6. at least one (1) advanced canopy tree with a minimum planting height of 1.5 metres within the rear secluded open space areas of each dwelling and at least three (3) within the front yard of Dwelling 1;

2.7 The 'transplanting' and retention of the two *Acer palmatum* 'Japanese Maple' trees which exist on the subject site.

When approved, the 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 dwellings are 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 plans and must not be altered or modified.

4. Except with the prior written consent of the Responsible Authority, the approved dwellings 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 for proposed development including landscaped and paved areas, all to the satisfaction of the Responsible Authority.

6. The connection of the internal drainage infrastructure to the LPD must be to the satisfaction of the Responsible Authority. 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 costs of works is to be paid to Council.

7. Before the approved dwellings are 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.

2.3.8 Town Planning Application - No. 34 Surrey Road, Dandenong North 3175 (Planning Application No. PLN19/0225) (Cont.)

8. 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.

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

10. Before the approved dwellings are 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.

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

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

12. Before the approved dwellings are occupied, all boundary walls in the development must be constructed, cleaned and finished to the satisfaction of the Responsible Authority.

13. This permit will expire if:

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

13.2. 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.

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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.

- **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.

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

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

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

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- **Council trees are to be fenced and protected in accordance with Australian Standard AS4979-2009.**

2.3.8 Town Planning Application - No. 34 Surrey Road, Dandenong North 3175 (Planning Application No. PLN19/0225) (Cont.)

STATUTORY PLANNING APPLICATIONS

TOWN PLANNING APPLICATION – NO. 34 SURREY ROAD, DANDENONG NORTH (PLANNING APPLICATION NO. PLN19/0225)

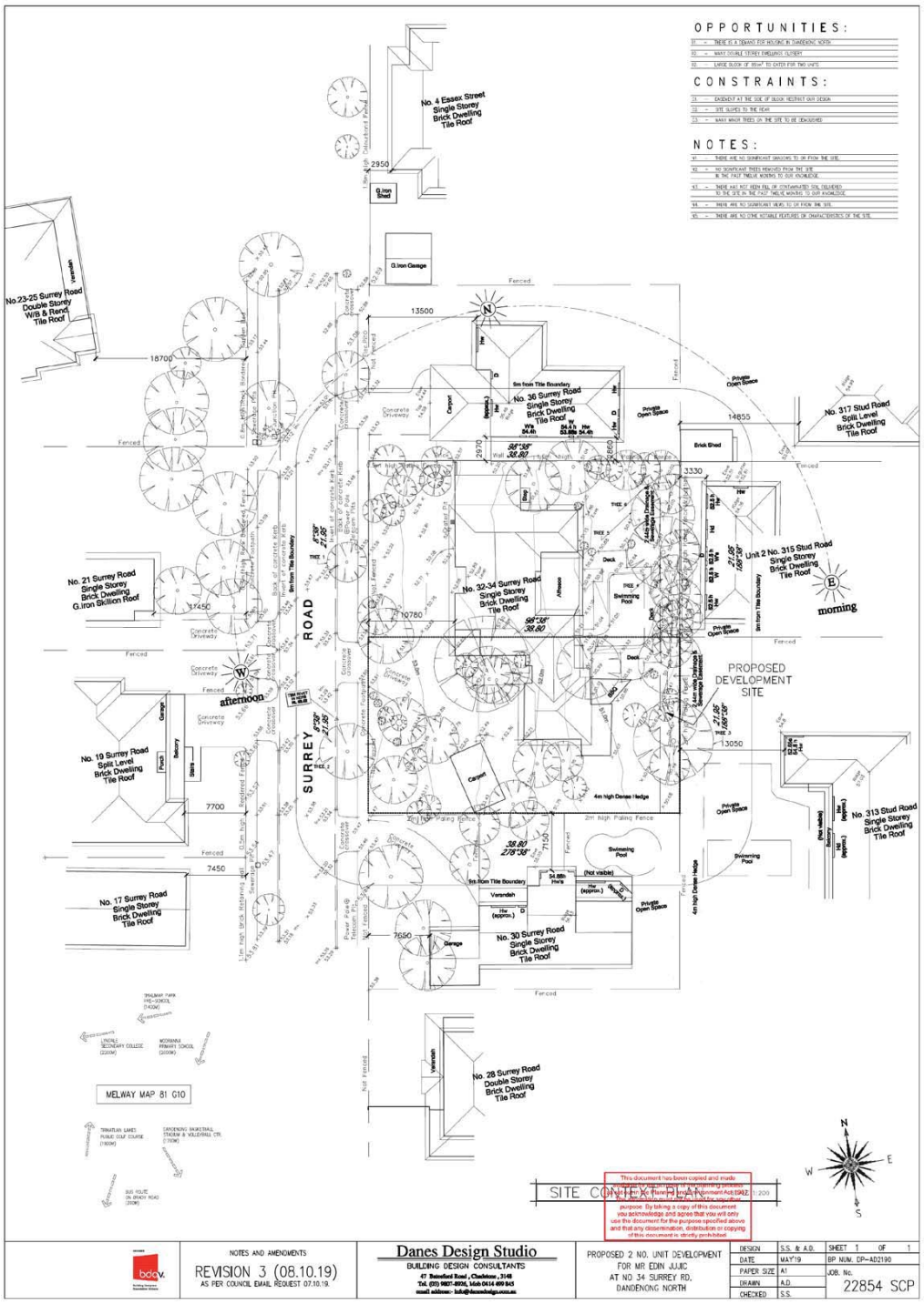
ATTACHMENT 1

SUBMITTED PLANS

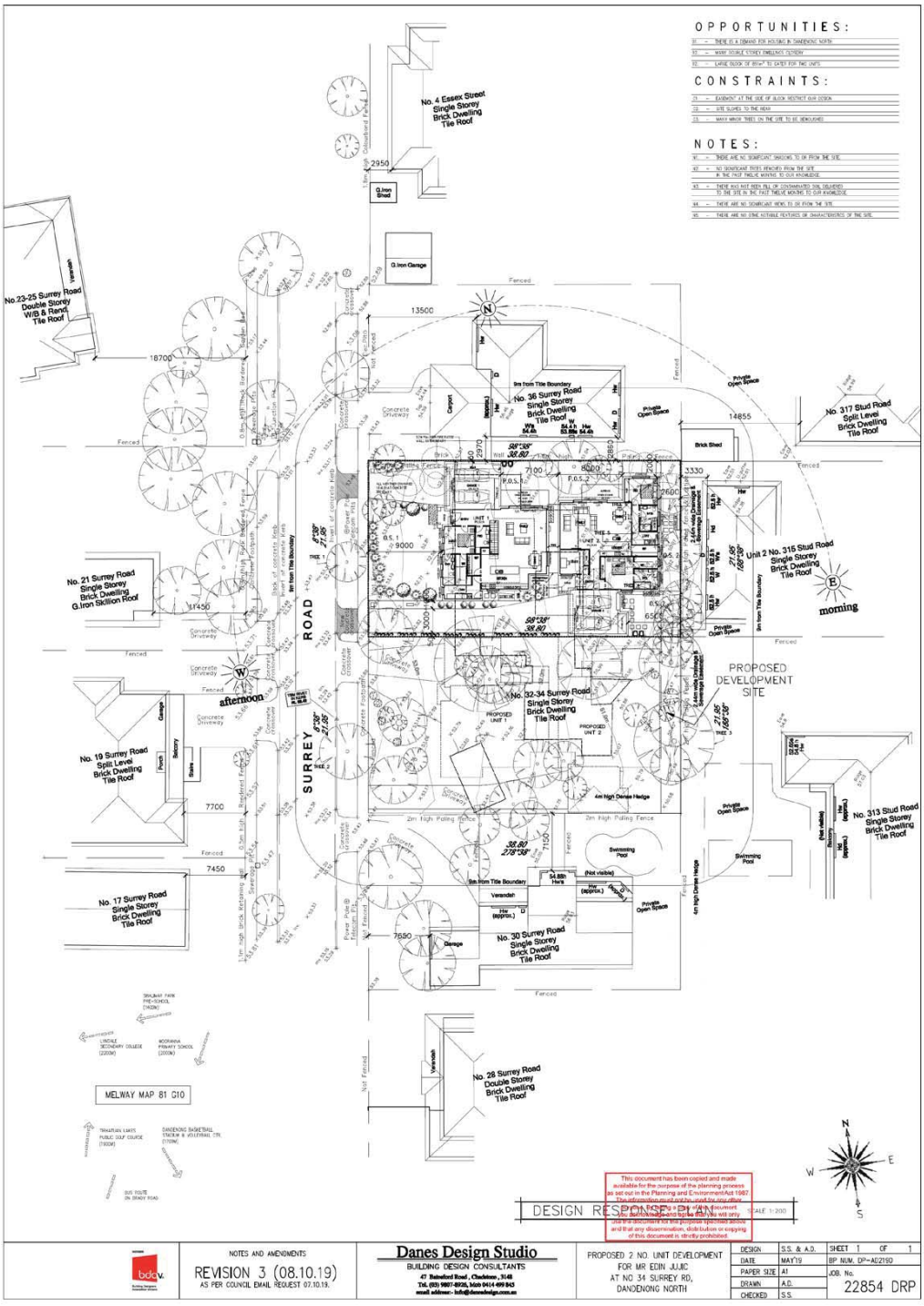
PAGES 8 (including cover)

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

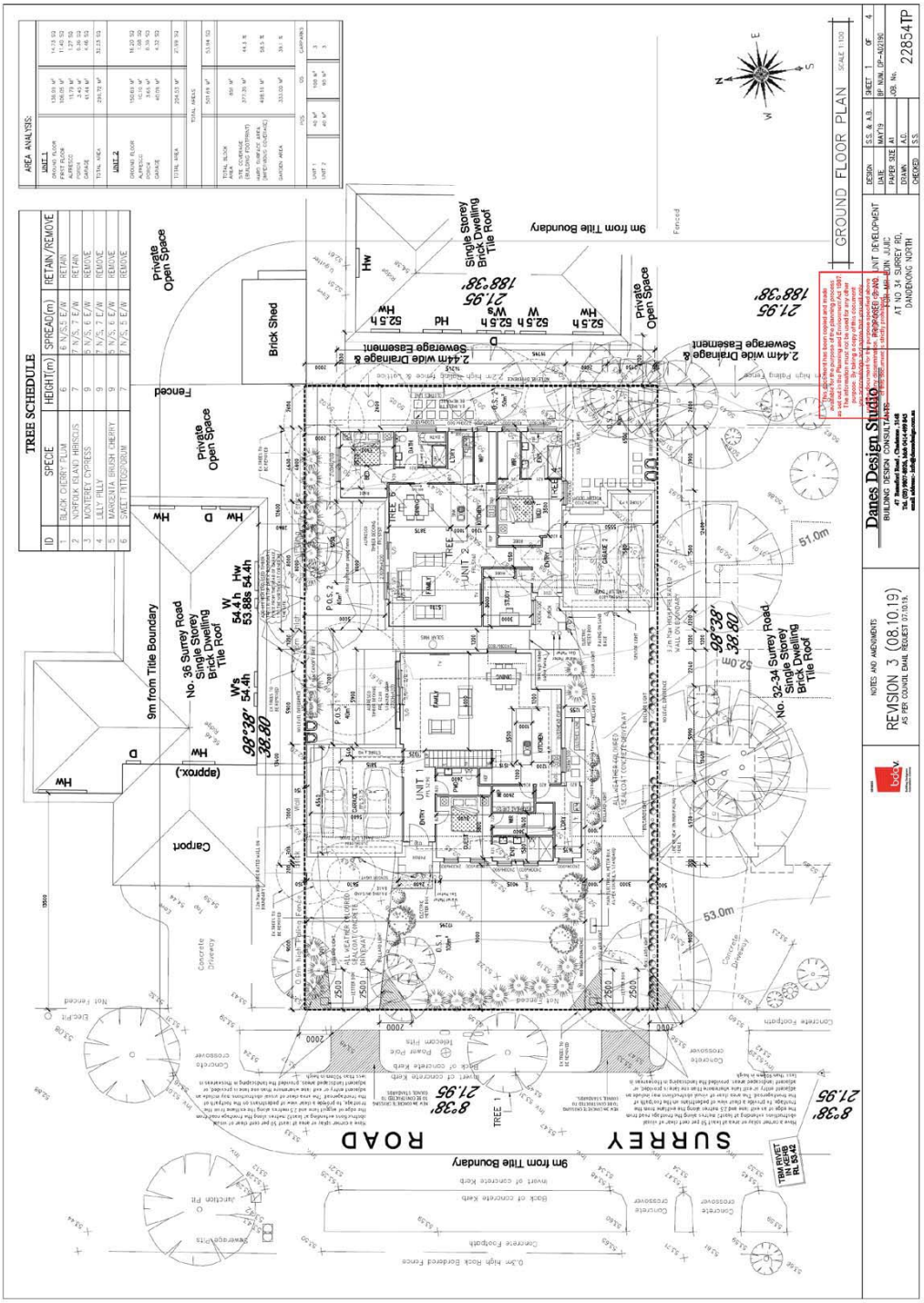
2.3.8 Town Planning Application - No. 34 Surrey Road, Dandenong North 3175 (Planning Application No. PLN19/0225) (Cont.)



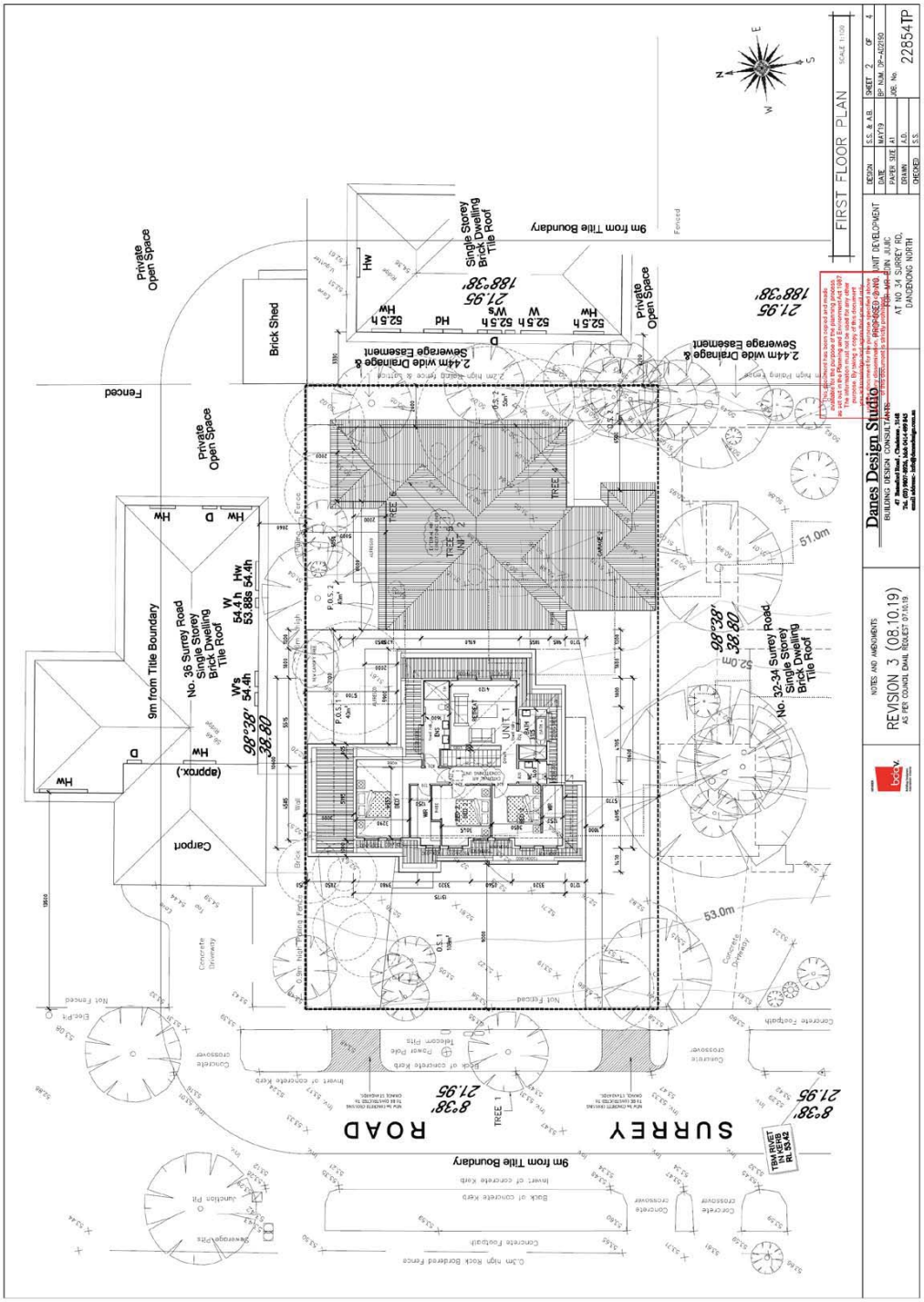
2.3.8 Town Planning Application - No. 34 Surrey Road, Dandenong North 3175 (Planning Application No. PLN19/0225) (Cont.)



2.3.8 Town Planning Application - No. 34 Surrey Road, Dandenong North 3175 (Planning Application No. PLN19/0225) (Cont.)



2.3.8 Town Planning Application - No. 34 Surrey Road, Dandenong North 3175 (Planning Application No. PLN19/0225) (Cont.)



2.3.8 Town Planning Application - No. 34 Surrey Road, Dandenong North 3175 (Planning Application No. PLN19/0225) (Cont.)

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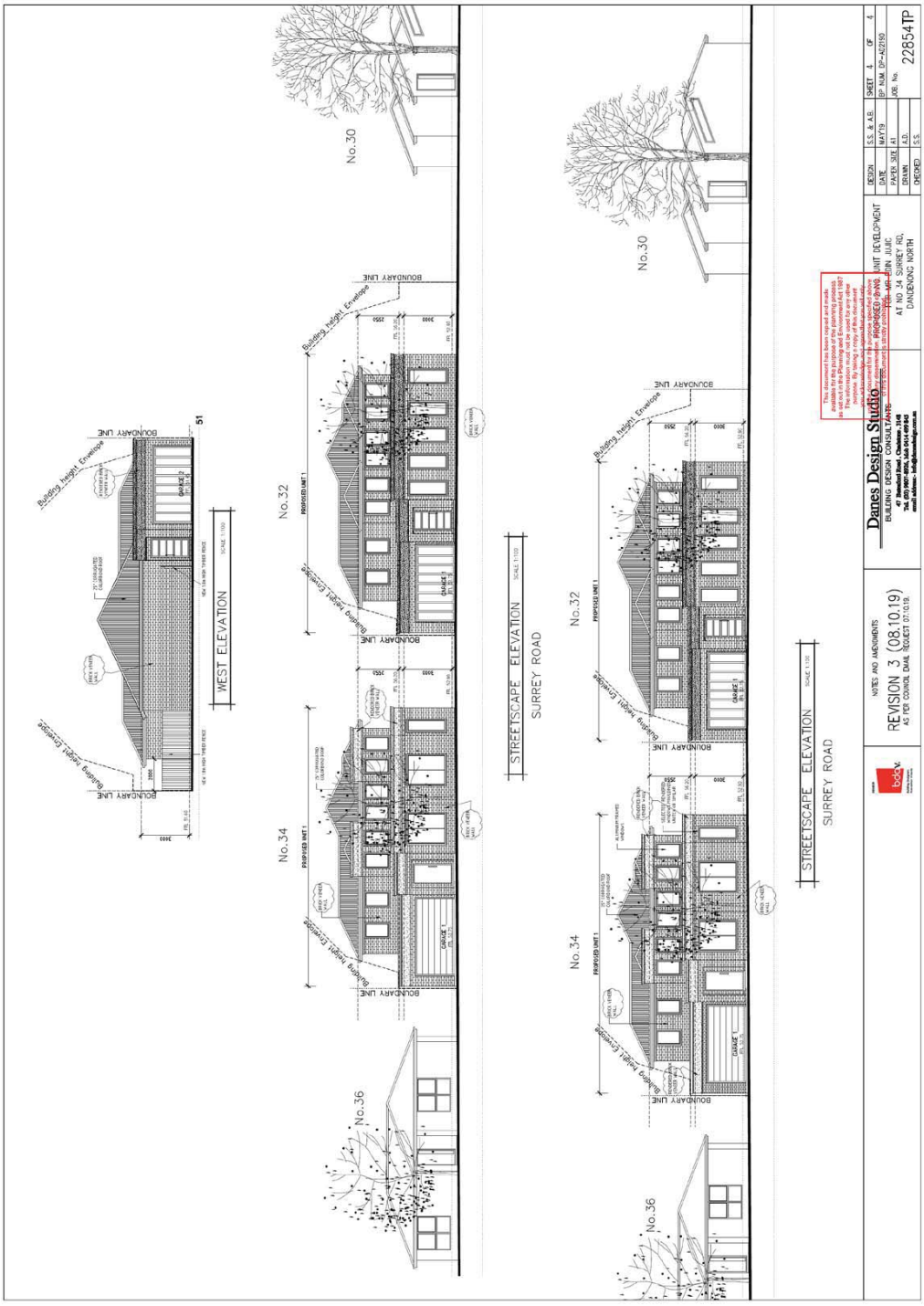
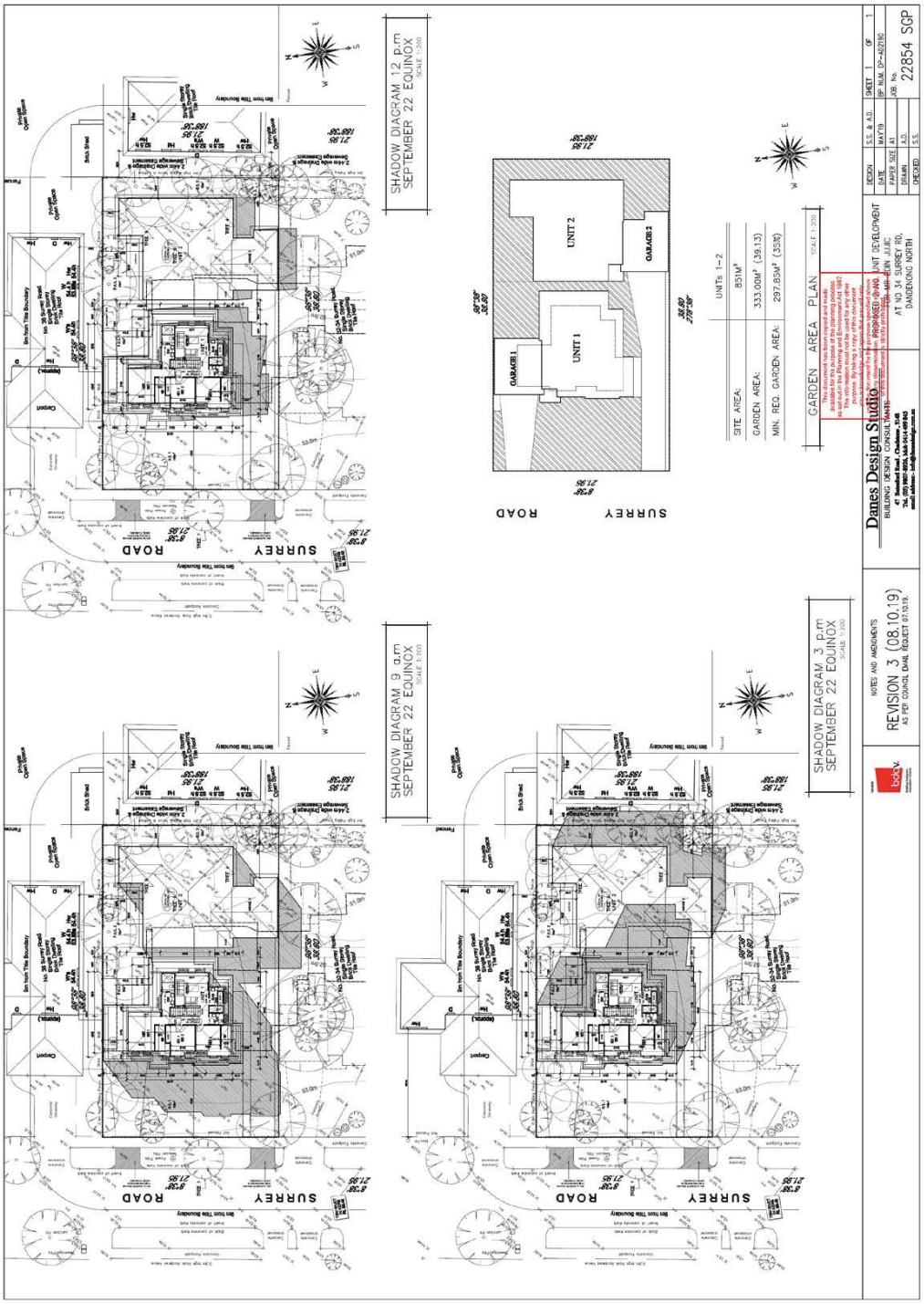


2.3.8 Town Planning Application - No. 34 Surrey Road, Dandenong North 3175 (Planning Application No. PLN19/0225) (Cont.)



2.3.8 Town Planning Application - No. 34 Surrey Road, Dandenong North 3175 (Planning Application No. PLN19/0225) (Cont.)

STATUTORY PLANNING APPLICATIONS

TOWN PLANNING APPLICATION – NO. 34 SURREY ROAD, DANDENONG NORTH (PLANNING PERMIT NO. PLN19/0225)

ATTACHMENT 2

LOCATION OF OBJECTORS

PAGES 2 (including cover)

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

2.3.8 Town Planning Application - No. 34 Surrey Road, Dandenong North 3175 (Planning Application No. PLN19/0225) (Cont.)

Subject Site ● Location of Objectors Melways Map 81G10 ↑N

2.3.8 Town Planning Application - No. 34 Surrey Road, Dandenong North 3175 (Planning Application No. PLN19/0225) (Cont.)

STATUTORY PLANNING APPLICATIONS

TOWN PLANNING APPLICATION – NO. 34 SURREY ROAD, DANDENONG NORTH 3175 (PLANNING PERMIT NO. PLN19/0225)

ATTACHMENT 3

CLAUSE 22.09 ASSESSMENT

PAGES 11 (including cover)

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

2.3.8 Town Planning Application - No. 34 Surrey Road, Dandenong North 3175 (Planning Application No. PLN19/0225) (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** Both dwellings would incorporate active frontages including ground floor habitable room windows.
	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** The proposed development maximises the number of habitable room windows on all levels which would overlook the public realm, street, internal accessways and car parking areas.
	Use semi-transparent fences to the street frontage.	✓ **Principle met** No front fence is proposed.
	Light communal spaces including main entrances and car parking areas with high mounted sensor-lights.	✓ **Principle met** The plans show sensor lighting for the main entrance to each dwelling and its car parking area.
	Ensure that all main entrances are visible and easily identifiable from the street.	✓ **Principle met** Each dwelling's main entrance would be visible and easily identifiable from the street or the accessways once entered.
	Locate non-habitable rooms such as bathrooms, away from entrances and street frontage.	✓ **Principle met** Non-habitable rooms such as bathrooms are located away from entrances and street frontage.
Landscaping	Residential development should:	

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

2.3.8 Town Planning Application - No. 34 Surrey Road, Dandenong North 3175 (Planning Application No. PLN19/0225) (Cont.)

	Provide substantial, high quality on-site landscaping, including screen planting and canopy trees along ground level front and side and rear boundaries.	✓ **Principle met** The proposed development would be capable of providing substantial, high quality on-site landscaping, including screen planting and canopy trees along the ground level western frontage boundary, northern and southern side boundaries and eastern rear boundary.
	Provide substantial, high quality landscaping along vehicular accessways.	✓ **Principle met** The proposed development would be capable of providing substantial, high quality landscaping along the vehicular accessways.
	Include the planting of at least one substantial canopy tree to each front setback and ground level secluded private open space area.	✓ **Principle met** The proposed development would be able to include the planting of at least one substantial canopy tree to the front setback of Dwelling 1 and to each ground level secluded private open space area.
	Planting trees that are common to and perform well in the area.	✓ **Principle met** The proposed development would be capable of planting trees that are common to and perform well in the area.
	Avoid the removal of existing mature trees by incorporating their retention into the site design.	✓ **Principle met** The proposed development would avoid the removal of existing mature trees wherever possible. Although four (4) existing trees are proposed to be removed, two (2) existing trees would be retained.
	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** The proposed development would be capable of using landscaping to soften the appearance of the built form when viewed from the street and to respect the amenity of adjoining properties.
	Ensure that landscaping also addresses the Safety Design Principles.	✓ **Principle met** The proposed development would be capable of providing landscaping that addresses the Safety Design Principles.

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

2.3.8 Town Planning Application - No. 34 Surrey Road, Dandenong North 3175 (Planning Application No. PLN19/0225) (Cont.)

	Canopy trees should be planted in well proportioned setbacks/private open space that are sufficient to accommodate their future growth to maturity.		✓ **Principle met** The proposed development would be capable of providing canopy trees planted in well proportioned setbacks/private open space that would be sufficient to accommodate their future growth to maturity.
	Landscaping should minimise the impact of increased storm water runoff through water sensitive urban design and reduced impervious surfaces.		✓ **Principle met** The proposed development would be capable of providing landscaping which would minimise the impact of increased storm water runoff through water sensitive urban design and reduced impervious surfaces.
	Landscaping should be sustainable, drought tolerant, and include indigenous species and be supported through the provision of rainwater tanks.		✓ **Principle met, subject to condition** The proposed development would be capable of providing landscaping which would be sustainable, drought tolerant and include indigenous species. It can be supported through the provision of rainwater tanks for each dwelling, subject to a condition of permit, if granted.
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** The application proposes two (2) crossovers along a frontage width greater than 17 metres.
	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** On-site car parking would be well integrated into the design of the dwellings, generally hidden from view and located to the side so as to not dominate the streetscape and maximise soft landscaping opportunities at ground level.
	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.		✓ **Principle met** No car parking is proposed within the front setback.

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

2.3.8 Town Planning Application - No. 34 Surrey Road, Dandenong North 3175 (Planning Application No. PLN19/0225) (Cont.)

	Developments with basement car parking should consider flooding concerns where applicable.	✓ **Principle met** Basement car parking is not proposed.
Setbacks, front boundary and width	Residential developments should:	
	Provide a front setback with fence design and height in keeping with the predominant street pattern.	✓ **Principle met** The proposed development would provide a front setback which would be in keeping with the predominant street pattern.
	Maintain the apparent frontage width pattern.	✓ **Principle met** The apparent frontage width pattern would be 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** Appropriate side setbacks would be provided between buildings to enable screen planting and generous side setbacks are provided along the northern and southern boundaries to enable the planting and future growth of trees to maturity.
	Provide open or low scale front fences to allow a visual connection between landscaping in front gardens and street tree planting.	✓ **Principle met** No front fence is proposed.
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** Each dwelling would provide good quality, useable private open space for each dwelling which would be 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** Ground level private open space areas would be able to accommodate boundary landscaping, domestic services and outdoor furniture so as to maximise the useability of the space.
	Private open space should be positioned to maximise solar access.	✓ **Principle met** Private open space would be positioned to maximise solar access.

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

2.3.8 Town Planning Application - No. 34 Surrey Road, Dandenong North 3175 (Planning Application No. PLN19/0225) (Cont.)

	Upper floor levels of the same dwelling should avoid encroaching secluded private open space areas to ensure the solar access, useability and amenity of the space is not adversely affected.	✓ **Principle met** The upper floor of Dwelling 1 would avoid encroaching over its secluded private open space 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** There are no upper level dwellings proposed above a separate lower level dwelling.
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 proposed dwellings would respect the dominant façade pattern of the streetscape by using similarly proportioned hipped roof forms, windows, doors and front porch and maintaining a similar proportion of wall space to windows and door openings.
	Balconies should be designed to reduce the need for screening from adjoining dwellings and properties.	✓ **Principle met** Balconies are not 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.	✓ **Principle met** The application does not propose to retain the existing dwelling.
	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.	✓ **Principle met** The site is not adjacent to any identified heritage buildings.
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 proposed development would preserve the amenity of adjoining dwellings through a responsive site design that considers the privacy, solar access and outlook of adjoining properties.

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

2.3.8 Town Planning Application - No. 34 Surrey Road, Dandenong North 3175 (Planning Application No. PLN19/0225) (Cont.)

	Maximise thermal performance and energy efficiency of the built form by addressing orientation, passive design and fabric performance	✓ **Principle met** The proposed development would maximise thermal performance and energy efficiency of the built form by addressing orientation and passive design.
	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** The proposed development would ensure that building height, massing and articulation responds sensitively to existing residential interfaces, site circumstances, setbacks and streetscape and reduces the need for screening.
	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** The proposed development would provide sufficient setbacks to accommodate the future growth of new trees.
	Provide suitable storage provisions for the management of operational waste	✓ **Principle met** Rubbish and recycling bins are shown for each dwelling.
	Appropriately located suitable facilities to encourage public transport use, cycling and walking.	✓ **Principle met** Bus route 901 runs along Stud Road approximately 50m east of the subject site. Residents would be able to walk and cycle to and from the subject site.
Materials & Finishes	Residential development should:	
	Use quality, durable building materials and finishes that are designed for residential purposes.	✓ **Principle met** The proposed development would comprise of brick veneer at ground and first floor levels.
	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.

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

2.3.8 Town Planning Application - No. 34 Surrey Road, Dandenong North 3175 (Planning Application No. PLN19/0225) (Cont.)

	Avoid using materials such as rendered cement sheeting, unarticulated surfaces and excessive repetitive use of materials.		✓ **Principle met** The proposed development would not include any rendered cement sheeting, unarticulated surfaces or excessive repetitive use of materials.
	Use a consistent simple palette of materials, colours finishes and architectural detailing.		✓ **Principle met** The proposed development would use a consistent simple palette of materials, colour 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.		✓ **Principle met** The proposed development would maximise the ongoing affordability and sustainability of residential developments through selection of low maintenance, resource and energy efficient materials and finishes that can be reasonable expected to endure for the life of the building.
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** Domestic and building services could be visually integrated into the design of the development and appropriately positioned or screened so as not be seen from the street or adjoining properties.
	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** The proposed development has been designed to avoid the location of domestic and building services within secluded private open space areas and where they may have noise impacts on adjoining habitable rooms and secluded private open space areas.
Internal Amenity	Residential development should:		

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

2.3.8 Town Planning Application - No. 34 Surrey Road, Dandenong North 3175 (Planning Application No. PLN19/0225) (Cont.)

	Ensure that dwelling layouts have connectivity between the main living area and private open space.		✓ **Principle met** The proposed development would ensure that dwelling layouts have connectivity between the main living area and private open space.
	Be designed to avoid reliance on borrowed light to habitable rooms.		✓ **Principle met** The proposed development has been designed to avoid reliance on borrowed light to habitable rooms.
	Ensure that balconies and habitable room windows are designed and located to reduce the need for excessive screening.		✓ **Principle met** Balconies are not proposed. Habitable room windows would be designed and located to reduce the need for excessive screening.
	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** No dwellings without ground level main living areas are proposed.

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

2.3.8 Town Planning Application - No. 34 Surrey Road, Dandenong North 3175 (Planning Application No. PLN19/0225) (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** The proposed development would be a low density development.
Building Height	The preferred maximum building height for land within the NRZ1 is up to 2 storeys, including ground level.	✓ **Principle met** The proposed development would be a maximum of two storeys in height, including ground level.
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** The proposed development would be capable of using substantial landscaping to create a landscape character, particularly canopy trees in front and rear gardens.
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 garage of each dwelling would be setback further from the street than the front wall of the respective dwelling.
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** Car access, parking and paving within the front setback would be limited to a single accessway for each dwelling which would maximise the opportunity for soft landscaping.
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 proposed development would provide ground level secluded private open space at the side of each dwelling to avoid the need for excessive screening or high front fencing.
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 proposed development would respect the scale of existing prevailing built form character and would respond to site circumstances and streetscape.

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

2.3.8 Town Planning Application - No. 34 Surrey Road, Dandenong North 3175 (Planning Application No. PLN19/0225) (Cont.)

	Provide separation between dwellings at the upper level;	✓ **Principle met** Only Dwelling 1 would have an upper level.
	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 proposed along the eastern boundary of the subject site
	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** Dwelling 1 is proposed to be double storey dwelling at the front and Dwelling 2 is proposed to be a single storey dwelling at the rear.
	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** Dwelling 1 is proposed to be double storey dwelling at the front and Dwelling 2 is proposed to be a single storey dwelling at the rear.
	Residential development should provide a level of visual interest through the use of contrast, texture and variation of materials.	✓ **Principle met** The proposed development would provide a level of visual interest through the use of contrast, texture and variation of materials.

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.

2.3.8 Town Planning Application - No. 34 Surrey Road, Dandenong North 3175 (Planning Application No. PLN19/0225) (Cont.)

STATUTORY PLANNING APPLICATIONS

TOWN PLANNING APPLICATION – NO. 34 SURREY ROAD, DANDENONG NORTH (PLANNING PERMIT NO. PLN19/0225)

ATTACHMENT 4

CLAUSE 52.06 ASSESSMENT

PAGES 6 (including cover)

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

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** The proposed accessways would be a minimum of 3m wide along their entire lengths.
	• 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** Each dwelling has its own accessway and these are not required to have a change of direction.
	• 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** Each dwelling has its own accessway and these are not required to have vehicles exit in a forward direction.
	• Provide at least 2.1 metres headroom beneath overhead obstructions, calculated for a vehicle with a wheel base of 2.8 metres.	✓ **Standard met** No overhead obstructions are proposed above the accessways.
	• 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** Each accessway would serve 2 car spaces. Cars are not required to exit the site in a forward direction.
	• 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** A passing area is not required as less than 10 spaces are proposed.
	• 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** Corner splays have been shown along the frontage road from the edge of the exit lane.
	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** Surrey Road is not in a Road Zone.

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

2.3.8 Town Planning Application - No. 34 Surrey Road, Dandenong North 3175 (Planning Application No. PLN19/0225) (Cont.)

	If entry to the car space is from a road, the width of the accessway may include the road.	✓ **Standard met** The entry to the car spaces is not directly from the road.
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** No tandem car spaces are proposed.

2.3.8 Town Planning Application - No. 34 Surrey Road, Dandenong North 3175 (Planning Application No. PLN19/0225) (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** No tandem car spaces are proposed.
	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** Each dwelling's double garage would be at least 6m long by 5.5m wide.
	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** No tandem car spaces are proposed.
	Where two or more car parking spaces are provided for a dwelling, at least one space must be under cover.	✓ **Standard met** Each dwelling has been provided with at least one (1) car space which is under cover.
	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** No disabled car parking spaces are proposed.

2.3.8 Town Planning Application - No. 34 Surrey Road, Dandenong North 3175 (Planning Application No. PLN19/0225) (Cont.)

Design standard 3: Gradients	Accessway grades must not be steeper than 1:10 (10 per cent) within 5 metres of the frontage to ensure safety for pedestrians and vehicles. The design must have regard to the wheelbase of the vehicle being designed for; pedestrian and vehicular traffic volumes; the nature of the car park; and the slope and configuration of the vehicle crossover at the site frontage. This does not apply to accessways serving three dwellings or less.	✓ **Standard met** Only 2 dwellings are proposed.
	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** **Type of car park** / **Length of ramp** / **Maximum grade** **Public car parks** — 20 metres or less — 1:5 (20%) longer than 20 metres — 1:6 (16.7%) **Private or residential car parks** — 20 metres or less — 1:4 (25%) longer than 20 metres — 1:5 (20%)	✓ **Standard met** No ramps are proposed.
	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.	✓ **Standard met** No ramps are proposed.
	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.	✓ **Standard met** This is not relevant.
Design standard 4: Mechanical parking	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.	✓ **Standard met** No mechanical parking is proposed.
	• Car parking spaces the require the operation of the system are not allowed to visitors unless used in a valet parking situation.	✓ **Standard met** No mechanical parking is proposed.
	• The design and operation is to the satisfaction of the responsible authority.	✓ **Standard met** No mechanical parking is proposed.
Design standard 5: Urban design	Ground level car parking, garage doors and accessways must not visually dominate public space.	✓ **Standard met** Ground level car parking, garage doors and the accessways would not visually dominate public space.

2.3.8 Town Planning Application - No. 34 Surrey Road, Dandenong North 3175 (Planning Application No. PLN19/0225) (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** Car parking within each dwelling's garage would be screened with a horizontal cladded garage door.
	Design of car parks must take into account their use as entry points to the site.	✓ **Standard met** The proposed development does not include car parking at the entry point of the site.
	Design of new internal streets in developments must maximise on street parking opportunities.	✓ **Standard met** The location of the crossovers at either end of the site frontage would maximise on street parking opportunities.
Design standard 6: Safety	Car parking must be well lit and clearly signed.	✓ **Standard met** The car parking areas would be capable of being well lit.
	The design of car parks must maximise natural surveillance and pedestrian visibility from adjacent buildings.	✓ **Standard met** The design of the car parking areas would maximise natural surveillance and pedestrian visibility from the adjacent dwellings.
	Pedestrian access to car parking areas from the street must be convenient.	✓ **Standard met** Pedestrian access to the car parking areas from the street would be via the accessways.
	Pedestrian routes through car parking areas and building entries and other destination points must be clearly marked and separated from traffic in high activity parking areas.	✓ **Standard met** The accessways and car parking within the proposed development would not be high activity parking areas.
Design standard 7: Landscaping	The layout of car parking areas must provide for water sensitive urban design treatment and landscaping.	✓ **Standard met** The layout of the car parking areas would provide for landscaping.
	Landscaping and trees must be planted to provide shade and shelter, soften the appearance of ground level car parking and aid in the clear identification of pedestrian paths.	✓ **Standard met** Landscaping and trees could be planted along the accessways to provide shade and shelter and soften the appearance of ground level car parking.
	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** Trees planted with flush grilles are not required for residential developments such as the current proposal.

2.3.8 Town Planning Application - No. 34 Surrey Road, Dandenong North 3175 (Planning Application No. PLN19/0225) (Cont.)

STATUTORY PLANNING APPLICATIONS

TOWN PLANNING APPLICATION – NO. 34 SURREY ROAD, DANDENONG NORTH (PLANNING PERMIT NO. PLN19/0225)

ATTACHMENT 5

CLAUSE 55 ASSESSMENT

PAGES 39 (including cover)

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

2.3.8 Town Planning Application - No. 34 Surrey Road, Dandenong North 3175 (Planning Application No. PLN19/0225) (Cont.)

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

Clause 55.02-1 Neighbourhood character objectives

Title & Objective	Standard (Summarised)	Standard Met/Standard Not Met/NA
Standard B1	The design response must be appropriate to the neighbourhood and the site.	✓ **Standard met** The proposed two (2) dwellings comprising a double storey dwelling at the front and a single storey dwelling at the rear would be appropriate 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 two (2) dwellings comprising a double storey dwelling at the front and a single storey dwelling at the rear would respect the existing and preferred neighbourhood character and respond to the features of the site.
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.

2.3.8 Town Planning Application - No. 34 Surrey Road, Dandenong North 3175 (Planning Application No. PLN19/0225) (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** A Planning Report was submitted with the application.
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.	

2.3.8 Town Planning Application - No. 34 Surrey Road, Dandenong North 3175 (Planning Application No. PLN19/0225) (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.	✓ **Standard met** The proposed development is for only two (2) dwellings.
Objective	To encourage a range of dwellings sizes and types in developments of ten or more dwellings.	

2.3.8 Town Planning Application - No. 34 Surrey Road, Dandenong North 3175 (Planning Application No. PLN19/0225) (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 proposed development would be connected to reticulated services in this established residential area.
	Development should not unreasonably exceed the capacity of utility services and infrastructure, including reticulated services and roads.	✓ **Standard met** The proposed development of the site for two (2) dwellings would not unreasonably exceed the capacity of utility services and infrastructure.
	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** There is no evidence to suggest that the subject site is located in an area where utility services or infrastructure have little or no spare capacity.
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.	

2.3.8 Town Planning Application - No. 34 Surrey Road, Dandenong North 3175 (Planning Application No. PLN19/0225) (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** Each dwelling would have pedestrian and vehicular access from Surrey Road via their respective accessways.
	Developments should be oriented to front existing and proposed streets.	✓ **Standard met** Dwelling 1 would front Surrey Road and Dwelling 2 would front its accessway.
	High fencing in front of dwellings should be avoided if practicable.	✓ **Standard met** No front fence is proposed.
	Development next to existing public open space should be laid out to complement the open space.	✓ **Standard met** The subject site does not adjoin any 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.	

2.3.8 Town Planning Application - No. 34 Surrey Road, Dandenong North 3175 (Planning Application No. PLN19/0225) (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 front setback of the adjoining dwelling to the north at 36 Surrey Road is 8m. The front setback of the adjoining dwelling to the south at 30 Surrey Road is 7.65m. The average of the two is 7.83m. Dwelling 1 would have a front setback from Surrey Road of 9m.

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.

2.3.8 Town Planning Application - No. 34 Surrey Road, Dandenong North 3175 (Planning Application No. PLN19/0225) (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.		

2.3.8 Town Planning Application - No. 34 Surrey Road, Dandenong North 3175 (Planning Application No. PLN19/0225) (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. ***NRZ: 9 metres / 2 storeys mandatory maximum (refer Clause 32.09-9)***	✓ **Standard met** The proposed maximum height is 8.44m.
	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** The existing property to the south at 30 Surrey Road contains a single storey dwelling. The existing property to the north at 36 Surrey Road contains a single storey dwelling.
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	

2.3.8 Town Planning Application - No. 34 Surrey Road, Dandenong North 3175 (Planning Application No. PLN19/0225) (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. ***NRZ1: 50%***	✓ **Standard met** The proposed site coverage would be 44.3%.
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.	

2.3.8 Town Planning Application - No. 34 Surrey Road, Dandenong North 3175 (Planning Application No. PLN19/0225) (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. ***NRZ1: 40%***	✓ **Standard met** The proposed permeable area would be 41.5%.
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.	

2.3.8 Town Planning Application - No. 34 Surrey Road, Dandenong North 3175 (Planning Application No. PLN19/0225) (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. • Sited and designed to ensure that the performance of existing rooftop solar energy systems on dwellings on adjoining lots in a General Residential Zone, Neighbourhood Residential Zone or Township Zone are not unreasonably reduced. The existing rooftop solar energy system must exist at the date the application is lodged.	✓ **Standard met** The proposed dwellings would be oriented to take advantage of solar energy from the east, north and west. They have been sited and designed to ensure that the energy efficiency of existing dwellings on adjoining lots is not unreasonably reduced.
	Living areas and private open space should be located on the north side of the development, if practicable.	✓ **Standard met** Dwelling 1 and 2's living areas would be located on the northern side of the dwellings and would have access to north facing windows. Each dwelling's private open space area would be located to the north of the dwelling and would have a northern aspect.
	Developments should be designed so that solar access to north-facing windows is maximised.	✓ **Standard met** Dwelling 1 would have one (1) north-facing window which would have solar access at ground floor level and one (1) north-facing window at first floor level. Dwelling 2 would have two (2) north facing windows at ground floor level.
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.	

2.3.8 Town Planning Application - No. 34 Surrey Road, Dandenong North 3175 (Planning Application No. PLN19/0225) (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.	✓ **Standard met** No public or communal open space is proposed on site.
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.	

2.3.8 Town Planning Application - No. 34 Surrey Road, Dandenong North 3175 (Planning Application No. PLN19/0225) (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** The entry to each dwelling would be visible from Surrey Road to the west.
	Planting which creates unsafe spaces along streets and accessways should be avoided.	✓ **Standard met** The application does not propose any planting which would create unsafe spaces along Surrey Road or the accessways.
	Developments should be designed to provide good lighting, visibility and surveillance of car parks and internal accessways.	✓ **Standard met** Dwelling 1 would have five (5) windows at ground floor level and eight (8) windows at first floor level which would face its accessway. Dwelling 2 would have one (1) window at ground floor level which would face its accessway.
	Private spaces within developments should be protected from inappropriate use as public thoroghfares.	✓ **Standard met** Each dwelling's private open space would be protected from inappropriate use as a public thoroughfare.
Decision Guidelines	The design response.	
Objectives	To ensure the layout of development provides for the safety and security of residents and property.	

2.3.8 Town Planning Application - No. 34 Surrey Road, Dandenong North 3175 (Planning Application No. PLN19/0225) (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** A Landscape Plan can be provided as a condition of permit, if granted.
	Development should provide for the retention or planting of trees, where these are part of the character of the neighbourhood.	✓ **Standard met** A Landscape Plan can be provided as a condition of permit, if granted.
	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** It does not appear as though any trees have been removed from the site in the 12 months prior to the application being made.
	The landscape design should specify landscape themes, vegetation (location and species), paving and lighting.	✓ **Standard met** A Landscape Plan can be provided as a condition of permit, if granted.
	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** More than 70% of the ground level western front setback would be capable of being planted with substantial landscaping and canopy trees. The northern and southern side and eastern rear setbacks would also be capable of being planted with substantial landscaping and 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.	

2.3.8 Town Planning Application - No. 34 Surrey Road, Dandenong North 3175 (Planning Application No. PLN19/0225) (Cont.)

	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.	

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** Less than 33% of the Surrey Road street frontage would be taken up by the accessways.
	No more than one single-width crossover should be provided for each dwelling fronting a street.	✓ **Standard met** Only one (1) single width accessway is proposed for each dwelling fronting Surrey Road.
	The location of crossovers should maximise retention of on-street car parking spaces.	✓ **Standard met** The location of the crossovers at either end of the site frontage would maximise the retention of on-street car parking spaces.
	The number of access points to a road in a Road Zone should be minimised.	✓ **Standard met** Surrey Road is not in a Road Zone.
	Developments must provide for access for service, emergency and delivery vehicles.	✓ **Standard met** The proposed development would provide access for service, emergency and delivery vehicles.
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.	

2.3.8 Town Planning Application - No. 34 Surrey Road, Dandenong North 3175 (Planning Application No. PLN19/0225) (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** Car parking facilities for each dwelling would be close and convenient for each dwelling. The garages of each dwelling would be secure and would be capable of being well ventilated.
	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** There are no habitable room windows for either dwelling within 1.5m of the other dwelling's accessway.
Decision Guidelines	The design response.	
Objectives	To provide convenient parking for residents and visitors vehicles.	
	To protect residents from vehicular noise within developments.	

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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** Both dwellings within the proposed development would be setback more than 2m from all boundaries at ground floor level (for all walls not constructed on the boundary). Dwelling 1 within the proposed development would be setback more than 3m from all boundaries at first floor level.
	Sunblinds, verandahs, porches, eaves, fascias, gutters, masonry chimneys, flues, pipes,	✓ **Standard met**

2.3.8 Town Planning Application - No. 34 Surrey Road, Dandenong North 3175 (Planning Application No. PLN19/0225) (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.	The proposed development would achieve a minimum 2m setback at ground floor level and 3m setback at first floor level.
	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** These are not proposed.
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.	

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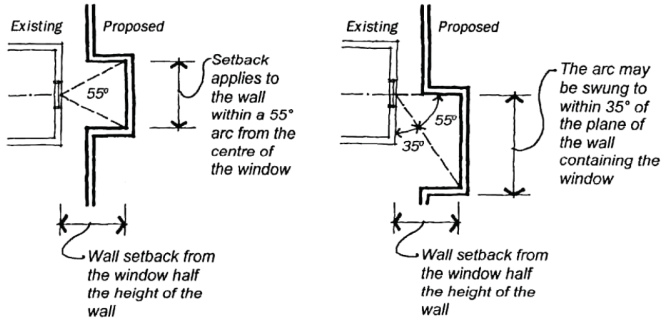
Clause 55.04-2 Walls on boundaries objective

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** Dwelling 1's garage wall on the northern boundary would be 7m long which is less than 10m in length. Dwelling 2's garage wall on the southern boundary would be 7.5m long which is less than 10m in length.
	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** There are no side or rear boundaries which would be fully abutted by a new wall or carport.
	A building on a boundary includes a building set back up to 200mm from a boundary.	✓ **Standard met** Dwelling 1's northern garage wall and Dwelling 2's southern garage wall would be setback 150mm from the boundaries.
	The height of a new wall constructed on or within 200 mm of a side or rear boundary or a carport constructed on or within 1 metre of a side or rear boundary should not exceed an average of 3.2 metres with no part higher than 3.6 metres unless abutting a higher existing or simultaneously constructed wall.	✓ **Standard met** The maximum height of Dwelling 1's northern garage wall on the boundary is less than 3.6m. The maximum height of Dwelling 2's southern garage wall on the boundary is less than 3.6m.
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.	

Clause 55.04-3 Daylight to existing windows objective

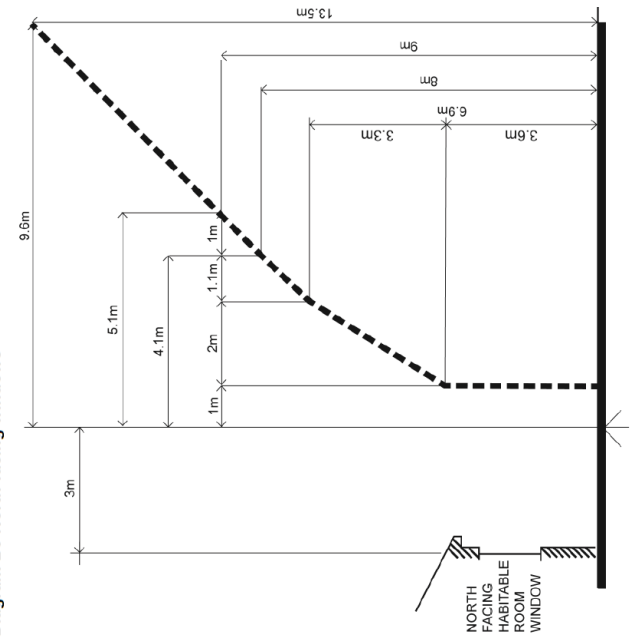
Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B19	Buildings opposite an existing habitable room window should provide for a light court to the existing window that has a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky. The calculation of the area may include land on the abutting lot.	✓ **Standard met** The existing dwelling to the east at 315 Stud Road is setback at least 3.33m from the shared boundary with the subject site and would have at least 1m clear to the sky. The existing dwelling to the south at 30 Surrey Road is setback at least 7.15m from the shared boundary with the subject site and would have at least 1m clear to the sky. The existing dwelling to the north at 36 Surrey Road is setback at least 2.86m from the shared boundary with the subject site and would have at least 1m clear to the sky.
	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	✓ **Standard met** The existing dwelling to the east at 315 Stud Road has west facing habitable room windows which are setback at least 3.33m from the shared boundary with the subject site. The east facing 4m high ground floor wall of Dwelling 2 is setback 2.6m from the shared boundary. The combined distance of 5.93m is greater than 50% of the wall (2m). The existing dwelling to the south at 30 Surrey Road would be separated from the development proposed under this application by the development proposed under Planning Permit Application No. PLN19/0223. The existing dwelling to the north at 36 Surrey Road is setback at least 2.86m from the shared boundary with the subject site. The north facing 3.2m high wall of Garage 1 would be setback 0.15m from the boundary. The combined distance of 3.01m is greater than 50% of the wall (1.6m).

2.3.8 Town Planning Application - No. 34 Surrey Road, Dandenong North 3175 (Planning Application No. PLN19/0225) (Cont.)

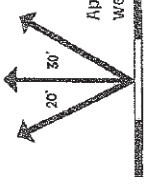
	floor level of the room containing the window.			
Decision Guidelines	The design response.			
	The extent to which the existing dwelling has provided for reasonable daylight access to its habitable rooms through the siting and orientation of its habitable room windows.			
	The impact on the amenity of existing dwellings.			
Objective	To allow adequate daylight into existing habitable room windows.			

2.3.8 Town Planning Application - No. 34 Surrey Road, Dandenong North 3175 (Planning Application No. PLN19/0225) (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** The existing dwelling to the south at 30 Surrey Road would be separated from the development proposed under this application by the development proposed under Planning Permit Application No. PLN19/0223.
	A north facing window is a window with an axis perpendicular to its surface orientated north 20 degrees west to north 30 degrees east.	

2.3.8 Town Planning Application - No. 34 Surrey Road, Dandenong North 3175 (Planning Application No. PLN19/0225) (Cont.)

	 Applies where existing HRW is between 20° west and 30° east from north		
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.		

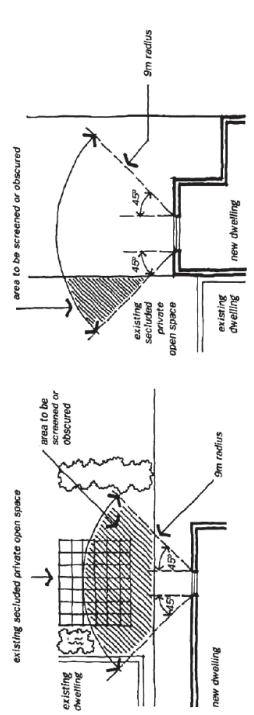
2.3.8 Town Planning Application - No. 34 Surrey Road, Dandenong North 3175 (Planning Application No. PLN19/0225) (Cont.)

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** The existing property to the south at 30 Surrey Road would not be affected by overshadowing from the proposed development. The site to the north at 36 Surrey Road would have no overshadowing from the proposed development. The site to the east at 315 Stud Road would have no overshadowing from the proposed development at 9am or 12pm, but would have minimal overshadowing at 3pm. Overall, 75% of the secluded private open space areas of the adjoining properties would receive at least 5 hours of sunlight between 9am and 3pm on September 22.
	If existing sunlight to the secluded private open space of an existing dwelling is less than the requirements of this standard, the amount of sunlight should not be further reduced.	✓ **Standard met** The existing sunlight to the secluded private open space of the existing adjoining properties is not currently less than the requirements of this standard.
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.	

2.3.8 Town Planning Application - No. 34 Surrey Road, Dandenong North 3175 (Planning Application No. PLN19/0225) (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** *East elevation* Dwelling 1 has two (2) east-facing upper level Retreat windows. These windows would be clear but would be more than 9m from the property to the east at 315 Stud Road. Dwelling 2 is single storey. *South elevation* Dwelling 1 has south-facing upper level Bathroom and Toilet windows which are not habitable room windows. *North elevation* Dwelling 1 has a north-facing upper level Ensuite window which is not a habitable room window.
	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** *East elevation* Dwelling 1 has two (2) east-facing upper level Retreat windows. These windows would be clear but would be more than 9m from the property to the east at 315 Stud

2.3.8 Town Planning Application - No. 34 Surrey Road, Dandenong North 3175 (Planning Application No. PLN19/0225) (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.		Road. Dwelling 2 is single storey. *South elevation* Dwelling 1 has south-facing upper level Bathroom and Toilet windows which are not habitable room windows. *North elevation* Dwelling 1 has a north-facing upper level Ensuite window which is not a habitable room window.
	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** No habitable room windows with obscure glazing are proposed.
	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 met** No external screens are proposed.
	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** The existing 2.2m high fence on the eastern boundary should prevent any ground floor overlooking. The existing 1.6m high fence on the northern boundary is proposed to have a 0.6m high trellis added which would prevent ground floor overlooking. A new 2m high paling fence is proposed along the southern boundary which would also prevent ground floor overlooking.
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.	

2.3.8 Town Planning Application - No. 34 Surrey Road, Dandenong North 3175 (Planning Application No. PLN19/0225) (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** Dwelling 1 has two (2) east-facing upper level Retreat windows. These windows would be clear but would not overlook more than 50% of Dwelling 2's secluded private open space area.
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.	

2.3.8 Town Planning Application - No. 34 Surrey Road, Dandenong North 3175 (Planning Application No. PLN19/0225) (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 mechanical plant is proposed to be located near the bedrooms of any immediately adjacent existing dwellings.
	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** The proposed development has taken this into account.
	Dwellings and residential buildings close to busy roads, railway lines or industry should be designed to limit noise levels in habitable rooms.	✓ **Standard met** The subject site is not located near a busy road, railway line or industrial area.
Decision Guidelines	The design response.	
Objectives	To contain noise sources within development that may affect existing dwellings.	
	To protect residents from external noise.	

2.3.8 Town Planning Application - No. 34 Surrey Road, Dandenong North 3175 (Planning Application No. PLN19/0225) (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** The dwelling entries of the ground floor of each dwelling would be accessible or able to be easily made accessible to people with limited mobility.
Objective	To encourage the consideration of the needs of people with limited mobility in the design of developments.	

2.3.8 Town Planning Application - No. 34 Surrey Road, Dandenong North 3175 (Planning Application No. PLN19/0225) (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** The entry to each dwelling would be visible from the street and other public areas. Each dwelling would have a porch adjoining each front entry which would provide shelter, a sense of personal address and a transitional space around the entry.
Objective	To provide each dwelling or residential building with its own sense of identity.	

2.3.8 Town Planning Application - No. 34 Surrey Road, Dandenong North 3175 (Planning Application No. PLN19/0225) (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** All habitable room windows within the proposed development would face an outdoor space clear to the sky or a light court with a minimum area of 3 square metres and a minimum dimension of 1m clear to the sky.
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.		

2.3.8 Town Planning Application - No. 34 Surrey Road, Dandenong North 3175 (Planning Application No. PLN19/0225) (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. ***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** Dwelling 1 would have a 108m² front yard and a 50m² backyard for a total private open space provision of 158m², well in excess of the 60m² required for this dwelling. The secluded private open space area at the side of the dwelling would have an area of 40m² with a minimum dimension of 5m in both directions. Dwelling 2 would have a 130m² backyard, well in excess of the 60m² required for this dwelling. The secluded private open space area at the side of the dwelling would have an area of 40m² with a minimum dimension of 5m in both directions.
	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.	

2.3.8 Town Planning Application - No. 34 Surrey Road, Dandenong North 3175 (Planning Application No. PLN19/0225) (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** Each dwelling would have an area of private open space located to the north of the dwelling with a northern aspect.
	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** There would be no walls to the north of either dwelling's secluded private open space area.
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.	

2.3.8 Town Planning Application - No. 34 Surrey Road, Dandenong North 3175 (Planning Application No. PLN19/0225) (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 dwellings would have convenient access to at least 6m³ of externally accessible, secure storage space.
Objective	To provide adequate storage facilities for each dwelling.	

2.3.8 Town Planning Application - No. 34 Surrey Road, Dandenong North 3175 (Planning Application No. PLN19/0225) (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 design of the proposed dwellings, including façade articulation and detailing, window and door proportions, roof form and verandahs, eaves and parapets, would respect the existing and preferred neighbourhood character.
	Garages and carports should be visually compatible with the development and the existing or preferred neighbourhood character.	✓ **Standard met** The proposed garages would be visually compatible with the development and the existing or preferred neighbourhood character.
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.	

2.3.8 Town Planning Application - No. 34 Surrey Road, Dandenong North 3175 (Planning Application No. PLN19/0225) (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 is 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	✓ **Standard met** No front fence is proposed.
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.	

2.3.8 Town Planning Application - No. 34 Surrey Road, Dandenong North 3175 (Planning Application No. PLN19/0225) (Cont.)

Clause 55.06-3 Common property objectives

Title & Objective	Standards		Standard Met/Standard Not Met/NA
Standard B33	Developments should clearly delineate public, communal and private areas.		✓ **Standard met** The proposed development would clearly delineate public and private areas. No communal areas are proposed.
	Common property, where provided, should be functional and capable of efficient management.		✓ **Standard met** No communal areas are proposed.
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.	

2.3.8 Town Planning Application - No. 34 Surrey Road, Dandenong North 3175 (Planning Application No. PLN19/0225) (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** The design and layout of the proposed development would provide sufficient space and facilities for services to be installed and maintained efficiently and economically.
	Bin and recycling enclosures, mailboxes and other site facilities should be adequate in size, durable, waterproof and blend in with the development.	✓ **Standard met subject to condition** Site facilities such as clotheslines, storage spaces, mailboxes, electrical, gas and water meters, hot water systems, air conditioning units and rubbish and recycling bins for each dwelling have been shown on the plans. However, the location of rainwater tanks for each dwelling have not been shown on the plans. These can be required as a condition of permit, if granted.
	Bin and recycling enclosures should be located for convenient access by residents.	✓ **Standard met** Rubbish and recycling bins for each dwelling have been shown on the plans.
	Mailboxes should be provided and located for convenient access as required by Australia Post.	✓ **Standard met** Mailboxes have been shown on the plans.
Decision Guidelines	The design response.	
Objectives	To ensure that site services can be installed and easily maintained.	
	To ensure that site facilities are accessible, adequate and attractive.	

3 QUESTION TIME - PUBLIC

Question Time at Council meetings provides an opportunity for members of the public in the gallery to address questions to the councillors 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

v) 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. 1920-28 Reactive Tree Maintenance and Other Services

File Id:	qA407460
Responsible Officer:	Director Business, Engineering and Major Projects

Report Summary

This report outlines the tender process undertaken to select a panel of suitably qualified and experienced contractors for the provision of Reactive Tree Maintenance and Other Services.

The initial contract term is four (4) years from the date of commencement with an option to extend the contract by two (2) two year extensions at the sole and absolute discretion of Council.

Recommendation Summary

This report recommends that Council awards Contract No. 1920-28 to:

i. Reactive Tree Work (Schedule A) to TreeServe Pty Ltd;

ii. Tree Inspection (Schedule B) comprising a panel of three (3) contractors:

- Homewood Consulting Pty Ltd
- Pinnacle ArborPro Pty Ltd
- TreeServe Pty Ltd

iii. Root Pruning and Root Barrier (Schedule C) comprising a panel of two (2) contractors:

- BJB Excavations Pty Ltd
- Global Urban Forest

iv. Mobile Log Milling (Schedule D) to Julia's Onsite Timber Milling;

v. Log Transport and Tree Grabbing (Schedule E) comprising a panel of two (2) contractors:

- RK & JA Kent & Co Pty Ltd
- Woods Environmental Services

vi. Arboricultural Consulting (Schedule F) comprising of a panel of four (4) contractors:

- Global Urban Forest

4.1.1 Contract No. 1920-28 Reactive Tree Maintenance and Other Services (Cont.)

- Homewood Consulting Pty Ltd
- Pinnacle ArborPro Pty Ltd
- Urban Forest Consulting

This is a Schedule of Rates contract. The expected expenditure for this contract over the initial four (4) year term is $2,168,000 ex GST.

Introduction

The current Cyclical and Reactive Tree Pruning contact ended in December 2019. After an operational review, coupled with extensive research across local government and industry, council officers elected to participate in a collaborative tender for Cyclical Pruning with seven other councils and then tender separately for the Reactive Pruning component with the understanding that this approach would deliver “best value” to the City of Greater Dandenong.

The Cyclical Pruning Contract was tendered and was awarded to the incumbent contractor, Active Tree Services, with the contract commencing on 1st December 2019.

The Reactive Tree Pruning and Other Services contract specification and associated contract documents were developed, and tenders invited. In awarding this contract a principal contractor will be engaged to undertake the reactive pruning component, which is the most substantive part of the contract, along with a panel of contractors specialising in different aspects of tree management that will assist the Parks Team with the effective and sustainable management of trees across the municipality

Tender Process

This tender was advertised on Saturday 14 September 2019 in The Age Newspaper, VendorPanel and Council’s website. The tender closed at 2pm on Tuesday 15 October 2019.

At the close of the tender advertising period submissions were received from Seventeen (17) contractors as listed below:

1. ArborCraft Tree Services Pty Ltd
2. Asplundh Tree Expert Australia
3. Batt Brothers Pty Ltd
4. BJB Excavations Pty Ltd
5. ETS Vegetation Management
6. Global Urban Forest
7. High Country Tree Services
8. Homewood Consulting Pty Ltd
9. Joeys Tree Services
10. Julia's Onsite Timber Milling
11. Maca Infrastructure Pty Ltd
12. Pinnacle ArborPro Pty Ltd

4.1.1 Contract No. 1920-28 Reactive Tree Maintenance and Other Services (Cont.)

13. RK & JA Kent & Co Pty Ltd
14. Sevron Pty Ltd
15. TreeServe Pty Ltd
16. Urban Forest Consulting
17. Woods Environmental Services

Tender Evaluation

The evaluation panel comprised of Council's Service Unit Leader - Parks & Waste, Team Leader Conservation & Horticultural Services, Senior Arborist and Senior Contracts Officer with Occupational Health & Safety Consultant providing specialist advice.

4.1.1 Contract No. 1920-28 Reactive Tree Maintenance and Other Services (Cont.)

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

	Evaluation Criteria	Weighting
1	Price/Rates	30%
2	Relevant Experience	30%
3	Capability	30%
4	Social Procurement	5%
5	Local Industry	5%

Each criterion is ranked on a point score between 0 (fail) and 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.

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.

Note 3: Zero score – 50% above median price.

Following an evaluation of the tenders, the comparative point score based on the above criteria is as follows:

Reactive Tree Work (Schedule A)

Tenderer	Price Point	Non-Price Point	Total Score	OHS	Enviro
TreeServe Pty Ltd	1.50	3.35	4.85	Pass	Pass
Batt Brothers	0.96	2.05	3.01	No assessment	
Asplundh / Summit	0.65	2.35	3.00	No assessment	
MACA Infrastructure	0.85	2.15	3.00	No assessment	
ETS Vegetation	0.24	2.55	2.79	No assessment	
Arborcraft	0.10	2.20	2.30	No assessment	
Woods Environmental	0.00	2.10	2.10	Pass	Pass
Joeys Tree Services	1.28	0.00	1.28	No assessment	

4.1.1 Contract No. 1920-28 Reactive Tree Maintenance and Other Services (Cont.)

Based on the above point score the evaluation panel agreed that Contracts should be awarded to TreeServe Pty Ltd.

Tree Inspections (Schedule B)

Tenderer	Price Point	Non-Price Point	Total Score	OHS	Enviro
Pinnacle ArborPro Pty Ltd	0.81	2.45	3.26	Pass	Pass
Homewood Consulting Pty Ltd	0.00	3.25	3.25	Pass	Pass
TreeServe Pty Ltd	1.27	1.85	3.12	Pass	Pass
Arborcraft Tree Services	1.14	1.60	2.74	No assessment	
Asplundh Tree Expert / Summit Open Space Services	0.69	1.90	2.59	No assessment	
Sevron Pty Ltd	0.00	2.50	2.50	Pass	Pass
ETS Vegetation Management	0.00	1.80	1.80	No assessment	
Global Urban Forest	0.00	1.60	1.60	Pass	Pass
Woods Environmental Services	0.00	0.90	0.90	Pass	Pass

Based on the above point score the evaluation panel agreed that Contracts should be awarded to the following panel of three (3) Pinnacle ArborPro Pty Ltd, Homewood Consulting Pty Ltd and TreeServe Pty Ltd.

Root Pruning and Root Barriers (Schedule C)

Tenderer	Price Point	Non-Price Point	Total Score	OHS	Enviro
BJB Excavations Pty Ltd	0.75	2.60	3.35	Pass	Pass
Global Urban Forest	0.75	2.50	3.25	Pass	Pass
Arborcraft Tree Services	0.75	1.00	1.75	No assessment	

Based on the above point score the evaluation panel agreed that Contracts should be awarded to the following panel of two (2) BJB Excavations Pty Ltd and Global Urban Forest.

Mobile Log Milling (Schedule D)

4.1.1 Contract No. 1920-28 Reactive Tree Maintenance and Other Services (Cont.)

Tenderer	Price Point	Non-Price Point	Total Score	OHS	Enviro
Julia's Onsite Timber Milling	0.75	2.55	3.30	Pass	Pass
Arborcraft Tree Services	1.46	1.00	2.46	No assessment	
RK & JA Kent & Co Pty Ltd	0.00	0.80	0.80	Pass	Pass

Based on the above point score the evaluation panel agreed that Contracts should be awarded to Julia's Onsite Timber Milling.

Log Transport & Tree Grabbing (Schedule E)

Tenderer	Price Point	Non-Price Point	Total Score	OHS	Enviro
RK & JA Kent & Co Pty Ltd	0.82	2.60	3.42	Pass	Pass
Woods Environmental Services	0.68	1.80	2.48	Pass	Pass
Arborcraft Tree Services	1.30	1.00	2.30	No assessment	
ETS Vegetation Management	0.14	1.80	1.94	No assessment	
Batt Brothers Pty Ltd	0.33	0.85	1.18	No assessment	

Based on the above point score the evaluation panel agreed that Contracts should be awarded to the following panel of two (2) RK & JA Kent & Co Pty Ltd and Woods Environmental Services.

4.1.1 Contract No. 1920-28 Reactive Tree Maintenance and Other Services (Cont.)

Arboricultural Consulting (Schedule F)

Tenderer	Price Point	Non-Price Point	Total Score	OHS	Enviro
Pinnacle ArborPro Pty Ltd	1.23	1.85	3.08	Pass	Pass
Homewood Consulting Pty Ltd	0.24	2.65	2.89	Pass	Pass
Urban Forest Consulting	0.21	2.45	2.66	Pass	Pass
Global Urban Forest	0.75	1.60	2.35	Pass	Pass
Arborcraft Tree Services	1.26	1.00	2.26	No assessment	
Woods Environmental Services	0.93	0.90	1.83	Pass	Pass

Based on the above point score the evaluation panel agreed that Contracts should be awarded to the following panel of four (4) Pinnacle ArborPro Pty Ltd, Homewood Consulting Pty Ltd, Urban Forest Consulting and Global Urban Forest.

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.

Note 3: Zero score – 50% above median price.

Relevant Experience/Track Record

- TreeServe Pty Ltd - has been contracting to Councils throughout Sydney for 23 years and purchased City and Rural Tree Service in 2019 which was the incumbent reactive tree pruning contractor for the City of Greater Dandenong for the previous 8 years. TreeServe currently hold similar contracts with the City of Monash, City of Kingston, City of Glen Eira, City of Stonnington and Boroondara City Council.
- Pinnacle ArborPro Pty Ltd - have been established for 14 years and specialise in arboricultural inspection and assessment. They have been contracted to the Brisbane City Council, the Sunshine Coast Council and Mooney Valley City Council.
- Homewood Consulting Pty Ltd – have been contracting to councils throughout Victoria for 15 years. Specialists in arboricultural inspections and assessments they have contracted to Boroondara City Council, Nillumbik Shire and Bendigo City Council.
- BJB Excavations Pty Ltd – have been contracting for 40 years and specialise in hydro excavation and root pruning. They have been contracted to South East Water, Downer Pipelines and have been root pruning in the City of Greater Dandenong for the past 4 years.
- Global Urban Forest – specialist in arboriculture consulting, soil remediation and tree health. They have been contracted to various councils for the previous 5 years having worked for

4.1.1 Contract No. 1920-28 Reactive Tree Maintenance and Other Services (Cont.)

Adelaide City Council, Glen Eira City Council, Mornington City Council and the City of Greater Dandenong since 2015.

- Julia's Onsite Timber Milling – specialist in urban log repurposing for the past 5 years. They have provided a service to the City of Greater Dandenong and the City of Wyndham.
- RK & JA Kent & Co Pty Ltd – specialist in excavation and transportation of logs for the past 35 years. They have been contracted to Cardinia Shire, City of Yarra Ranges and the City of Greater Dandenong.
- Woods Environmental Services - have been in contracting for 24 years with facilities for heavy log transport. Contracted to Vic Roads, Downer, Melbourne Water and Murrindindi Shire Council.
- Urban Forest Consulting – contracting for 6 years specialising in Urban Forestry and strategy development. They have been contracted to the City of Darwin, Hornsby Shire Council, North East Link and the City of Greater Dandenong since 2016.

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

This schedule of rates contract with an estimated cost to Council over the first four (4) year term of $2,383,700.00 including GST is within the current funding allocation of $2,420,000.00 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 contact or a stipulated sum contract will require that the supplier agree to provide specified services for a stipulated or fixed price.

Social Procurement

Social Procurement was considered when assessing tender responses

Local Industry

Local Industry was considered when assessing tender responses

Consultation

During the tender evaluation process and in preparation of this report, relevant Council Officers from Risk Management and OHS were consulted.

4.1.1 Contract No. 1920-28 Reactive Tree Maintenance and Other Services (Cont.)

Conclusion

The evaluation panel is satisfied that the tenderers recommended for appointment have the relevant experience and resources to carry out the works in a timely and efficient manner.

At the conclusion of the tender evaluation process the evaluation panel agreed that the tender submissions from TreeServe Pty Ltd, Pinnacle ArborPro Pty Ltd, Homewood Consulting Pty Ltd, BJB Excavations Pty Ltd, Global Urban Forest, Julia's Onsite Timber Milling, RK & JA Kent & Co Pty Ltd, Woods Environmental Services and Urban Forest Consulting represented the best value outcome for Council and should be accepted based on:

1. Their conforming tender submission and schedule of rates; and
2. Their level of experience, staff resources and equipment.

Recommendation

That Council:

1. award Contract No. 1920-28 Reactive Tree Maintenance and Other Services within the City of Greater Dandenong to

i. **Reactive Tree Work (Schedule A) award to TreeServe Pty Ltd**

ii. **Tree Inspection (Schedule B) comprising a panel of three (3) contractors:**

- **Homewood Consulting Pty Ltd**
- **Pinnacle ArborPro Pty Ltd**
- **TreeServe Pty Ltd**

iii. **Root Pruning and Root Barrier (Schedule C) comprising a panel of two (2) contractors:**

- **BJB Excavations Pty Ltd**
- **Global Urban Forest**

iv. **Mobile Log Milling (Schedule D) award to Julia's Onsite Timber Milling**

v. **Log Transport and Tree Grabbing (Schedule E) comprising a panel of two (2) contractors:**

- **RK & JA Kent & Co Pty Ltd**
- **Woods Environmental Services**

vi. **Arboricultural Consulting (Schedule F) comprising of a panel of four (4) contractors:**

- **Global Urban Forest**

4.1.1 Contract No. 1920-28 Reactive Tree Maintenance and Other Services (Cont.)

- **Homewood Consulting Pty Ltd**
- **Pinnacle ArborPro Pty Ltd**
- **Urban Forest Consulting**

2. at the tendered Schedule of Rates for an initial period of four (4) years; and reserves the option to extend the initial contract term by two (2) two-year extensions at the sole and absolute discretion of Council; and

3. signs and seals the contract documents when prepared.

4.2 POLICY AND STRATEGY

4.2.1 Draft Barry J Powell Reserve Master Plan

File Id:	
Responsible Officer:	Director City Planning Design & Amenity
Attachments:	Barry J Powell Reserve Master Plan Final Report February 2020

Report Summary

The draft Barry J Powell Reserve Master Plan 2020 establishes the long-term vision and direction for this district park in Noble Park North. The plan improves and maximises the potential of the reserve to support the development and provision of sporting, recreational and community facilities. Environmental benefits are integrated into the master plan to guide the infrastructure improvements and to support biodiversity opportunities planned for the reserve. This report provides a summary of the master plan development process, the consultation and the key directions for the master plan.

Recommendation Summary

This report recommends that the draft Barry J Powell Reserve, Noble Park North Master Plan and its staged implementation plan 2020 be adopted by Council.

Background

In August 2018 Council engaged a consultant team to assist with the preparation of a draft Master Plan for Barry J Powell Reserve. One of the aims of the master planning process was:

To develop a Master Plan that will strengthen and progress Barry J Powell Reserve role as a district, multi-purpose park that provides for a broad range of passive and active recreational pursuits, that is well utilised and meets the needs of a growing population and diverse Noble Park North community. It will be recognised as a high-quality park with an emphasis on design excellence in terms of landscape, sports and recreational provision and flexibility of use and built form.

In addressing this aim, key considerations included:

- Meeting the future demands of population growth, changing sports and recreational needs, and community aspirations. Specifically, Barry J Powell Reserve's provision of facilities for football, netball, cricket and tennis.
- Provision of active sports infrastructure/ buildings that meets the functional requirements of the Australian Standards and Sports Codes and are consistent with the strategic planning of competition sport within the municipality.
- Provision of social and passive recreational infrastructure including park amenities, shared paths, and playgrounds that meet the size and play requirements of Council's Playground Strategy 2013.
- Addressing environmental issues and opportunities including the reserve's topography, drainage requirements and improving the current low level of tree canopy coverage across the reserve.
- Addressing other relevant Council's strategies and plans and allowing for the staged implementation of the masterplan.

Site Context

Barry J Powell Reserve is bounded by Halton Road to the south and Bakers Road to the east. The land use on the western boundary which addresses Jacksons Road and the northern boundary is residential. Residential land use also occurs along Halton Road and Bakers Road. Outside the immediate surrounding residential land, there is a cluster of industrial uses to the west of Jackson Road.

Barry J Powell Reserve occupies almost 10Ha of land and is classified in the Open Space Strategy 2009 as a district park that provides multi use sports and community facilities. It is an active and passive district park providing two sports ovals that currently provide facilities for Australian Rules Football and cricket. The main oval has a four-pitch cricket turf table, and the second oval has a synthetic cricket pitch. A three-lane cricket practice net constructed in 2017 is located to the north east of the main oval. The other sports facilities in the reserve include the four tennis courts located to the north and west of the Heritage Kindergarten.

There are five buildings located at Barry J Powell Reserve; the Barry J Powell Reserve Sports Pavilion (football, cricket), the Jan Wilson Community Centre (JWCC), the Heritage Tennis Club Pavilion, the Heritage Kindergarten, and a grounds maintenance shed located to the northeast of the main oval.

4.2.1 Draft Barry J Powell Reserve Master Plan (Cont.)

Carparking within and around the reserve comprises the main onsite carpark accessible from Halton Road and the on-street carparks along Halton Road and Bakers Road.

Barry J Powell Reserve provides a range of passive recreational opportunities, including:

- The 'neighbourhood level' playground located on the south side of the park between the sports pavilion, main carpark and the Jan Wilson Centre.
- The small 'local level' northern playground located close to Bakers Road, to the north of the tennis courts.
- A designated dog-off-leash area is located to the north west corner of the main oval. This space is currently unfenced but is relatively contained within the natural topographical depression of the reserve and the neighbouring residential fencing.
- The reserve has three picnic tables including two sheltered tables located near the dog-off-leash area and the second oval and another unsheltered older picnic table near the northern play space with an independently located barbecue facility.

The overriding landscape character of Barry J. Powell Reserve is of open grassed spaces with scattered trees, in a mix of informal plantations distributed within the reserve.

4.2.1 Draft Barry J Powell Reserve Master Plan (Cont.)

Fig ure 1 – Existing Park Facilities Plan

Figure 1 – Existing Park Facilities Plan

4.2.1 Draft Barry J Powell Reserve Master Plan (Cont.)

Barry J. Powell Reserve is currently home to:

- Lyndale Cricket Club (130 members)
- Lyndale Football Netball Club (150-165 members)
- Melbourne Eagles Cricket Club (100 members) *70 (seniors) use Barry Powell for training in summer
- Heritage Tennis Club (23 members as of Oct. 2018)
- Melbourne Sixers Cricket Club (85 members) – use one of the grounds for matches during the summer season

- **Master Plan Process**

In conjunction with the site analysis and functional assessment of the Barry J. Powell Reserve, the consultant team undertook extensive community and stakeholder consultation, to inform the development of the draft master plan. The master plan consultation was generally undertaken in two stages to engage with the community, ward Councillors, stakeholders and the sports clubs before and during the development of the draft masterplan.

The two consultation stages were:

- Stage 1 – Issues and Opportunities Discussion - 25 January to 1 March 2019
- Stage 2 – Exhibition of Draft Master Plan – 12 August to 8 September 2019

A Ward Councillor briefing occurred at the commencement of the project (29 October 2018), prior to stage one (15 January 2019) and prior to stage two (8 August 2019). There was also an on-site meeting with and the project team and Councillors on 21 November 2019.

In conjunction with the engagement process, the consultant team undertook a thorough site analysis and functional assessment of Barry J Powell Reserve's facilities, buildings and environmental considerations to inform the development of the draft master plan. The site analysis and functional assessment of the reserve's facilities identified the following key issues and findings:

Summary of key reserve issues and findings

Sports Activities and Areas

- The main oval is smaller than the preferred oval size nominated by the 'AFL Facility Guidelines'.
- The second oval is only large enough to be a junior field for either cricket or AFL football.
- There are no netball facilities provided at the reserve to allow for combined training nights of the Lyndale Football Netball club.
- The two southern tennis courts are in poor condition.

Buildings and Facilities

- The sports pavilion building does not meet the current AFL community facility guidelines or DDA/ Australian Standard requirements.

- The sports pavilion building is poorly oriented to the second oval and to the Halton Road car park.
- There are no female change facilities to support female participation at the reserve.
- The site topography limits the capacity to enlarge the ovals or to create strong physical connections between the sports fields and the pavilion.
- The existing maintenance shed is isolated and has no formal access.

Landscape and Passive Recreation Areas

- The existing playgrounds have limited play diversity and age offer and require an upgrade to align with the Playground Strategy hierarchy guidelines.
- The limited park infrastructure across the reserve, including seats, shelters and barbecue facilities limits the opportunity for larger family or community groups to use the reserve for social gatherings.
- There is limited provision of informal active recreation such as social basketball or exercise/ fitness stations within the reserve.
- The existing dog-off-leash area has limited park facilities such as seating and has limited natural shade from trees.
- There is a general lack of mature tree planting and general park facilities such as seating throughout the reserve.

Access, Circulation and Parking

- While the site is easily accessible from Halton Road, the location and function of the car park access and egress points are not clearly identified and are easily missed.
- There is a lack of formal/ shared pedestrian and cycle paths through the reserve and there is not a well identified pedestrian park entry from Halton Road.
- Delivery vehicle access to the Jan Wilson Centre is dominant. This prevents the direct interaction of the building with its park setting.
- There is currently no off-street parking for the Heritage Kindergarten staff.
- There are concerns about the safety of pedestrians attempting to cross Bakers Road between the kindergarten and the nursing home.

Refer to Attachment 1 – Barry J. Powell Reserve Master Plan Report 2020 for a broader exploration of the site analysis and the key issues and findings.

Stage 1 - Stakeholder Consultation with the Sports Clubs

Consultation with the Lyndale Cricket Club and Lyndale Football Netball Club occurred on Tuesday 27th November 2018. This initial consultation was used to gain as much stakeholder input early in the master plan process to provide guidance on the development of the draft master plan.

4.2.1 Draft Barry J Powell Reserve Master Plan (Cont.)

A summary of the key comments from each club is outlined below:

Lyndale Cricket Club

- The club currently has 5 senior teams, 3 junior teams and an introductory program.
- The club currently has 130 members.
- All teams compete in the Dandenong District Cricket Association.
- The club uses Barry J. Powell Reserve as its' headquarters and training base.
- The junior teams train on Monday & Wednesday and the senior teams train on Tuesday and Thursday.
- The matches occur on Friday afternoon for U11s as well as on Saturday morning and afternoon on both ovals for the junior and the senior teams.
- There is a lack of at-grade storage for their equipment, which ideally should be co-located with the practice nets.
- The pavilion building has a poor internal functional layout; the upgrade of the bar is incomplete; there is a lack of secured internal storage and the heating and cooling system is poor. There is also a lack of shade and bench seating along the pavilion's terracing/ spectator area.
- The number, size and condition of the two ovals currently meet the Club's needs, but the club would be highly supportive of the widening of the second oval to meet the senior cricket and senior AFL football requirements.
- The club is satisfied with the provision of the three lane cricket practice nets and the onsite car park.
- The proximate location between the playground and the Barry J. Powell Pavilion and the main oval is important to the Club.

Lyndale Football Netball Club

- The club has three senior football teams (senior, reserve and women) and has not had any junior football team since early 2000's.
- The club has two netball teams which all compete in the Southern Football Netball League.
- The club has been based at Barry J. Powell Reserve since 1986.
- The women's team trains at the reserve every Tuesday and Thursday afternoon/ from 6pm, and the men's team trains on the same days from 6.30pm.
- The matches occur on Saturday for the men's team and Sunday for the women's team.
- The club uses the main oval during the competition season. The second oval is only used for pre-season training.
- The netball teams train at the Gloria Pyke Netball complex, Greaves Reserve and play their matches at the Springvale District Netball Complex (Dingley) on Saturday.
- The two main issues identified by the club were the non-functional layout of the pavilion building and the lack of onsite netball courts.

4.2.1 Draft Barry J Powell Reserve Master Plan (Cont.)

- Some of the functional and amenities issues of the Barry J Powell Pavilion building raised by the club include the following:
    - The amenities located in the player's change rooms do not comply with the current AFL community facility guidelines or DDA/ Australian Standard requirements.
    - The absence of change rooms for women.
    - The poor condition of the umpires' change room.
    - The indirect access from the change rooms to the main oval requiring players and umpires to walk around behind the pavilion building.
    - The incomplete upgrade of the bar.
    - The poor heating and cooling of the pavilion building.
- The other building issue relates to the lack of infrastructure that are commonly available in a more modern facility such as a separate timekeepers' room, a separate meeting room, and a location/ facility to film matches.
- The size and the condition of the main oval meets the club's needs, but they requested a back net to be installed behind the western goals to avoid balls running down the hill.
- The proximity of the playground to the Barry J. Powell Pavilion and the main oval is important to the club, with the club suggesting fencing the play space from the car park.
- Other suggestions to improve the sports facilities at the reserve include relocating the coaches' boxes to the north side of the oval, adding spectator shelter around the main oval, adding an electronic scoreboard, and providing a pedestrian/ shared path around the reserve.

Melbourne Eagles Cricket Club

The Melbourne Eagles Cricket Club did not respond to the invitation for the consultation meeting. However, it is noted that the Melbourne Eagles Cricket Club only uses the second oval in winter for one team playing in the Cricket Association.

Heritage Tennis Club

At the commencement of this master plan, the Heritage Tennis Club was a non-active club as there was no committee. During the stage 1 drop-in session, Council officers were made aware that the coach from Excel Tennis Coaching had begun entering junior teams in Saturday morning competition under the auspices of himself. Excel Tennis Coaching use the Barry Powell Reserve courts for coaching on Tuesday-Friday evenings and competition is held on Saturday mornings between 8am -12pm. There are currently four teams playing in the competition tennis under the Heritage Tennis Club name. The clubroom is currently used when coaching is scheduled at the courts, on Saturday during competition and during tennis-based holiday programs held at the courts.

A meeting with two members of the Heritage Tennis Club occurred on 16 April 2019 to provide them an overview of the issues and opportunities for the reserve. The rationale guiding the preparation of the draft masterplan was generally supported by the members. This included the rationale for the removal of the two southern tennis courts to enable the widening of the second oval and future expansion of the Heritage Kindergarten; the removal of the clubroom to provide for an off-street

carpark for the Heritage Kindergarten and the two retained tennis courts and the two northern tennis courts becoming a public access facility through the 'book-a-court' system. Improvements to the adjoining park area with the provision of shelters, seats and barbecue facility, an upgraded playground, fitness equipment and the provision of walking path around the reserve was a positive initiative.

It was explained to the Heritage Tennis club members that being a non-active club, Council officers were proposing to relocate the Heritage Tennis club to Lois Twohig Reserve's tennis facilities which did not have a club, whilst having four floodlit hardcourts and a larger clubhouse. The relocation of the Heritage Tennis Club to Lois Twohig Reserve and named Heritage Tennis Club Incorporated was confirmed by a letter addressed to Council and dated 18 October 2019 confirming Heritage Tennis Club Incorporated's acceptance of this offer, which would come into effect in January 2020.

Stage 1 – Barry J Powell Reserve Community Consultation

Community Consultation – Issues and Opportunities

Stage 1 of the community consultation was undertaken between 25 January and 01 March 2019. The purpose of this consultation was to further develop an understanding of the issues and opportunities from the community on what is working well and what needs to be improved at the park to provide guidance on the development of the draft master plan.

Stakeholder feedback from Stage 1 was primarily drawn from the following activities:

- "Our Say" online engagement platform
- Drop-in session in the park
- Comments via email submissions or phone
- Presentation to the Cultural Heritage Advisory Committee on 9 May 2019.

To widely advertise the Stage 1 consultation, the following promotions were undertaken:

- An article in The City Feb 2019;
- Four A0-size posters displayed at different locations across the park;
- A3 and A4 size posters were displayed at Council's libraries and Council's customer service counters, the Jan Wilson Community Centre and the Heritage Kindergarten.
- Postcard drop to the properties within 1km radius of the park.
- Social media posts notified and provided reminders of the start and closing of the "Our Say" online engagement platform, and the Drop-in session date.

Table 1: Stage 1 Participation

	Online survey	Drop-in session	Email Submissions	Total
Participants	11 (94 visits)	28	9	48

Table 1: Stage 1 Participation

4.2.1 Draft Barry J Powell Reserve Master Plan (Cont.)

The key themes from the Stage 1 community consultation is summarised as follows:

A more detailed description of each activity can be found in Attachment 1 – Barry J. Powell Reserve Master Plan Report 2020, Appendix B.

Table 2: Phase 1 Summary of themes and activities

Theme	TOTAL	Summary of Submissions	Officer Response / recommendation
Playground upgrades	13	There is support for the two playgrounds to be upgraded and expanded to attract all age groups. Provision of shade and seating for the play area users and family members was an important requirement.	Recommend for inclusion in development of the draft masterplan.
Sport and spectator facilities	19	Support for improving and upgrading the sport facilities and buildings. The toilets and the sheltered areas for spectators should be improved. Support for the installation of lighting at the tennis courts and an increase in court space for basketball and netball.	Recommend for inclusion in development of the draft masterplan.
Dog off-leash facilities	8	Support for fencing of the existing dog-off-leash area and increasing the provision of infrastructure such as bins and seats.	Recommend for inclusion in development of the draft masterplan.
Walking infrastructure	10	Informal walking/cycling recreation is important at the Reserve. Support for the inclusion of a designated path circuit with drinking fountains, shade, and exercise stations.	Recommend for inclusion in development of the draft masterplan.
Outdoor gym	7	Support for outdoor fitness equipment that would be appropriate at the park, such as near the Jan Wilson Community Centre.	Recommend for inclusion in development of the draft masterplan.

4.2.1 Draft Barry J Powell Reserve Master Plan (Cont.)

Vegetation / tree planting	9	Support for enhancing the reserve's vegetation, as tree planting would provide shade and serve as windbreaks, as well as improve the general environment of the park.	Recommend for inclusion in development of the draft masterplan.
Social Infrastructure	11	Support for general park upgrades such as seating, toilets, shade, and BBQs to support social recreation.	Recommend for inclusion in development of the draft masterplan.

Stage 2 - Development of Draft Master Plan

After undertaking the functional analysis of the park and facility requirements and considering the submissions and feedback from the Stage 1 consultation, a draft master plan was developed from March to July 2019.

The community consultation on the draft master plan incorporated two options which provided two different locations and size for the southern playground. Apart from the two playground location options, the remaining elements of the master plan are identical.

Playground

The difference between the two playground options is:

Option 1

- Relocation of the existing southern 'neighbourhood' playground to the grass area to the west of the Jan Wilson Community Centre (JWCC). The relocation of the playground would enable it to be enlarged and become a 'district' level playground (approximately 1300m2).
- The existing lawn space to the southwest of the second Oval would become an informal lawn space (approximately 350m2) with tree planting and some picnic and barbecue facilities near the second sports oval.

Option 2 –

- Relocation of the southern 'neighbourhood' playground to the lawn space near the second sports oval. The playground would be retained as a similar sized 'neighbourhood' playground (approximately 350m2)
- The existing grass area to the west of the Jan Wilson Centre would become a large informal open lawn space (approximately 1300m2) with tree planting, picnic and barbecue facilities.

Apart from the above differences, both playground options include the following elements:

- Facilities such as shade, seating and a drinking fountain within the playground precinct footprint.

- Retention of the northern local level playground location next to Bakers Road. The proposal is to upgrade this 'local' playground and introduce nature play which integrates with the existing informal woodland. This precinct would incorporate an outdoor gym facility, picnic facilities and shade associated with the nature play and the retained tennis courts.

All the design elements outlined in the next discussion are applicable to both master plan Options.

Dog off-Leash, Landscaping and Passive Recreation Areas

Dog off-Leash

- Retaining the existing dog off-leash area, whilst providing fencing and additional tree planting for shade.

Landscaping and Passive Recreation

- Providing a forecourt space with shade, seating and a drinking fountain between the proposed new pavilion building and the new netball and multi-use courts to create amenity for spectators and the community.
- Providing a planted terrace to ameliorate the topographical level changes between the proposed multi-purpose court and landscaped area and the higher topographical level of the reconfigured second sports oval.
- Demolishing the two southern tennis courts to allow for the potential future expansion of the Heritage Kindergarten and providing an area with tree planting and seating (in the short term).
- Providing additional planting with an environmental focus and seating to create a pause points within the existing north eastern informal woodland precinct.

Jan Wilson Centre Community Centre

- Creating a spill out area/ event space associated with the Jan Wilson Community Centre (JWCC) with some tree planting for the provision of natural shade. Upgrading the forecourt space of JWCC and retaining the existing enclosed play space for the community centre's programmes.

Sports Pavilion

- Upgrading the sports pavilion to meet the standards required by the AFL for community clubs, facilities for other sporting codes, community facility and grounds maintenance facilities and to provide a direct interface to all sporting precincts.

Sports Facilities

- Retaining the main sports oval and providing seating terraces to view the main oval with shelters for weather protection.
- Upgrading the second sports oval to provide a full-size senior soccer pitch and a 50m radius playing field for cricket.
- Constructing a netball court as a training facility with the potential for a second court/ multi use hard court.

- Retaining two tennis courts for community use and implementing a 'Book a Court' system and demolishing the two tennis courts on the west side of the kindergarten.
- Retaining the existing cricket practice nets.
- Removing the existing grounds maintenance shed.

Pedestrian Circulation

- Creating a 2.5m wide pedestrian path network throughout the reserve to connect the various facilities and to provide a walking circuit with distance markers.
- Retaining the existing pedestrian footpath along Halton Road.
- Providing a pedestrian crossing point along Halton Road at the pedestrian desire line from Halton Road to the future sports pavilion building.
- Formalise pedestrian connections through the car park with the provision of 'green connection'.
- Providing a pedestrian crossing point on Bakers Road between the kindergarten and the nursing home to improve people's safety.

Car Parking/ Vehicular Circulation

- Reconfiguring and enlarging the existing car park with ingress and egress at either end to improve circulation and providing planted kerb outstands within the carpark to mitigate the 'potential return' of the hoon behaviour.
- Retaining ambulance service access to JWCC whilst rationalising and providing a more direct and shorter route of ramped access for deliveries to JWCC.
- Removing part of the existing vehicular 'service' route to JWCC in order to provide direct pedestrian access and creating a stronger connection between JWCC and the park.
- Constructing a new carpark on the site of the existing tennis pavilion building to provide off road parking for the kindergarten.

Stage 2 Community Consultation – Draft Master Plan

Stage 2 of the community consultation was undertaken between 12 August and 8 September 2019. This second round of consultation was used to present and receive comments on the key directions proposed for the draft Barry J Powell Reserve master plan.

Stakeholder feedback was received from the following activities:

- Consultation with the Sports Clubs
- Online survey (via "Our Say" engagement platform)
- Drop-in Session at Barry J Powell Reserve on Saturday 17 August 12pm-3pm where participants could discuss both Barry J Powell and WJ Turner reserve master plans.
- Drop-in Session at WJ Turner Reserve on Sunday 01 September 2019 9am-12pm where participants could discuss both Barry J Powell and WJ Turner reserve master plans.
- Comments via email submissions or phone.

4.2.1 Draft Barry J Powell Reserve Master Plan (Cont.)

To widely advertise the Stage 2 consultation, the following promotions were undertaken:

- An article in The City May 2019;
- Six A0-size posters displayed at different locations across the park;
- A3 and A4 size posters were displayed at Council's libraries and Council's customer service counters, the Jan Wilson Community Centre and the Heritage Kindergarten.
- Letter drop to the properties within 1km radius of the park were hand delivered on 22 August 2019.
- Social media posts notified and provided reminders of the start and closing of the "Our Say" online engagement platform, and the Drop-in session date.

Figure 2 – Exhibited Draft Master Plan – Option 1

Figure 2 – Exhibited Draft Master Plan – Option 1

4.2.1 Draft Barry J Powell Reserve Master Plan (Cont.)

Figure 3 – Exhibited Draft Master Plan – Option 2

Figure 3 – Exhibited Draft Master Plan – Option 2

Stage 2 Consultation – Summary of responses to exhibited draft master plan options

The key themes and responses from the Stage 2 community consultation are summarised below. A more detailed description of each activity can be found in Attachment 1 – Barry J. Powell Reserve Master Plan Report 2020, Appendix B.

	Online survey	Drop-in session	Submissions	Total
Participants	18	20	14	51

Table 3 : Stage 2 Participation

Theme	TOTAL	Summary of Submissions	Officer Response / recommendation

4.2.1 Draft Barry J Powell Reserve Master Plan (Cont.)

General support	15	Majority of participants supported the key directions of the draft Master Plan.	Recommend inclusion of the overall master plan direction.
Options 1 and 2: playground	17	Option 1 - 70% support for a larger district-level play space to be located adjacent to the JWCC. Option 2 - 20% preferred this option for its location and better surveillance of the playground from other park spaces. 10% did not support either option and suggested an alternative location for the district playground near the Heritage Kindergarten.	Recommend inclusion of the Option1 playground location which delivers a larger district level playground to the west of the JWCC.
Public toilets	3	There is demand for publicly-accessible toilet facilities to be incorporated into the pavilion redevelopment.	Recommend inclusion of a publicly accessible toilet as part of a future new sports pavilion and at the new district playground. In the interim it is recommended that the public toilet at the existing sports pavilion building is re-opened.
Dog off-leash area	3	There is some demand for a dog-off leash area. Fencing around the DOL area is preferred.	Recommend inclusion of fencing to the dog off-leash area.
Support for additional vegetation	9	A key focus from respondents was support for greater vegetation at the reserve particularly native vegetation and extending the informal woodland to the southeast area of the Reserve.	Supported by recommendations in the exhibited draft masterplan.
Sport and recreation suggestions	7	Support for an increase in sport and recreation facilities, including the full-size soccer pitch, a full netball/ basketball court, portable goal storage and outdoor gym equipment.	Supported by recommendations in the exhibited draft masterplan.

Additional suggestions	9	A range of suggestions made including additional walking paths and seating, bike parking and improved lighting.	Supported by recommendations in the exhibited draft masterplan.
Additional comments	3	Some Stage 2 participants felt that the process was not adequately advertised, particularly to nearby residents in stage 1.	Noted. This issue was addressed by a letter drop delivered to the surrounding residents advising of the stage 2 consultation.

Summary of Consultation with the Sports Clubs and Victorian Sporting Associations

Lyndale Football Netball Club

A letter of support was received from the Lyndale Football Netball Club on the 27 August 2019, affirming the Club's need for a full-size netball court and their full support for the potential second netball court extension/ multi-use court as proposed in the draft master plan. They also highlighted that a half-netball court would not adequately address their club's needs.

Consultation with Victorian Sporting Associations

Council officers contacted Tennis Victoria, Football Victoria and AFL Victoria in June 2019 to obtain their views on the Barry J Powell Reserve Draft Master Plan. A summary is provided in table 5 below.

Table 5: Summary of Consultation with State Sports Peak Body Organisations

	Victorian Sporting Associations comments	Officer Response / recommendation
Tennis Victoria (TV)	TV wished to retain the Tennis Pavilion to retain the ability to accommodate a future club on the site.	This recommendation is not supported as the Heritage Tennis Club was relocated to Lois Twohig Reserve in January 2020.
Football Victoria (FV)	FV support the draft masterplan and suggest that appropriate fencing needs be used along some edges abutting the large slope.	Include this recommendation in the final masterplan
AFL Victoria	AFL Victoria questioned whether it is possible to enlarge the main oval.	This has been considered in the development of the draft masterplan. However, it is not viable due to the steep gradients of the site and the budget implications.

Table 5 : Summary of Consultation with State Sports P eak Body Organisations

4.2.1 Draft Barry J Powell Reserve Master Plan (Cont.)

Proposal

The draft Barry J Powell Reserve master plan is proposed to be the exhibited Master Plan Option 1 with the inclusion of design changes in response to the community engagement outcomes from stage 2. The key master plan directions are outlined below.

The draft Barry J Powell Master Plan provides a clear direction on how the proposed land uses should be developed, infrastructure, movement and access objectives, built form and environmental initiatives can be developed and implemented to support and balance existing and future park infrastructure and park improvements. Refer to Figure 4 – Barry J Powell Reserve Master Plan.

Figure 4 – Draft Barry J Powell Master Plan

4.2.1 Draft Barry J Powell Reserve Master Plan (Cont.)

4.2.1 Draft Barry J Powell Reserve Master Plan (Cont.)

Overall Draft Master Plan

The overall draft master plan provides detailed direction in relation to the following elements as well as an implementation plan to guide the capital works program. (Refer to Attachment 1 – Barry J Powell Reserve Master Plan Report 2020). The draft Master Plan recommendations are aligned with the different activity areas within the park.

Sports Oval Precinct

- Retaining the main sports oval at its current size.
- Providing seating terraces to view the main oval with shelters for weather protection.
- Retaining the existing cricket practice nets in its current size.
- Upgrading the second sports oval to provide a full-size senior soccer pitch and a 50m radius playing field for cricket.
- Installing a new electronic scoreboard for each oval to replace the existing.
- Providing an informal lawn space with tree planting and a spectator's shelter, picnic and barbecue facilities near the second sports oval.
- Constructing a netball court as a training facility with potential for a second court/ multi use hard court.
- Providing a planted terrace to ameliorate the changing topographical level between the second oval level and the multi-purpose courts.
- Removing the existing grounds maintenance shed.
- Upgrading the sports pavilion building to meet standards required by the AFL for community clubs, facilities for other sporting codes, community facility and incorporating the grounds maintenance facilities and a public toilet facility into the new pavilion. In the interim re-opening the public toilet facility available at the existing sports pavilion building.
- Providing direct access and active interface between the new sports pavilion, the two sports fields and the netball / multi-use courts.
- Providing a forecourt space with shade, seating and a drinking fountain between the new pavilion building and the new netball courts precinct to create amenities for spectators on the game day or for broader community gathering at other times.

Jan Wilson Community Centre (JWCC) Precinct

- Retaining the Jan Wilson Community Centre (JWCC) building.
- Upgrading the Jan Wilson Community Centre (JWCC) forecourt space and retaining the existing enclosed play space for the Community Centre's programmes.
- Relocating and upgrading the southern neighbourhood playground to the park area west of the JWCC building to meet the benchmarks for a district level reserve (approximately 1300m2).
- Providing a stand-alone public toilet at the new district playground facility.
- Retaining ambulance service access to JWCC building whilst rationalising and providing a more direct and shorter route of ramped access for deliveries to JWCC.
- Removing a part of the existing vehicular 'service' route to JWCC in order to provide direct pedestrian access and a stronger connection between JWCC and the new district playground.

- Creating a spill out area/ event space associated with the Jan Wilson Community Centre with some tree planting for the provision of natural shade.
- Strengthening and improving the pedestrian access/ entry point from Halton Road to the new district playground location.
- Providing facilities such as shade, seating and a drinking fountain within the district playground precinct.

Dog-off-leash Precinct

- Retaining the existing dog off-leash area as a fenced space, whilst providing additional tree planting for natural shade.

Tennis Court and Nature Play Precinct

- Retaining the two tennis courts as a public access facility and implementing a 'Book a Court' system.
- Demolishing the two southern tennis courts to allow for the future potential expansion for the Heritage Kindergarten school (long term) and creating a pause point with tree planting and seating (in the short term).
- Replacing the northern local playground with nature play activities / playground and integrating it within the existing informal woodland area.
- Incorporating picnic facilities and shade associated with the nature play area and the tennis courts and providing an outdoor gym equipment within this nature play precinct.
- Providing additional planting with an environmental focus and seating within the existing and enhanced informal woodland area.
- Demolishing the tennis pavilion building and constructing a new carpark on the site of the demolished tennis pavilion building to provide for carparks and access to the kindergarten.

Halton Road Carpark Precinct

- Retaining the established trees on the existing carpark.
- Reconfiguring and enlarging the existing car park with ingress and egress at either end to improve circulation.
- Providing a pedestrian crossing point along Halton Road at the pedestrian desired line from Halton Road to the future sports pavilion building.
- Formalise pedestrian connections through the car park with the provision of 'green connection'.
- Providing planted kerb outstands at raised pedestrian crossing points and at entry to the deliveries ramp to mitigate the 'potential return' of the hoon behaviour.

Pedestrian Path Networks

- Creating a network of 2.5m wide shared bicycle and pedestrian paths throughout the reserve to connect the various facilities and to provide a walking and cycling circuit with distance markers.

General Landscape Improvements

- Protecting the existing trees and significantly increasing the tree canopy cover and shade across the reserve to create a more diverse landscape park experience.
- Provision of additional trees and low shrub/groundcover planting to enhance the habitat and landscape character.
- Introduction of grouped areas of picnic shelters/ barbecues suitable for larger social/ family group with group seating.
- Provision of more park furniture across the reserve, particularly seating.

Implementation Plan

- The Implementation Plan provides the guidance on both the design and construction sequence that will need to be undertaken to implement the master plan.
- The implementation of the master plan is subject to the support and funding of capital works bids as part of Council's annual budget process.

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
- *Lifecycle and Social Support* – The generations supported

Place

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

Opportunity

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

Council Plan 2017-2021

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:

- Open Space Strategy 2009
- Playground Strategy and Action Plan 2013-2023
- Activate - Sport and Recreation Strategy 2014-19
- Tennis Plan 2015
- Walking Strategy 2015-23
- Community Wellbeing Plan 2017-21 and Annual Action Plan
- Cycling Strategy 2017-24
- Sports Facility Plan – Implementation Plan 2018
- Sport and Recreation Participation Study 2019
- Dog off-Leash Strategy 2019
- Make Your Move Discussion Paper 2020-2030

Related Council Policies

The related Council policies that are relevant to this process are;

- Asset Management Policy
- Cricket Wickets Policy
- Diversity Access and Equity Policy
- Financial Management Policy
- Multipurpose Use of Community Facilities Policy
- Sports Ground Floodlighting Policy 2015

- Sports Pavilion Management 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

The 2019-20 capital works program has allocated $100,000 for the implementation of the Barry J Powell Reserve master plan. This funding has been allocated to undertake preliminary works.

Future implementation and staging will be dependent on the inclusion of the master plan in Council's long-term financial plan. The funding to implement the projects is subject to the support and funding of capital works bids and opportunities to actively pursue external funding as part of Council's annual budget process.

The staging of the Barry J Powell Reserve Master Plan will be developed and guided by the master plan's implementation strategy, which identifies short, medium, and long-term projects. The redevelopment of Barry J Powell Reserve will represent a significant commitment by Council over the long term. To facilitate this park master plan over a ten year plus time frame the staged implementation plan outlines the sequential staging of projects and associated indicative costs as a funding guide. A headline figure of approximately $14.6 million dollars has been estimated to implement all aspects of the proposed master plan. (Refer to Attachment 1 –Barry J Powell Reserve Master Plan Report 2020).

It is relevant to note that while the implementation of the master plan is a multi-year exercise and its full implantation costed as set out above, if desired, only selected elements of the whole plan could be implemented as part of the implementation response.

The building projects in the master plan are intended to be funded out of the Building Facility renewal program steered and directed by the Sports Facility Plan and Asset Renewal Program. The upgrade of the playground would be funded through the Playground Strategy Implementation Program.

Consultation

Extensive community consultation was undertaken at key milestones during the project. This is detailed in the earlier background section of this report. A Project Control Group was established at the commencement of the project and included members from the Executive, Ward Councillors and Council Officers.

The consultation process was structured to inform Councillor and officer views and priorities across departments before the views of user groups, stakeholders and the wider community were canvassed. This ensured that all viewpoints could be assessed and responded to in light of an understanding of wider Council policies, priorities and preferred directions.

Conclusion

The Barry J Powell Reserve Master Plan will enable the transformation of this district park as a community destination for active and passive recreational pursuits and community uses. This can be achieved through supporting the continued important role of the Jan Wilson Community Centre, together with the upgraded sports pavilion building, the introduction of netball and multi-use court facilities, a larger district level playground, an enhanced northern nature play and active node, supporting path networks, and other improved park infrastructure. The planting of trees across the reserve will enable an urban forest canopy to be developed across the reserve that frames the sporting uses as well as providing long term shade and environmental benefits for the community.

The Master Plan will strengthen and reinforce Barry J Powell Reserve's role as a district multi-purpose park that supports the growing sports clubs as well as providing new and improved sports ground infrastructure that supports the community's recreational pursuits, that is well utilised and meets the recreational and social needs of the diverse Noble Park North community.

The master plan has considered the long-term future of the reserve by ensuring that the sporting infrastructure caters for existing and future trends in sport and recreation. The inclusion of passive recreational and community facilities that are integrated with an enhanced landscaped environment will enrich the lives of the community. The Barry J Powell Reserve Master Plan successfully balances the recreational, social, economic and environmental objectives for the community.

Recommendation

That Council:

1. **notes the Barry J Powell Reserve Master Plan has undergone a rigorous process of community and stakeholder engagement. The Barry J Powell Reserve Master Plan will respond to the long-term future requirements of the community and supports the established growth and development of the reserve for sport and passive recreational pursuits and environmental improvements; and**

2. **adopts the Barry J Powell Reserve Master Plan Report and the staged implementation plan.**

POLICY AND STRATEGY

BARRY J POWELL RESERVE MASTER PLAN

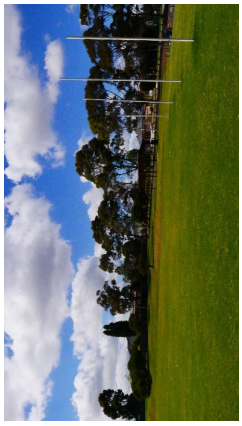
ATTACHMENT 1

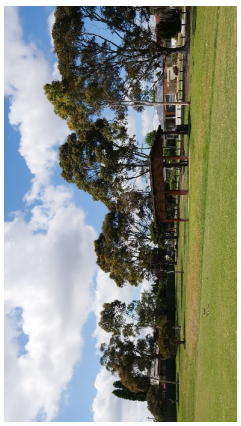
BARRY J POWELL RESERVE MASTER PLAN FINAL REPORT FEBRUARY 2020

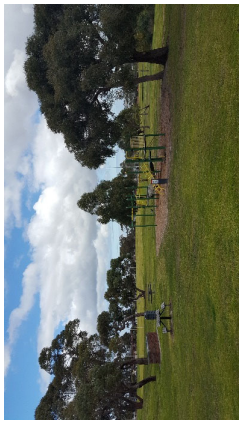
PAGES 69 (including cover)

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

4.2.1 Draft Barry J Powell Reserve Master Plan (Cont.)







GREATER DANDENONG
City of Opportunity

Barry J Powell Reserve Noble Park North
Master Plan

Final Report
February 2020

4.2.1 Draft Barry J Powell Reserve Master Plan (Cont.)

Prepared for:
CITY OF GREATER DANDENONG

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SIMON LEISURE

ETHOS URBAN

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V2 FEBRUARY 2020

4.2.1 Draft Barry J Powell Reserve Master Plan (Cont.)

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4.2.1 Draft Barry J Powell Reserve Master Plan (Cont.)

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1 INTRODUCTION

1.1 PURPOSE

Barry J Powell Reserve occupies almost 10Ha of land, and is located on Halton Road, Noble Park North.

The land use that surrounds the immediate reserve is Residential (NRZ1). To the west of Jacksons Road is a large commercial employment zone (C2Z). Approximately 600 metres east of the reserve is East link. The Princes Highway is approximately 900 metres south of the reserve.

The City of Greater Dandenong's Open Space Strategy 2009 identifies Barry Powell Reserve as a district park that provides multi use sports and community facilities that will meet the long-term requirements of the broader community.

District Parks are large sized open spaces, individually designed, which provide opportunities for a range of activities, comprising both passive and active recreation, and organised and informal play.

Barry J Powell Reserve is also classified as a Sports Reserve, catering for mainly organised (club based) sports with a broad catchment of users. Sports reserves may contain a variety of sporting facilities and associated infrastructure which are generally used and managed for organised sports. Barry J Powell Reserve provides facilities and spaces for club-based cricket, football and tennis.

The vision for Barry Powell Reserve is that it shall be a district, multi-purpose park that provides for a broad range of passive and active recreational pursuits, that is well utilised and meets the needs of Noble Park's growing population and diverse community profile. It will be recognised as a high quality park with an emphasis on design excellence in terms of landscape, recreational provision and flexibility of use and built form.

Barry J Powell Reserve is at a point in time, where a master plan is required to lead the future direction of the reserve.

The location of Barry J Powell Reserve is indicated in Figure 1.

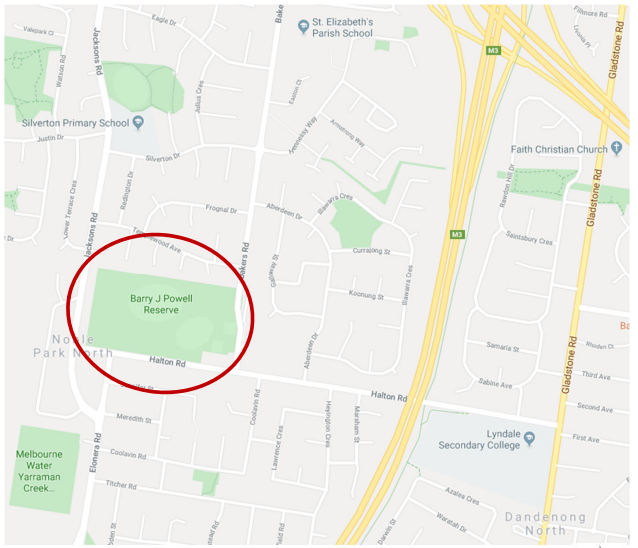


Figure 1: Site Location

1.2 PROCESS

The preparation of the Barry J Powell Reserve Master Plan has taken the following approach:

Stage 1 Project Inception
- Inception meeting.
- Confirmation of consultation approach.
- Preparation of project plan.
- Site inspection with Council officers.
- Review of background reports.

Stage 2 Background Preparation

Stage 3 Site Analysis / Master Plan Directions
- Access and circulation review.
- Building review.
- Flooding and hydrology review.
- Landscape assessment.

Stage 4 Community and Stakeholder Consultation: Phase 1
- Meetings with tenant clubs.
- Pop-up event in the park.
- 'Our Say' on-line engagement forum to allow response from community members and stakeholder groups.
- Report on findings of meetings and survey responses.

Stage 5 Preliminary Master Plan Development

Stage 6 Draft Master Plan

Stage 7 Community and Stakeholder Consultation: Phase 2
- Display of draft master plan.
- 'Our Say' on-line engagement forum to allow responses from community members and stakeholder groups.
- Report on findings of meetings and survey responses.

Stage 8 Final Master Plan and Summary Report
- Refinement of draft master plan and recommendations following Council review.
- Preparation of project costs and implementation plan.
- Production of summary document outlining process and outcomes.

Existing southern playground

Existing eastern picnic area

Existing second field shelter

2. STRATEGIC and PLANNING CONTEXT

A review of relevant legislation, policies and strategic plans was undertaken in order to understand the strategic role of Barry J Powell Reserve.

2.1 COUNCIL STRATEGIES

2.1.1 Council Plan 2017-21 (Revised 2018)

The Council Plan outlines the actions that Council will oversee during this four-year timeframe, incorporating six strategic objectives grouped under three key areas:

PEOPLE: A healthy, active and safe community
A city that celebrates its diversity with pride

PLACE: An environmentally sustainable city
A city planned for the future

OPPORTUNITY: A thriving and resilient economy
A proactive council that listens and leads

Considerations for the Barry J Powell Reserve Master Plan:

- *The Council Plan makes a priority of promoting physical activity, leisure and recreation amongst the community of the City of Greater Dandenong*

2.1.2 Activate Sport and Active Recreation Strategy 2014-2019

The Sport and Active Recreation Strategy has the vision of building

"... active, healthy and successful communities in the City of Greater Dandenong through increased participation in sport and recreation and the provision of well planned, accessible, affordable and sustainable facilities."

The strategy outlines strategic directions under a number of key themes including:

- ***Maintaining access to outdoor sporting facilities.***
- ***Providing informal recreation opportunities.***
- ***Supporting structured sporting opportunities and club viability.***

The directions will be achieved through a range of strategic actions including infrastructure upgrades, programming and improved management.

Considerations for the Barry J Powell Reserve Master Plan:

- *The Sport and Active Recreation Strategy places a strong emphasis upon encouraging the continued use and enhancement of active sports facilities, such as those at Barry J Powell Reserve, to encourage broad participation in physical activity.*

2.1.3 Open Space Strategy 2009

The *Open Space Strategy 2009* maps out how, over the 20 years, the City of Greater Dandenong will achieve a quality public park and reserve network to meet the recreational and social needs of the existing and future Greater Dandenong community.

The goal of the strategy is to:

- ***provide a range of public parks and reserves within walking distance from most residents that are attractive, interesting, safe, readily accessible and comfortable places to be***
- ***provide a comprehensive open space network that delivers environmental, social, health and well-being, and economic benefits to the community***

The strategy outlines a three tiered hierarchy of district, neighbourhood and local reserves and establishes Open Space Provision Goals and Park Development Standards. Together these guide the planning, design, management, and ongoing maintenance of open space.

Considerations for the Barry J Powell Reserve Master Plan:

- *The Open Space Strategy makes no specific recommendations which will impact the Barry J Powell Reserve Master Plan but defines Barry J Powell Reserve as a "District" park. The strategy notes that "District Parks are large sized open spaces, individually designed, which provide opportunities for a range of activities, comprising both passive and active recreation, and organised and informal play." It also indicates that "District Parks may serve as Neighbourhood and Local Parks for surrounding residents, where they meet the minimum amenity and facility requirements for these types of parks"*

2.1.4 Playground Strategy and Action Plan 2013 – 2023

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.

It provides clear design guidelines to improve design standards, around play value, accessibility, integration within the park, artwork integration, community safety and environmental considerations. The Playground Development Action Plan outlines the priority number for each playground's upgrade.

Considerations for the Barry J Powell Reserve Master Plan:

- *The Strategy notes the following in relation to the existing Barry J Powell Reserve Playground:*

"The playground was installed in 2003 and currently only meets a neighbourhood standard…..the design and redevelopment of the playground to a district level facility should be considered as part of the park master planning process."

2.1.5 Dog Off-Leash Strategy 2019

The Dog Off-Leash Strategy 2019 sets out a reasonable and equitable approach to satisfy the needs of dog owners in public spaces whilst acknowledging the growing recreational needs of other park users.

The Dog Off-Leash Strategy is closely aligned with Council's *Domestic Animal Management Plan (2017-2020).*

Council's *Open Space Strategy (2009)* is also relevant and seeks to:

- Provide a range of public parks and reserves within walking distance from most residents that are attractive, interesting, safe readily accessible and comfortable places to be.
- Provide a comprehensive open space network that delivers environmental, social, health and wellbeing, and economic benefits to the community.

The key strategic objectives developed to guide the strategy are:

- To balance the needs and wishes of dog owners with the needs of the community for accessible and safe parks.
- To expand the number of dog off leash areas and ensure a more equitable distribution across the city.
- To minimize potential conflicts between dog off leash areas and other park activities.
- To incorporate community views and preferences regarding the management and control of dogs in public places.
- To encourage greater compliance with local laws through education and information.

The key outcomes of the Strategy relevant to this master plan are:

- ***Improve and expand the dog off-leash network across Greater Dandenong;***
- ***Increase accessibility to off leash areas for all residents;***
- ***Categorise dog off leash areas based on their suitability for small, medium and large sized dogs and promote this widely;***
- ***Promote and educate the community on Council's off leash rules; and***
- ***Provision for adequate ongoing capital funding for the establishment and ongoing operation of dog off-leash areas.***

Considerations for the Barry J Powell Reserve Master Plan:

- *The Strategy notes the following:*
Barry Powell Reserve is considered a 'Large' Dog Off Leash area at 11,150m²

Maintain Barry Powell Dog Off leash area and provide ongoing maintenance and enforcement patrols.

Fencing is not always necessary and should be used as a last resort.

Areas where there is no existing use conflict (e.g. playgrounds or main roads) or areas that have natural depressions or other boundaries (such as existing neighbouring fencing) are better options to additional fencing.

2.1.6 Sport and Active Recreation Participation Study 2019

The importance of sport and active recreation is recognised by the City of Greater Dandenong for its vital role in improving health and wellbeing, encouraging social interaction and creating healthier and more inclusive communities.

The 2019 Sport and Active Recreation Participation Study has been developed to provide a comprehensive understanding of participation trends in Greater Dandenong, to help Council and key stakeholders develop strategies to minimise barriers and increase participation in sport and recreation activities.

The Consultation Outcomes Report provides a comprehensive analysis of the top ten most popular sport and active recreation activities in Greater Dandenong.

Considerations for the Barry J Powell Reserve Master Plan:

- *The Strategy notes the following, which may influence activity provision at the reserve:*

"The 2015 Sport and Active Recreation Participation Study found that 50% of respondents did not engage in the recommended 30 minutes of physical activity on most days of the week, and 54% spent less than 2.5 hours participating in moderate intensive physical activity per week.

This low level of physical activity is consistent with the findings of the Victorian Population Health Survey (Greater Dandenong Modelling 2013) which found residents in Greater Dandenong (aged 18 years and over) had lower levels of physical activity than the State average. More specifically, this study found that 34.7% of Greater Dandenong residents did not meet the recommended levels of participation in physical activity, compared to the State average of 24.4%."

2.1.7 Sports Facilities Plan 2018

The Sports Facilities Plan 2018 has been undertaken to guide the planning and strategic delivery of new and improved sporting facilities throughout the City of Greater Dandenong.

Considerations for the Barry J Powell Reserve Master Plan:
Implementation Priorities

▪ *Pavilion redevelopment*	*Medium*

2.1.8 Tennis Plan 2015

The Tennis Plan 2015 provides a snapshot of the existing situation with respect to tennis in the City of Greater Dandenong and provides a forward approach as to how Council will develop and manage facilities in the future to ensure facilities are sustainable in the long term.

Considerations for the Barry J Powell Reserve Master Plan:

The Tennis Plan records the number of courts at Barry Powell Reserve, noting that all four courts are non-cushioned acrylic hardcourts with lighting, but makes no specific recommendations.

2.1.9 Make Your Move Discussion Paper 2020-2030

The discussion paper has been prepared to advise and frame the development of the *'Make Your Move Physical Activity Strategy 2020-30'*.
Its purpose is to explore Council's future role in supporting physical activity outcomes for the City's community.

The CGD has a long term commitment to providing physical activity opportunities for those who live, work, study or visit the municipality.

Participating in regular physical activity and limiting the time we are sedentary has significant health and social benefits.

There are many opportunities to be physically active every day and our social, environmental and cultural context are important determinants of our physical activity levels.

In Greater Dandenong physical activity levels are low and health and wellbeing indicators are very poor when compared with other communities in Australia and Victoria. This is driven by multiple factors, but most particularly the high levels of cultural diversity and the high levels of social disadvantage in the community.

Participation trends indicate people are choosing unstructured physical activity ahead of organised sport. Increasingly, governments are focussing on the concept of encouraging people to be physically active rather than traditional notions of sport and recreation.

The top four sport and recreation activities in CGD were non organised activities (consistent with national trends):
- walking
- gym / group fitness / fitness
- swimming
- running

Challenges and barriers to participation in physical activity included:
- lack of access to appropriate or quality infrastructure, including
  - quality of facilities
  - lack of appropriate facilities e.g. female friendly change , disability access
  - lack of active sporting infrastructure e.g. lights, grounds
  - poor management of facilities
  - grounds or equipment not available for informal use
  - cleanliness of facilities
  - lack of or quality of cycling and/or walking paths
  - adequate lighting on paths or in parks
- time
- marketing / promotion / awareness
- affordability
- participant safety
  - perceived safety impacts associated with injuries, health concerns or anti-social behaviour on the sporting field, OR
  - perception of safety or fear of something negative occurring such as walking through a park at night with little or no lighting.

Considerations for the Barry J Powell Reserve Master Plan:

Opportunities to increase or sustain participation in physical activity include:
- *Programming opportunities allowing for informal or casual use of sports fields and/or infrastructure*
- *Infrastructure opportunities including amenity improvements in open space, Inclusion of informal recreation infrastructure in reserves, provision of adequate sporting infrastructure e.g. lights, female friendly change*
- *Provision of physical activity opportunities*
  Public open space and sports facilities should be designed within the context of a strategy for multifunctional open space
- *Design of sporting pavilions must give careful ,consideration to how buildings will support use by many stakeholders, including use for activities other than formal sport*

2.1.10 Other Council Strategies and Plans

A number of other Council Strategies and plans that have influenced the development of the Barry J Powell Reserve master plan include:
- Multi-purpose Use of Community Facilities Policy
- Sports Ground Flood lighting Policy 2015
- Sports Pavilion Management Policy 2017
- Community Wellbeing Plan 2017-2021
- Walking Strategy 2015-2023
- Cycling Strategy 2017-2024

2.2 CITY OF GREATER DANDENONG PLANNING SCHEME

Barry J Powell Reserve is subject to the requirements of the zones and overlays outlined in the Greater Dandenong Planning Scheme. Refer to Figure 2: Zoning.

2.2.1 Zoning

Barry J Powell Reserve is zoned PPRZ.

Public Park and Recreation Zone (PPRZ)

PPRZ recognises areas of public land that are designated as public recreation and open space, and encourages enhancement of the subject land in support of appropriate recreation uses and activities. It also seeks to protect and conserve areas of significance and provide for commercial areas where appropriate.

Under the zone a permit is required to:

- Construct a building or construct or carry out works. This does not apply to:
  - Pathways, trails, seating, picnic tables, drinking taps, shelters, barbeques, rubbish bins, security lighting, irrigation, drainage or underground infrastructure.
  - Playground equipment or sporting equipment, provided these facilities do not occupy more than 10 square metres of parkland.
  - Navigational beacons and aids.
  - Planting or landscaping.
  - Fencing that is 1 metre or less in height above ground level.
  - A building or works shown in an incorporated plan which applies to the land.
  - A building or works carried out by or on behalf of a public land manager or Parks Victoria under the Local Government Act 1989, the Reference Areas Act 1978, the National Parks Act 1975, the Fisheries Act 1995, the Wildlife Act 1975, the Forest Act 1958, the Water Industry Act 1994, the Water Act 1989, the Marine Act 1988, the Port of Melbourne Authority Act 1958 or the Crown Land (Reserves) Act 1978.
- Subdivide land.

2.2.2 Overlays

Barry J Powell Reserve is not the subject of any overlays within the planning scheme.

Issues and Opportunities: Implications for the master plan

- The planning context contained within the Greater Dandenong Planning Scheme creates no specific limitations upon park works, other than works which may require a planning permit under the PPRZ.

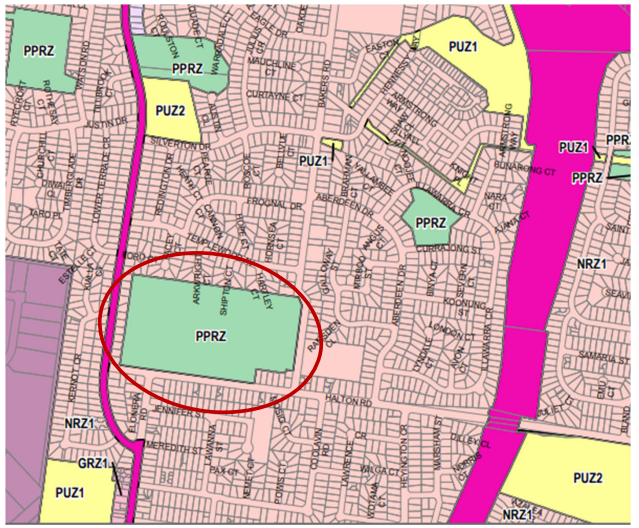


Figure 2: Zoning

3. THE SITE

The overall Barry J Powell Reserve site and a number of its key features are highlighted on Figure 3 - Site Plan. The detailed features and elements of the site are described below under the following headings:

- Access, Circulation and Parking
- Buildings
- Sports Activities and Areas
- Landscape and Passive Recreation Areas

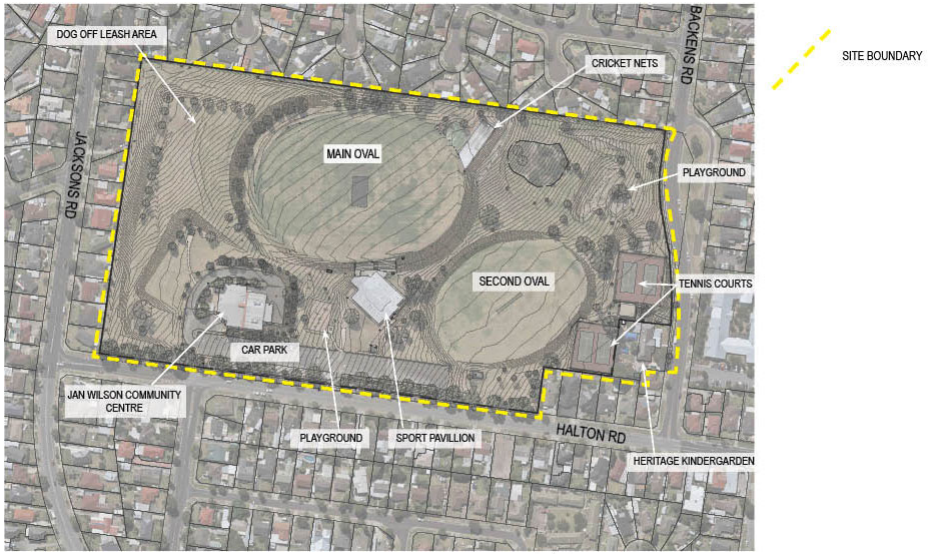


Figure 3: Site Plan

3.1 ACCESS, CIRCULATION and PARKING

Vehicle access and particularly parking demand associated with Barry J Powell Reserve were reviewed by One Mile Grid traffic engineers. The key findings of the review of access and parking are outlined below.

- Barry J Powell Reserve is located in Noble Park North, approximately 600m west of Eastlink
- Access to Barry J Powell Reserve from the surrounding arterial road network is via Jacksons Road, from either Police Road or Princes Highway.
- Vehicle access to Barry J Powell Reserve is provided via two independent entry and exit access points connecting an on-site car park to Halton Road, as outlined on Figure 4 and below:.
    - Entry only access point to Halton Road facilitating a single-entry lane restricted by a vehicle control point in the form of a boom gate;
    - Exit only access point to Halton Road, facilitating two exit lanes comprising separate left-turn and right-turn lanes. Each lane is controlled by individual boom gates and road spikes to prevent vehicles from entering via Halton Road.

    While this access point has a boom gate, this gate is not used.
- Car parking within and around Barry J Powell Reserve comprises one formal car park area within the reserve (accessed from Halton Road), indented parking on Halton Road and parallel parking on Bakers Road.

    Parking within the reserve car park and on Halton Road is unrestricted, and is restricted to 1 hour on Bakers Road.

    The location of the formal car park is indicated on Figure 3 and a summary of car parking spaces and demand is outlined below:

	On Site Car Park	Halton Street Indented Parking	Bakers Road Parking	TOTAL
Formal Parking Spaces	132	47	17	196

Table 1: Formal Parking Provision

	TOTAL
Summer Peak	138
Winter Peak	186

Table 2: Parking Demand

- Formal vehicle access to the Jan Wilson Community Centre is provided for occasional kitchen deliveries. This access is visually dominant and isolates the Centre from its immediate park context.
- It is shown that public transport in the area is limited to bus services, with the following bus routes servicing the immediate vicinity of the site:
    - 814 – Springvale South - Dandenong via Waverley Gardens Shopping Centre, Springvale; and
    - 848 – Dandenong - Brandon Park Shopping Centre via Waverley Gardens Shopping Centre.

    Additionally, the site is located approximately 600 metres to the west of the Eastlink Trail, however there is a lack of bicycle facilities providing connectivity to the trail.
- The only formed paths within Barry J Powell Reserve are short linkages between the Halton Road car park and the existing playground and the car park and the existing sports pavilion, as outlined on figure 3:

Access, circulation and parking: Implications for the master plan:

Issues / weaknesses
- While the site is easily accessible from Halton Road, the location and function of the car park access and egress points are not clearly identified and are easily missed;
- There is a lack of strong pedestrian paths through the reserve;
- Delivery vehicle access to the Jan Wilson Centre is dominant and divisive.

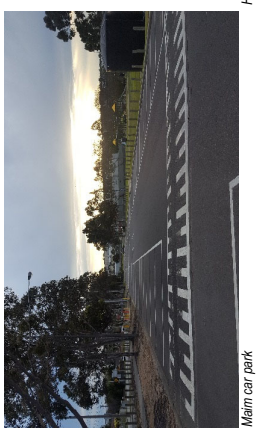
Strengths / opportunities
- Capacity for parking to cater for key sporting events appears sufficient;
- The reserve is large enough to provide an enhanced pedestrian circulation system for the benefit of regular reserve users.

4.2.1 Draft Barry J Powell Reserve Master Plan (Cont.)

Figure 4: Circulation

Main car park exit onto Halton Road

Halton Road parking



Maim car park

3.2 BUILDINGS

There are four main buildings located at Barry J Powell Reserve:

- Barry J Powell Reserve Pavilion (football, cricket)
- Jan Wilson Community Centre
- Heritage Tennis Club
- Grounds maintenance shed (minor building)

The Barry J Powell Reserve Pavilion and the Jan Wilson Community Centre were reviewed as to their present condition and suitability for purpose. The Heritage Tennis Club building was not reviewed as the club was considered at that time to be non-functioning.

A consultation meeting was also held on site on 27th November 2018, to provide representatives of both tenant sporting clubs utilising the Barry J Powell Reserve Pavilion the opportunity to discuss issues associated with the current building.

A summary of findings is outlined below, with a more detailed outline of the consultation provided in the Engagement Findings report in Appendix B:

Barry J Powell Reserve Pavilion

The Barry J Powell Reserve Pavilion is home to the Lyndale Cricket Club and the Lyndale Football Netball Club. It is an older style brown brick building, with low pitched roof. The building sits in an elevated position above the south-eastern pocket of the main oval. It is likely to date from the mid-1970s. There is tiered concrete seating on the north side, facing the football oval

Issues:

- Toilet and change facilities are not compliant with current DDA and Australian Standard requirements.
- The facility does not meet AFL/Cricket Australia minimum standard for community facility design, particularly lacking unisex facilities and storage.
- The range of spaces and facilities does not comply with the current AFL Community Facility Guidelines. Social spaces are particularly small considering the building footprint
- The building does not provide compliant all abilities access.
- The building form and orientation does not currently address the second oval, to the east of the pavilion.
- There is a lack of at-grade storage for the covers, bowling machine, and other equipment used by the Lyndale Cricket Club (ideally to be co-located with the practice nets)
- While the pavilion terracing provides an overview of the entire oval, there is a lack of shade and bench seats.
- The building has poor functional layout.
- Recent upgrades of the pavilion bar have not been completed.
- There is poor provision for secure internal storage
- There is a lack of effective heating and cooling.
- Access by cricket and football players and umpires to the oval requires them to walk from behind the pavilion

Opportunities:

- The replacement of the existing pavilion would allow for a new facility complying with relevant AFL and Cricket Australia guidelines, as well as DDA and Australian Standard requirements.
- A new pavilion could be located to address both ovals.

Jan Wilson Community Centre

The Jan Wilson Centre is a prominent facility with a range of community uses. It has had recent upgrades to its kitchen and foyer areas. The building is suitable for its primary uses, and does not need upgrading to perform these functions.

Grounds maintenance shed

This a painted brick shed with a single roller door.

Issues:

- The small size of the shed is potentially problematic should the maintenance requirements of the reserve increase.
- The shed is remotely located from convenient vehicle access and parking.
- The shed is remote from the main pavilion.

Opportunities:

- Demolish & co-locate a new facility with an upgraded pavilion.

Buildings: Implications for the master plan:

Issues / weaknesses

- The Barry J Powell Reserve Pavilion does not meet current SSA or DDA / Australian Standard requirements;
- The Barry J Powell Reserve Pavilion is poorly oriented to the second oval and to a potential netball court location;
- The existing maintenance shed is isolated and lacks formal access.

Strengths / opportunities

- The existing Jan Wilson Community Centre is a well-used facility in good condition, with the potential to be better integrated with its parkland setting.

4.2.1 Draft Barry J Powell Reserve Master Plan (Cont.)

Figure 5: Buildings

Jan Wilson Community Centre

Tennis club rooms

Barry J Powell Reserve pavilion

3.3 SPORTS ACTIVITIES and AREAS

The club based sporting user groups at Barry J Powell Reserve are:

- Lyndale Football Netball Club
- Lyndale Cricket Club
- Melbourne Eagles Cricket Club
- Heritage Tennis Club

Sports Activities

Usage of Barry J Powell Reserve by each of the clubs is summarised below:

Lyndale Football Netball Club

The Club has 3 senior football teams (seniors, reserves, women's), but has not had junior football teams since the early 2000's. The Club also has 2 netball teams. All teams compete in the Southern Football Netball League.

The Club commenced occupancy at Barry J Powell Reserve in 1986, and the reserve is the Club's headquarters and training base.

The Club uses the reserve for football training on Tuesday and Thursday evenings, with women beginning at 6.00pm and men from 6.30pm. Matches are played on Saturday for men and Sunday for women. The Club uses the main ground during the season, and the second oval for pre-season training only.

Netballers train at Gloria Pyke Netball Complex at Greaves Reserve in Dandenong, and play matches at Springvale Districts Netball Complex (Dingley) on Saturday.

Lyndale Cricket Club

The Club has 98 members, a small decline since 2014, when it had 111 members. This has equated to the loss of 1 junior team, while seniors have increased by 1 team during this period. The Club fields 5 senior teams and 3 junior teams, and also runs an introductory program. The Club has a strong history of involvement by indigenous players, but has no history of female playing involvement (although there was 1 girl in the introductory program during the 2018 / 2019 season).

Barry J Powell Reserve is the Club's headquarters and training base.

The Club uses the reserve for training on Monday and Wednesday nights for juniors, and Tuesday and Thursday nights for seniors. Matches are played on Friday evenings (for under 11s) and Saturday morning and afternoons for other juniors and seniors. Both ovals are used,

Melbourne Eagles Cricket Club

The Club did not respond to requests for information, but uses the second oval for 1 team playing in the Harmony in Cricket Association.

Heritage Tennis Club

Heritage Tennis Club effectively ceased operation as a functioning club during the 2016/17 season, but has since begun entering junior teams in Saturday morning competition under the coordination of Excel Tennis Coaching. The club has since merged with Lois Twohig Tennis Club.

Excel Tennis use the Barry Powell Reserve courts for coaching on Tuesday – Friday evenings, and competition is held at the courts on Saturday mornings 8.00am – 12.00pm. Currently, four teams are playing in competition tennis under the Heritage Tennis Club name.

The clubroom is currently used when coaching is scheduled at the courts, on Saturdays during competition, and during tennis-based holiday programs held at the courts (conducted by Excel Tennis staff).

Ovals

Barry J Powell Reserve contains two football / cricket fields.

The main field has Australian Rules Football goals and a four cricket pitch turf table.

The second field also has Australian Rules Football goals and a synthetic cricket pitch.

Key characteristics of the main field:

- Aligned in an east-west orientation
- Approximate playing surface dimensions of approximately 155m x 112m (excluding run-off areas)
- The field is fenced
- 4 pitch turf table
- Australian Rules Football goals
- The entire field has irrigation
- Includes lighting however is not compliant with current Australian Standards for sports lighting for training (100lux), the current LUX level is under 100lux. The City of Greater Dandenong Sports Facilities Plan – Implementation Plan 2018 identifies the upgrade of lighting as a medium priority.

Key characteristics of the second field:

- Aligned in a north-east – south-west orientation
- Approximate playing surface dimensions of 112 x 87m (excluding run-off areas)
- The field is unfenced
- Single synthetic cricket pitch
- Australian Rules Football goals
- The field has no formal drainage, irrigation or lighting.

In addition to the two fields; Barry J Powell Reserve has a three pitch cricket practice facility which runs of the main field. This is a relatively new facility having been constructed in 2017.

Tennis courts

Barry J Powell Reserve includes four acrylic surface courts. The courts are surrounded by a perimeter 2400mm high chain mesh fence. Two of the courts are in reasonable condition, while two are in poor condition.

Sports Areas and Activities: Implications for the master plan

Issues / Weaknesses

- There are no netball facilities provided at the reserve to allow for combined training nights of the Lyndale Football Netball club.
- There are no female change facilities to support female participation at the reserve.
- The main oval is smaller than the preferred oval size nominated in the '*AFL Facility Guidelines*'.
- The site topography limits the capacity to enlarge the ovals or to create strong physical connections between the sports fields and with the pavilion.
- The two southern tennis courts are in poor condition.

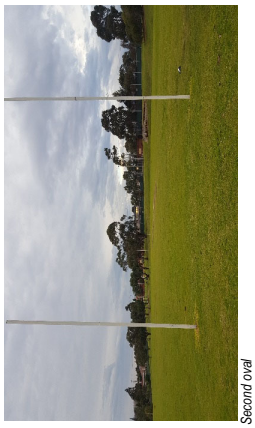
Strengths / Opportunities:

- Both sports fields are of adequate size to support senior community level cricket.
- The two northern courts are in good condition and there is an opportunity to open these up to informal or casual community use.
- Investigate a suitable location for one or two hard courts for use by the netball club and the community.

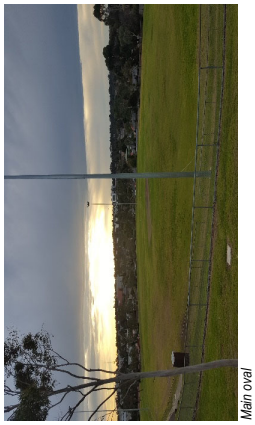
4.2.1 Draft Barry J Powell Reserve Master Plan (Cont.)

Figure 6: Sports Areas

Tennis Courts



Second oval



Main oval

3.4
PASSIVE RECREATION and LANDSCAPE AREAS

- **Passive recreation areas and facilities** include:

  - Southern Playspace

    The southern playspace is located between the Barry J Powell Reserve pavilion and the main Halton Road car park. It was installed in 2003 and is classified as "neighbourhood level". It is in reasonable condition and is well used but is open and exposed, lacking shade and shelter.

    As noted earlier in this report, the City of Greater Dandenong Play Strategy recommends that the upgrading of the playground be considered as part of the development of the master plan for the reserve, providing a more diverse range of play activity.

    As a district playground, activity should be provided for a comprehensive range of age groups i.e. 0-4, 5-10, 11-15, 16 + etc. As a district playground it should also provide for a range of play experiences, offering complexity and challenge, social play opportunities and creative play through the use of natural and sensory materials.

  - Northern Playspace

    The northern playspace is located close to Bakers Road, to the north of the tennis courts. It is a small playground, classified as "local level" provision, consisting of a single deck and post play structure and a double set of swings.

    As noted earlier in this report, the City of Greater Dandenong Play Strategy recommends the removal of this playground in favour of the upgrade of the southern playground to a district level facility.

  - Barbecue / picnic facilities

    The reserve provides three picnic tables (two beneath a picnic shelter) and one barbecue in the eastern part of the reserve.

    Each of the tables associated with picnic shelters is in good condition while the barbecue is an older facility. The eastern picnic and barbecue facilities have been located independently of each other. While these facilities are in support of the existing playground, they are quite old and are only in reasonable condition.

  - Dog-Off-Leash area

    As noted in the City of Greater Dandenong Dog Off-Leash Strategy, a designated Dog-Off-Leash area has been located to the west of the main oval. This space is not currently fenced, however the topography helps to delineate the space.

    There are no facilities, such as water or seating to support the dog off leash area.

  - Seats

    Seating opportunities are limited across the reserve, apart from the picnic tables noted above. Where they occur, seats are generally located individually and so do not encourage group social interaction.

- **Landscape areas**

The overriding landscape character of Barry J. Powell Reserve is of open grassed spaces with scattered trees, in a mix of formal and informal plantations. The overall tree canopy formed by these plantations is minimal.

Within the general landscape character, specific points of note include:

- A small area of protected native vegetation, including trees, shrubs and ground level spaces, to the east of the main oval;
- Large planted eucalypts along the Halton Road boundary, providing a strong visual edge to the reserve;
- Established planted eucalypts to the part of the perimeter of the main oval;
- Established lineal planting of eucalypts along the western and norther edges of the designated Dog Off-Leash area, which, while appearing visually out of context, provides some tree canopy in this otherwise open area.

Implications for the master plan

Issues / Weaknesses

- The limited park infrastructure across the reserve limits the opportunity for larger family or community groups to use the reserve for social gatherings. Examples of such infrastructure includes seats, shelters, barbecues etc.
- There is limited provision for informal active recreation, such as social basketball or exercise / fitness within the reserve.
- The southern play space has a limited play diversity and age offer. There is limited natural shade.
- The northern play space has limited play diversity and age offer. There is limited natural shade
- The existing dog off leash area has no park facilities such as seating and water, and limited natural shade.
- There is a general lack of mature tree planting and general park facilities such as seating throughout the reserve.

Strengths / opportunities

- There is opportunity to enhance the general landscape of the reserve through additional tree planting to provide shade, character and identity, and to contribute to biodiversity.
- There is opportunity to build upon the existing areas of native vegetation as a landscape and biodiversity element and provide visual interest to the reserve.
- The southern play space is well located for access form the car park and is well used during match day. There is an opportunity to enhance the play offer and investigate suitable locations for a larger play space on the reserve.
- Enhanced opportunities for passive recreation should be provided, in line with the objectives of City of Greater Dandenong strategic documents. This would include opportunities for playgrounds, informal play and exercise, walking, seating, group socialising, picnicking and so on.
- There is an opportunity to further formalise the Dog Off leash area, particularly through fencing and amenities such as shelters, water and seating.

4.2.1 Draft Barry J Powell Reserve Master Plan (Cont.)

Figure 7: Passive Recreation Areas

Dog-off-leash area

Northern Playspace

Southern Playspace

4. STAKEHOLDER and COMMUNITY ENGAGEMENT

Stakeholder and community engagement has informed and guided the development of the master plan for Barry J. Powell Reserve, and has occurred at two key points within the master plan development process:

Phase 1
Following initial site and background review, to inform the identification of the issues and opportunities expressed above.

Phase 2
Following the development of a draft master plan intended to address the identified issues and opportunities.

The stakeholder and community engagement has involved the following meetings and activities:

Phase 1: Issues and Opportunities

- Meeting with resident clubs at Barry J. Powell Reserve Pavilion on 27th November 2018, to discussed issues and opportunities associated with existing facilities and spaces;
- Community Pop-up / Drop-in event at the reserve on 23rd February 2019 to discuss issues and opportunities, and aspirations, for the reserve;
- Online Survey to confirm issues, opportunities and aspirations, from 21st January 2019 to 1st March 2019.

Phase 2: Draft Master Plan

- Community Pop-up / Drop-in event on 17th August 2019 to review and discuss the draft master plan for the reserve;
- Online Survey to provide feedback on the draft master plan, from 12th August 2019 to 8th September 2019

A full outline of the stakeholder and community engagement process and outcomes is appended to this report (Appendix A). Key outcomes are summarised below:

Phase 1 Engagement: Issues and Opportunities

Key themes arising from discussion with tenant clubs included:

- The overall topography of Barry J Powell Reserve will make it difficult (and costly) to rectify the two key functional constraints for sustainable sport:
  - The need for a compliant pavilion
  - Enlarging the No. 2 oval to a full AFL dimension
- Any new/ upgraded pavilion should allow for the following minimum outcomes:

Compliance with the preferred facility standards of AFL Victoria and Cricket Victoria for senior football and cricket clubs, including female friendly facilities

  - Primary orientation to the main oval, but with access/ address to the No. 2 oval
  - Direct access to the main oval from the pavilion for players and umpires
  - At-grade storage facilities with direct access to the main oval
  - Improved undercover spectator areas
- Investigate options to widen the No. 2 oval
- Investigate options to provide at least one training standard netball court, but assess possibilities to future-proof the reserve for any increase in the popularity of netball by planning for two courts
- Retain at least one tennis court as a community accessible court (two courts would be optimal), with an adjoining shelter and seating (no clubroom required)

Key feedback from the broader community, received through on-line survey, attendance at pop-up event or general email submission, is summarised below:

- **Playground upgrades**: It is important to park visitors that the playgrounds be all weather. There is support for the playgrounds to be upgraded, and perhaps themed, e.g. nature play. Play spaces should be expanded and upgraded to attract all ages, and should provide shade and seating for the play area users and family members.
- **Sport and spectator facilities**: Some sport facilities are in need of upgrades. In particular, the toilets and the sheltered areas for spectators should be improved. Users also support the installation of lighting at the tennis courts and an increase in court space for basketball and netball.
- **Dog off-leash facilities**: Participants support fencing of the existing dog-off-leash area, and the installation of waste bags and bins.
- **Walking infrastructure**: Informal walking/cycling recreation is important at the Reserve. Park visitors would like to see improvements to infrastructure to support this, including a designated circuit with drinking fountains, shade, and exercise stations.
- **Outdoor gym**: A number of participants suggested that outdoor gym equipment would be appropriate at the park, perhaps near the Jan Wilson Community Centre.
- **Vegetation / tree planting**: Visitors would like to see the Reserve's vegetation enhanced. According to participants, tree planting would provide shade and serve as windbreaks, as well as improve the general environment of the park.
- **Social infrastructure**: Other suggestions for upgrades generally refer to seating, toilets, shade, and BBQs to support social recreation.

Phase 2 Engagement: Draft Master Plan
Key feedback and themes in response to the draft master plan, received through on-line survey, attendance at the pop-up event or general email submission are summarised below.

- **General support:** The majority of survey participants stated that they support the Draft Master Plan. Comments from the pop-up session also expressed general support for the Plan. Community members appear enthusiastic about the prospect of an upgraded Barry Powell Reserve, in particular the pavilion.
- **Feedback on playground upgrades:** Phase 2 participants responded to two different Options for the Reserve. Each offered different locations and scales for a play space at the Reserve. The first proposed a larger, District-level playground with more diverse play options in the open space adjacent to Jan Wilson Centre, while the second proposed an updated playground of a similar scale to the existing one, located between the car park and the second sporting oval. Overall, Option 1 received more support from the community. While some participants suggested that Option 2 allowed better surveillance of the playground from other spaces around the Reserve, including the oval, there is a preference for the larger District-level play space adjacent to the Jan Wilson Centre.
- **Public toilets:** There is demand for publicly-accessible toilet facilities to be incorporated into the pavilion redevelopment.
- **Dog off-leash suggestions:** There is some demand for a dog-off leash area at the Reserve. Fencing around the area is preferred.
- **Support for additional vegetation:** This was a key focus in Phase 2 submissions. Respondents support greater vegetation at the reserve, in particular native vegetation. There is interest in extending the forest glad to the southeast area of the Reserve.
- **Sport and recreation suggestions:** There is support for an increase in sport and recreation facilities at the Reserve, including the full-size soccer pitch, a full netball/basketball court, portable goal storage, and outdoor gym equipment.
- **Additional suggestions:** Phase 2 participants also made a range of suggestions for additions or minor changes to the Draft Master Plan, including additional walking paths and seating, and improved lighting.

5. MASTER PLAN RECOMMENDATIONS

Based on the comments received on the draft master plan (summarised above and outlined in Appendix A), the final master plan was developed. The final plan is illustrated in Figure 8.

The key recommendations as described on the master plan are outlined below:

Sports Facilities

1. Retain existing sports field at existing dimension, but install new electronic scoreboard to replace existing.
2. Upgrade second oval to provide for a full size soccer pitch (105 x 68m) and a 50m radius playing field for cricket.
3. Construct one netball court as a training facility, along with a second multi-use court.
4. Construct new pavilion to meet standards required by the AFL for community clubs; facilities for other sporting codes; community facilities and grounds maintenance facilities; and externally accessible public toilets. The building should provide an interface and connection to all adjoining sporting precincts.
5. Retain two tennis courts for community use, implement a "Book a Court' system and demolish two remaining courts.
6. Retain existing cricket nets at the same size.
7. Existing grounds maintenance shed to be removed.

Community Spaces

8. Replace existing northern playground with nature play space within the existing informal parkland area. Incorporate the nature play space into a community facility with picnic facilities and shade.
9. Provide an outdoor gym facility and potential bouldering wall.
10. Enhance existing protected vegetation area within informal parkland with an environmental focus. Provide additional planting and some seating to create a resting point.
11. Retain dog off leash area as a fenced space, provide additional tree planting for natural shade, and install seating and shelter.
12. Create a spill out area / event space associated with the Jan Wilson Community Centre with tree planting for the provision of natural shade; upgrade forecourt space; retain the existing enclosed play space for community centre programmes.
13. Relocate and upgrade the existing playground to meet space benchmarks for a district level reserve (approx. 1300m'). Provide exercise equipment; and community facilities such as shade, seating and a drinking fountain.
14. Develop an active forecourt for the new pavilion with community facilities such as shade, seating and a drinking fountain for spectators on game days or for gatherings at other times.
15. Develop an informal lawn space between the second oval and the pavilion forecourt with tree planting and some community facilities.

16. Develop seating terraces to view main oval, with shelters to provide weather protection.
17. Provide planted terraces adjacent to the reconfigured second oval to moderate the gradient and provide amenity between the circulation path and the oval.
18. Allow for future kindergarten expansion into former tennis court space, and create a lawn resting place in the short term with tree planting and seating.
19. Provide public toilets through the following sequential process:
    - In the short term, investigate re-opening the public toilet facility within the existing Sports Pavilion, until the proposed district playground (item 13) is constructed;
    - Once the new playground is constructed, investigate demand for a stand-alone double cubicle facility near the playground;
    - Incorporate an externally accessible public toilet facility into the future Sports Pavilion.

Pedestrian Circulation

20. Investigate the provision of a designated crossing of Halton Road.
21. Create a network of pedestrian paths throughout the reserve to connect the various facilities and provide a walking circuit with distance markers. Consider lighting the path network.
22. Provide new pedestrian access and an enhanced entry from Halton Road, connecting to the proposed pedestrian trail networks and the proposed district play space.
23. Provide formal pedestrian connections across the Halton Road car park, with associated trees and low level planting for amenity.
24. Retain and connect into existing footpath on Halton Road.

Vehicle Circulation and Parking

25. Reconfigure and extend car park, providing ingress and egress at either end to improve circulation. Provide new ramped access for deliveries to Jan Wilson Community Centre to enhance connection between the centre and the adjoining parkland. Retain existing ambulance access to Jan Wilson CC. Provide planted kerb outstands at raised pedestrian crossing points and at entry to the deliveries ramp to try to moderate driver behaviour.
26. Remove existing service vehicle route, provide new pedestrian access and create a stronger connection between Jan Wilson CC and the park.
27. Construct a new car park on the site of the existing tennis pavilion for kindergarten staff.

Landscape Enhancement

28. Provide general landscape upgrade and tree planting across the reserve.

4.2.1 Draft Barry J Powell Reserve Master Plan (Cont.)

Figure 8: Master Plan

6. IMPLEMENTATION COSTS and PRIORITIES

Recommendations outlined above which have a works component are prioritised below, along with an indication of potential cost. In each case, where appropriate, costs include assumed design fees and other costs associated with developing the plan to implementation stage.

Priorities assume the following timeframes:

High Priority: Year 2019/20 – 2022/23
Medium Priority: Year 2023/24 – 2025/26
Low Priority: Year 2026/27 – 2029/30

RECOMMENDATION	PRIORITY	OPINION OF PROBABLE COST
Sports Facilities		
1. Install new electronic scoreboard to replace existing	**Low**	**$ 30,000**
2. Upgrade second oval to provide for a full size soccer pitch (105 x 68m) and a 50m radius playing field for cricket		
- Design	**High**	**$ 80,000**
- Sports ground upgrade	**Medium**	**$ 930,000**
- Lights and fencing	**Low**	**$ 190,000**
3. Construct one netball court as a training facility, along with a second multi-use court.		
- Design	**High**	**$ 50,000**
- Netball court construction	**High**	**$ 250,000**
- Multi-use court construction	**Low**	**$ 300,000**
4. Construct new pavilion to meet standards required by the AFL for community clubs, facilities for other sporting codes, community facilities and grounds maintenance facilities.		
- Concept design	**Medium**	**$ 80,000**
- Detailed design / documentation	**Medium**	**$ 150,000**
- Construction	**Low**	**$ 5,770,000**
5. Retain two tennis courts for community use, implement a "Book a Court' system and demolish two remaining courts		
- Design	**High**	**$ 10,000**
- Demolition / remediation of courts	**Medium**	**$ 32,000**
6. Retain existing cricket nets at the same size.	**-**	**-**
7. Existing grounds maintenance shed to be removed.	**Medium**	**6,000**

4.2.1 Draft Barry J Powell Reserve Master Plan (Cont.)

Community Spaces			
8. Replace existing northern playground with nature play space within the existing informal parkland area.	**High**		**$ 50,000**
- Design	**Medium**		**$ 310,000**
- Construction			
9. Provide an outdoor gym facility and potential bouldering wall.	**High**		**$ 18,000**
- Design	**Medium**		**$ 110,000**
- Construction stage 1 (outdoor gym)	**Low**		**$ 40,000**
- Construction stage 2 (bouldering wall)			
10. Enhance existing protected vegetation area within informal parkland with an environmental focus. Provide additional planting and some seating to create a resting point	**Medium**		**$ 36,000**
11. Retain dog off leash area as a fenced space, provide additional tree planting for natural shade, and install seating and shelter	**High**		**$ 120,000**
12. Create a spill out area / event space associated with the Jan Wilson Community Centre with tree planting for the provision of natural shade; upgrade forecourt space; retain the existing enclosed play space.	**High**		**$ 96,000**
13. Relocate and upgrade the existing playground to meet space benchmarks for a district level reserve (approx. 1300m²). Provide exercise equipment; and community facilities such as shade, seating and a drinking fountain.			
- Concept design	**High**		**$ 40,000**
- Detailed design / documentation	**High**		**$ 90,000**
- Construction Stage 1	**High**		**$ 1,000,000**
- Construction Stage 2	**Low**		**$ 240,000**
14. Develop an active forecourt for the new pavilion with community facilities such as shade, seating and a drinking fountain for spectators on game days or for gatherings at other times.	**Low**		**$ 720,000**
15. Develop an informal lawn space between the second oval and the pavilion forecourt with tree planting and some community facilities.			
- Design	**High**		**$ 24,000**
- Construction	**Low**		**$ 120,000**
16. Develop seating terraces to view main oval, with shelters to provide weather protection.			
- Design	**Medium**		**$ 80,000**
- Construction	**Low**		**$ 520,000**
17. Provide planted terraces adjacent to the reconfigured second oval to moderate the gradient and provide amenity between the circulation path and the oval.	**Low**		**$ 360,000**
18. Allow for future kindergarten expansion into former tennis court space, and create a treed lawn space in the short term.	**Medium**		**$ 42,000**
19. Allow for provision of a stand-alone double cubicle public toilet facility near the new district playground.	**High**		**$ 200,000**

4.2.1 Draft Barry J Powell Reserve Master Plan (Cont.)

Pedestrian Circulation				
20. Investigate the provision of a designated crossing of Halton Road.		Medium		$ 48,000
21. Create a network of pedestrian paths throughout the reserve to connect the various facilities and provide a walking circuit with distance markers. Consider lighting the path network.				
- Design		High		$ 54,000
- Construction stage 1		Medium		$ 737,000
- Construction stage 2		Low		$ 789,000
22. Provide new pedestrian access and an enhanced entry from Halton Road, connecting to the proposed pedestrian trail networks and the proposed district play space.		High		$ 30,000
23. Provide formal pedestrian connections across the Halton Road car park, with associated trees and low level planting for amenity.		Medium		$ 55,000
24. Retain and connect into existing footpath on Halton Road		Medium		$ 6,000
Vehicle Circulation and Parking				
25. Reconfigure and extend car park, providing ingress and egress at either end to improve circulation. Provide new ramped access for deliveries to Jan Wilson Community Centre to enhance connection between the centre and the adjoining parkland. Retain existing ambulance access to Jan Wilson CC. Provide planted kerb outstands at raised pedestrian crossing points.				
- Design		High		$ 30,000
- Construction		Low		$ 246,000
26. Remove existing vehicle route, provide new pedestrian access and create a stronger connection between Jan Wilson CC and the park.		Low		$ 150,000
27. Construct a new car park on the site of the existing tennis pavilion for kindergarten staff.				
- Design		High		$ 20,000
- Construction		Medium		$ 120,000
Landscape Enhancement				
28. Provide general landscape upgrade and tree planting across the reserve.		Ongoing		$ 200,000
TOTAL 10 YEAR INVESTMENT				**$14,589,000**

APPENDICES

Appendix A Traffic Report

Appendix B Community Engagement Report

4.2.1 Draft Barry J Powell Reserve Master Plan (Cont.)

APPENDIX A TRAFFIC REPORT

4.2.1 Draft Barry J Powell Reserve Master Plan (Cont.)

onemilegrid
TRAFFIC ENGINEERING
ABN: 79 168 115 679
56 Down Street
COLLINGWOOD, VIC 3066
www.onemilegrid.com.au

12 February 2020

Land Design Partnership Pty Ltd
Via email: lindsayf@landdesign.com.au

Attention: Lindsay Fraser

Barry J Powell Reserve
Transport Impact Assessment

Dear Lindsay,

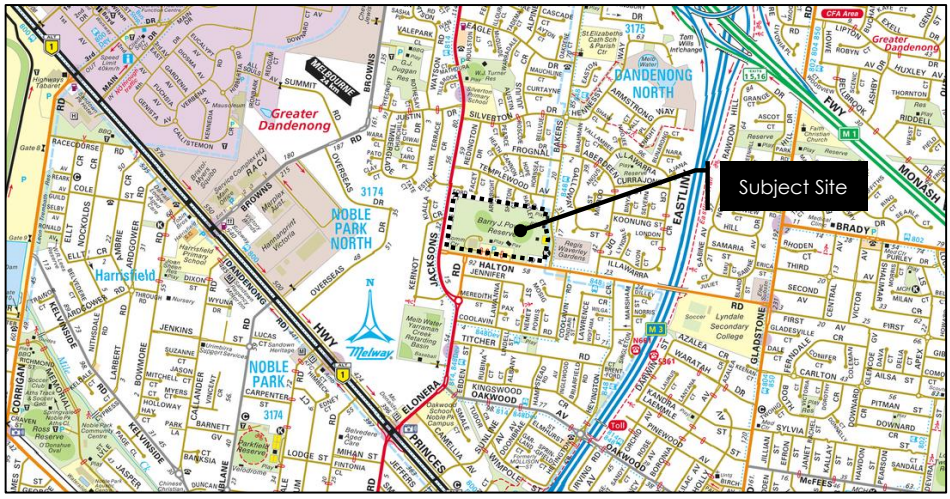
Introduction

onemile**grid** has been requested by Land Design Partnership Pty Ltd to undertake a Transport Impact Assessment to accompany the master plan for Barry J Powell Reserve.

Existing Conditions

Barry J Powell Reserve is located on the northern side of Halton Road between Jacksons Road and Bakers Road, as shown in Figure 1, and is addressed as Barry J Powell Reserve.

Figure 1 Site Location



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4.2.1 Draft Barry J Powell Reserve Master Plan (Cont.)

The overall reserve is irregular in shape with a frontage to Halton Road of approximately 340 metres along the southern boundary and a side abuttal to Bakers Road of approximately 230 metres along the eastern boundary, whilst being bound by residential dwellings along the northern and western boundaries.

Barry J Powell Reserve is 9.6 hectares in area and comprises two sports ovals, tennis courts, practice cricket nets and the Jan Wilson Community Centre. Additional community facilities provided within the reserve includes playgrounds, picnic and BBQ facilities and a dog off-leash area. The northernmost sports oval is the home of the Lyndale Cricket and Football Club and is provided with a spectators pavilion along the southern wing of the oval. The Jan Wilson Community Centre is located within the southwest corner of the reserve, which provides a community hall available for hire and runs a range of programs such as fitness classes, kids play activities, and senior citizen activities.

An aerial view of the Barry J Powell Reserve layout is shown in Figure 2 below.

Figure 2 Barry J Powell Reserve Layout (Friday 12th October 2018)

4.2.1 Draft Barry J Powell Reserve Master Plan (Cont.)

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Existing Vehicle Access and Car Parking

Vehicle access to Barry J Powell Reserve is provided via two independent entry and exit access points connecting an on-site car park to Halton Road, as summarised in Figure 3 and below:

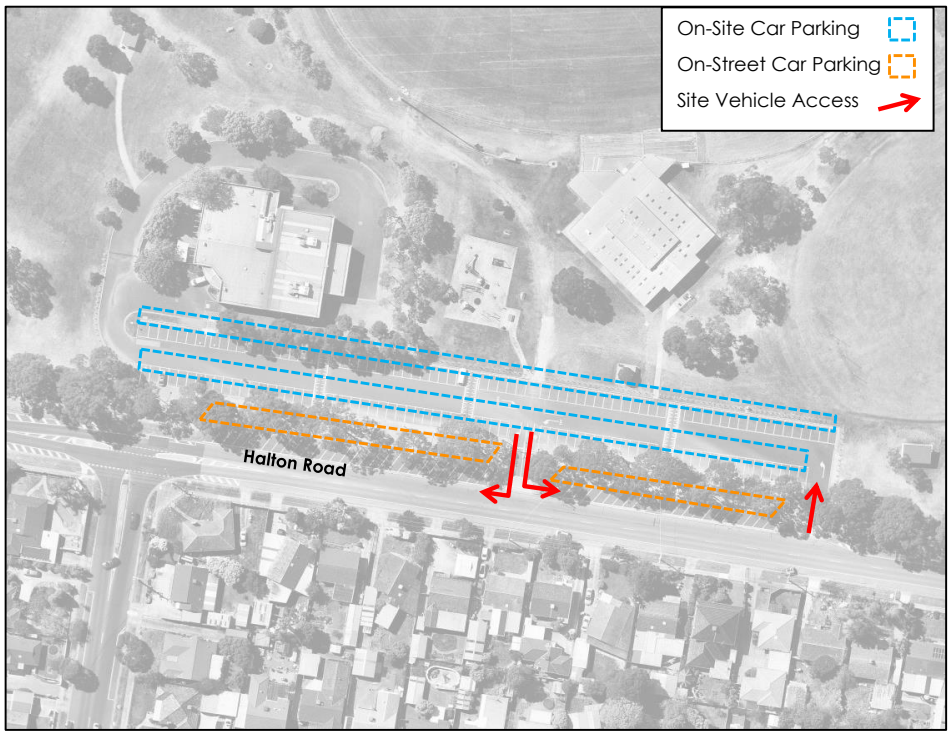
- Entry only access point to Halton Road facilitating a single-entry lane restricted by a vehicle control point in the form of a boom gate; and
- Exit only access point to Halton Road, facilitating two exit lanes comprising separate left-turn and right-turn lanes. Each lane is controlled by individual boom gates and road spikes to prevent vehicles from entering via Halton Road.

A total of 132 car spaces are provided within the on-site car park. All car parking on-site is unrestricted in nature. Furthermore, 60-degree indented on-street parking is provided along the northern side of Halton Road the frontage to the reserve, comprising 47 unrestricted spaces, whilst 17 on-street car parking spaces are provided on Bakers Road along the site's frontage. The provision of car parking is summarised in Table 1 below.

Table 1 Total Car Parking Provision

Area	*Car Parking Spaces*
On-site	132 spaces
Halton Road	47 spaces
Bakers Road	17 spaces
Total	**196 spaces**

Figure 3 Aerial Photo of Vehicle Access and Car Parking – Barry J Powell Reserve



4.2.1 Draft Barry J Powell Reserve Master Plan (Cont.)

Furthermore, the existing access to Barry J Powell Reserve to the surrounding arterial road network is shown in Figure 4 below.

Figure 4 Barry J Powell Reserve Access to Arterial Road Network

4.2.1 Draft Barry J Powell Reserve Master Plan (Cont.)

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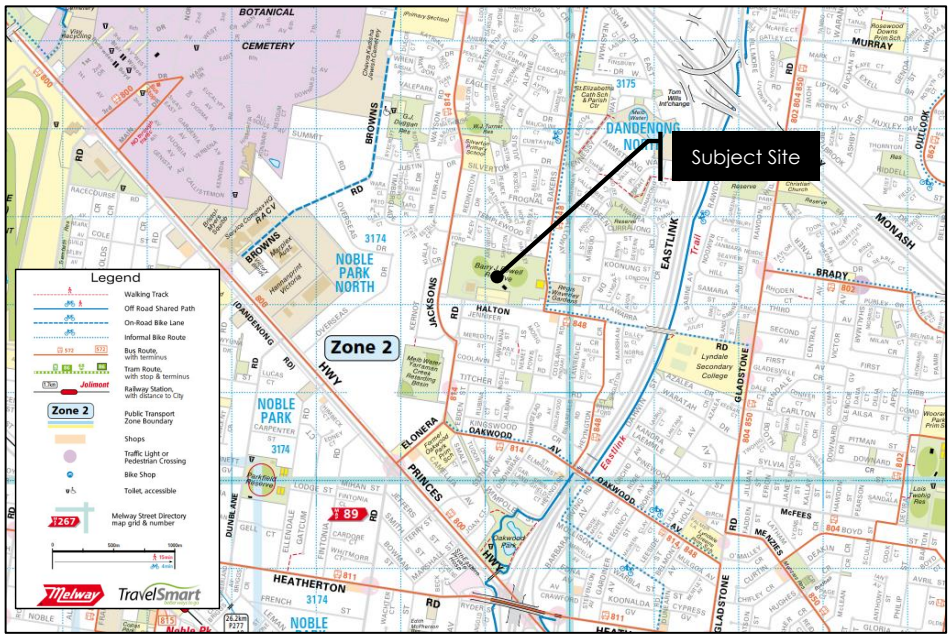
Sustainable Transport

General

An extract of the TravelSmart Map for the City of Greater Dandenong is shown in Figure 5, highlighting the public transport, bicycle and pedestrian facilities in the area.

Figure 5 TravelSmart Map - City of Greater Dandenong



It is shown that public transport in the area is limited to bus services, with multiple the following bus routes servicing the immediate vicinity of the site:

- 814 – Springvale South - Dandenong via Waverley Gardens Shopping Centre, Springvale; and
- 848 – Dandenong - Brandon Park Shopping Centre via Waverley Gardens Shopping Centre.

Additionally, the site is located approximately 600 metres to the west of the Eastlink Trail, however there is a lack of bicycle facilities providing connectivity to the trail.

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Existing Operation

As indicated previously, Barry J Powell Reserve is home to the Lyndale Cricket and Football Club and the Jan Wilson Community Centre and in addition to a range of other sporting and community facilities, including:

- Lyndale Cricket and Football Club;
- Heritage Tennis Club;
- Dog off-leash area;
- Jan Wilson Community Centre – Community Groups;
  - Australian Afghan Association of Victoria
  - Dandenong Alevi Cultural Centre
  - Dresden Calisthenics College
  - Hovercraft Club of Victoria
  - National Institute for the Guard of Honour
  - Omega Fire Ministries
  - Seychelles Social Club of Melbourne
  - City of Greater Dandenong – Immunisation Program
  - Dandenong Chess Club
  - Druze Community Charity of Victoria
  - Mirabel Foundation
  - Noble Park North Multicultural Elderly Citizens Club Inc
  - Seikatsu Ki Do Karate Association
  - Victorian Arabic Social Services – Arabic Women Seniors Group

A view of the location for each community and sporting facility is shown in Figure 6 below.

Figure 6 Existing Sporting and Community Facility Locations – Barry J Powell Reserve

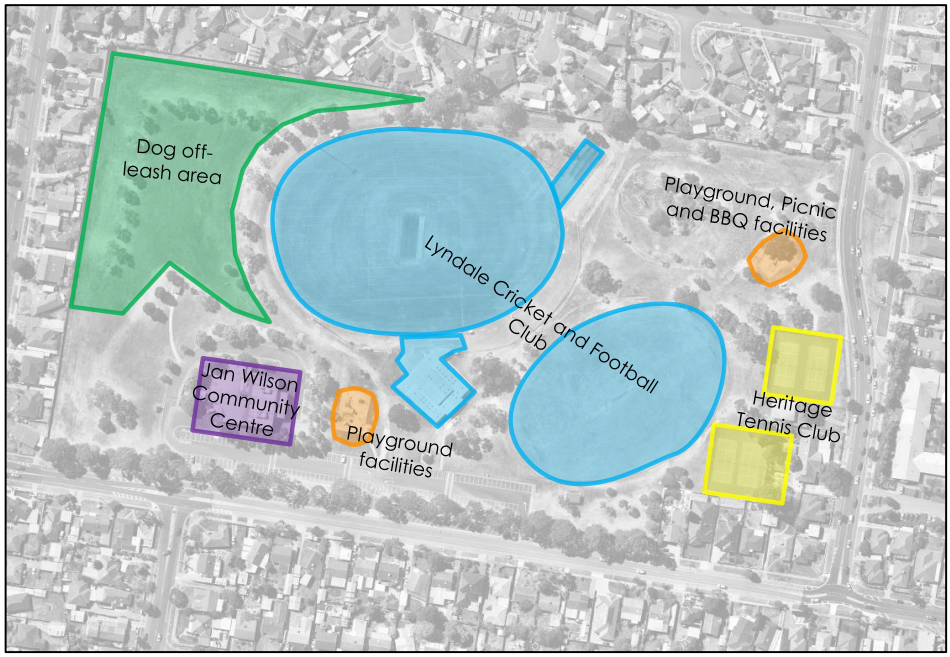

Table 2 represents the anticipated car parking demand for the peak summer and winter periods for Barry J Powell Reserve. A detailed breakdown of the car parking demand for the two reserves is attached in Appendix B.

Table 2 Anticipated Car Parking Demand

Period	*Total Car Parking Demand*
Summer Peak	138 spaces
Winter Peak	186 spaces

As mentioned previously, a total of 196 car parking spaces are provided within and around the subject site, comprising 132 on-site spaces, 47 on-street spaces along the Halton Road frontage and 17 on-street spaces along the Bakers Road frontage.

Considering the above, the existing provision of car parking providing within and around the Barry J Powell reserve is considered appropriate to satisfy the maximum car parking demand generated during both the Summer and Winter Peak periods.

Concept Designs

Onemile**grid** have prepared a number of Concept Layout Plans (CLP) for the future car park layout to assist in the master planning process of Barry J Powell Reserve, which are attached in Appendix A.

A breakdown of the net change in car parking provision for each CLP is summarised below in Table 3.

Table 3 Net Change in Car Parking Provision

CLP	*Car Park Area*	*Existing*	*Proposed*	*Net Change*
180558CLP100	On-site Car Park	132	133	+1
	Halton St Indented Parking	47	53	+6
180558CLP200	On-site Car Park	132	137	+5
	Halton St Indented Parking	47	53	+6
180558CLP300	On-site Car Park	132	139	+7
	Halton St Indented Parking	47	51	+4

All design options result in a slight increased provision of car parking on-site and on-street. Therefore, each design option will meet the maximum car parking demands expected to be generated by the Barry J Powell reserve during both the Summer and Winter Peak periods.

4.2.1 Draft Barry J Powell Reserve Master Plan (Cont.)

Please do not hesitate to contact Jamie Spratt (0401 154 825, or jamie.spratt@onemilegrid.com.au) should you wish to discuss the above.

Yours sincerely,

Jamie Spratt
Director - Senior Engineer
onemilegrid
m: 0401 154 825
d: (03) 9982 9715
e: jamie.spratt@onemilegrid.com.au

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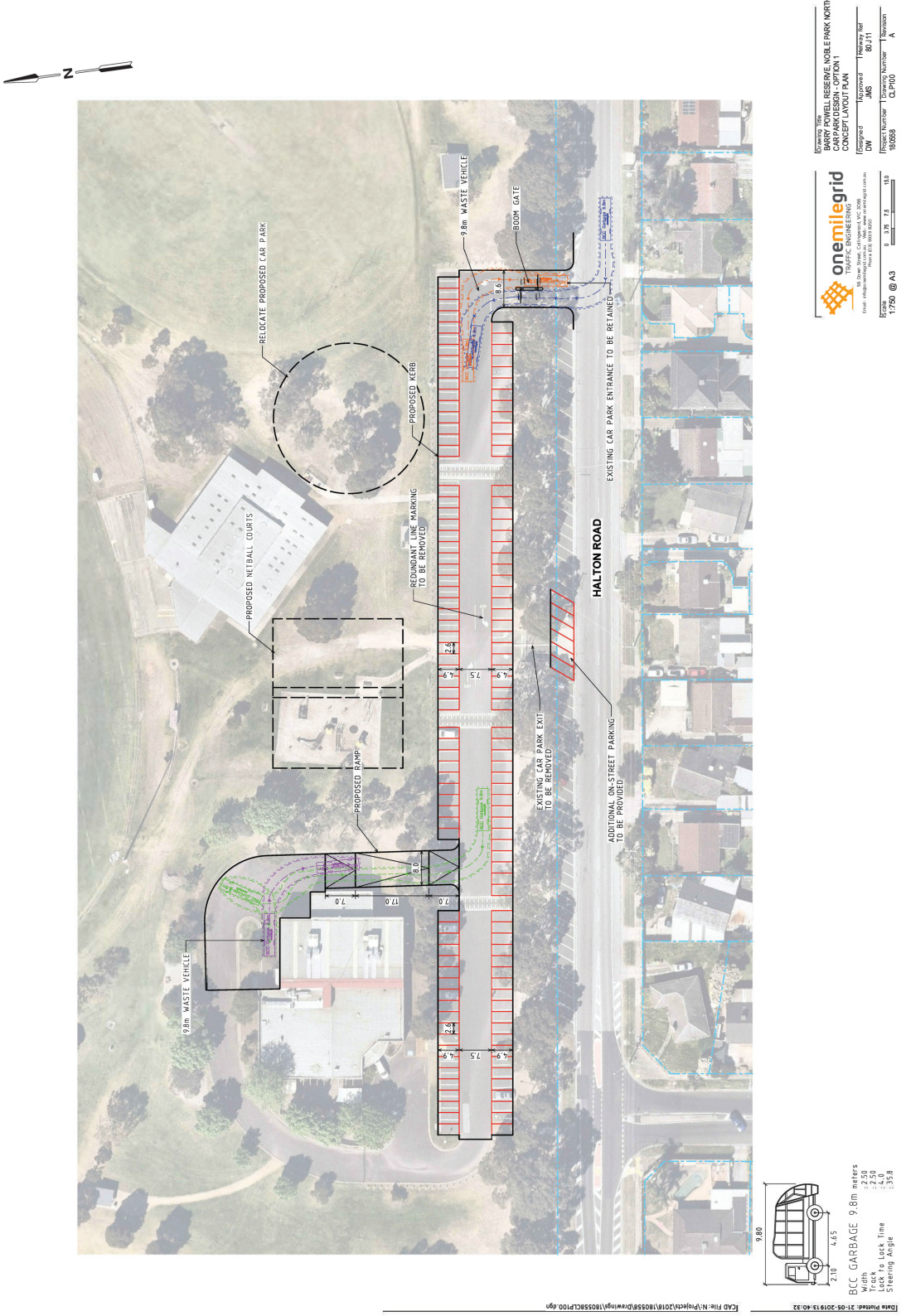
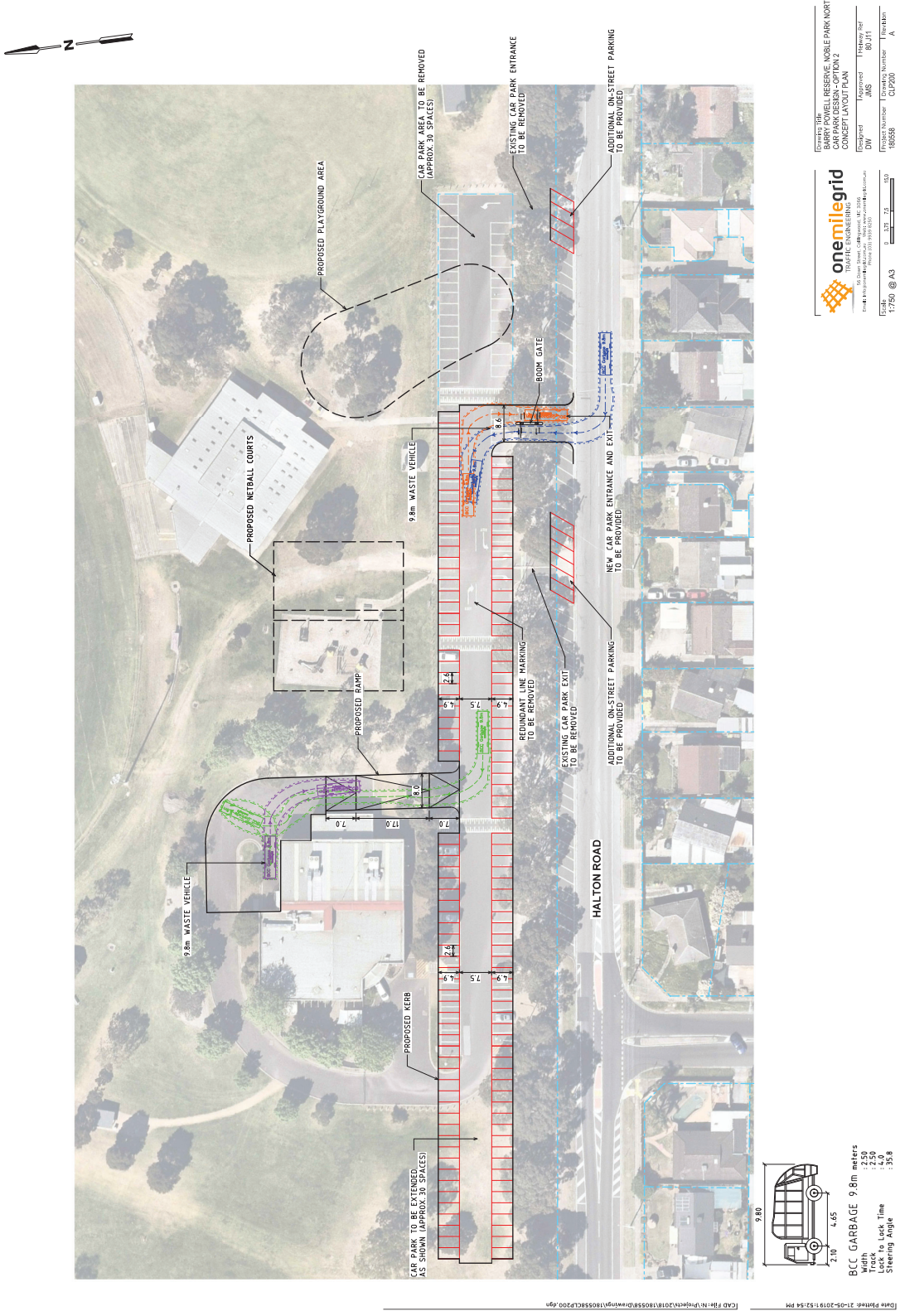
Appendix A Concept Layout Plans

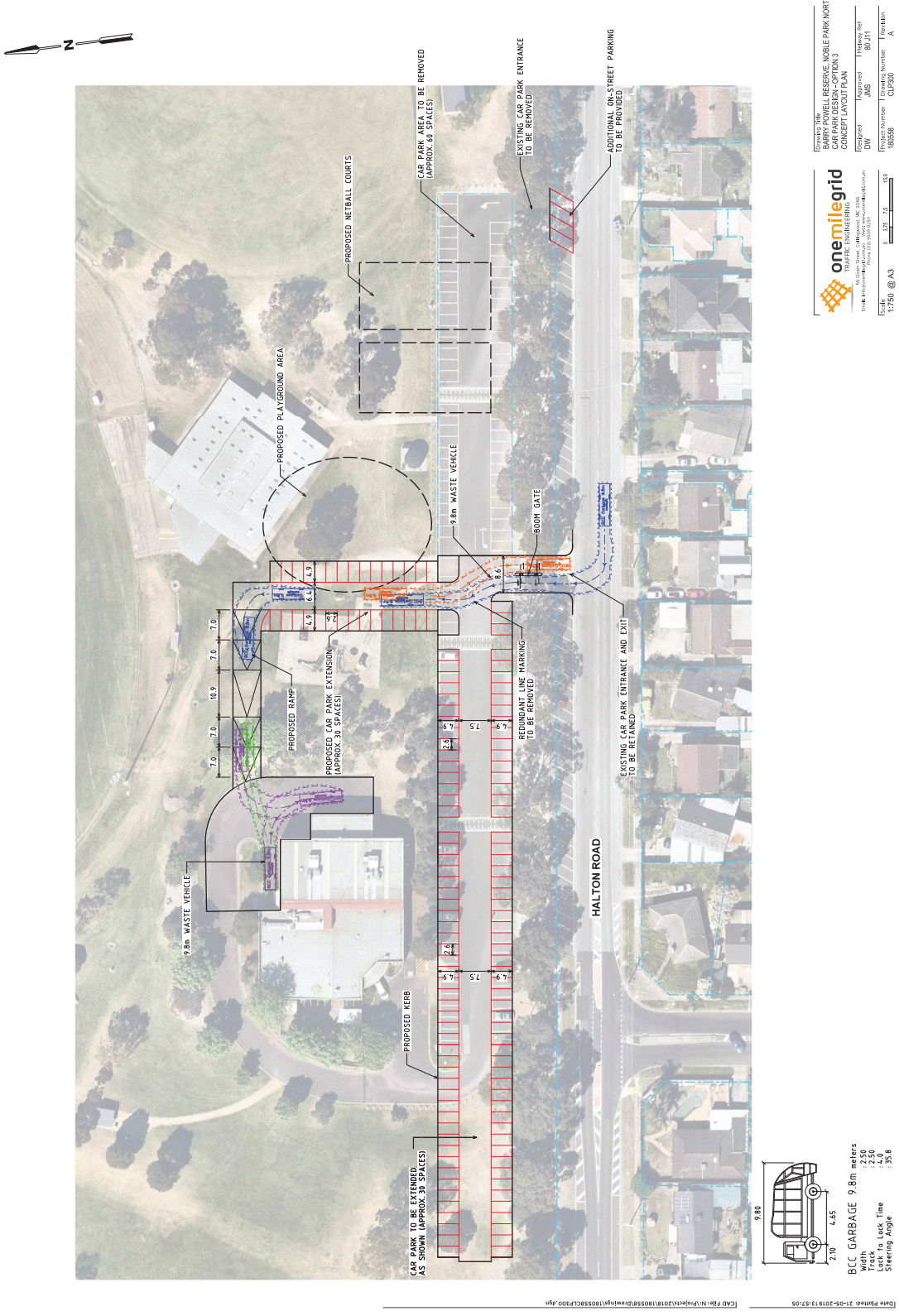
4.2.1 Draft Barry J Powell Reserve Master Plan (Cont.)



4.2.1 Draft Barry J Powell Reserve Master Plan (Cont.)



4.2.1 Draft Barry J Powell Reserve Master Plan (Cont.)



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Appendix B Seasonal Car Parking Demands

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Table 4 Anticipated Parking Demands – Barry J Powell Reserve SUMMER

Scenario	Club/Area	Activity	Time	Peak Attend.	Peak Rate	Peak Demand
Summer Weekday – Mon & Weds	Lyndale Cricket Club	Juniors Cricket Training	4pm-6pm	45	0.5	22.5
		Pavilion	6pm – 10pm	-	-	-
	Tennis	Training	All Day	15	0.8	12
		Social	All Day	8	0.8	6
	Playground Halton Rd	No Activity	N/a	N/a	20	20
	Playground Barkers Rd	No Activity	N/a	N/a	20	20
	Jan Wilson Community Centre	Community Group	N/a	N/a	20	20
	Total					**101**
Summer Weekday – Tues & Thurs	Lyndale Cricket Club	Seniors Cricket Training	6pm-9pm	75	0.8	60
		Pavilion	6pm – 10pm	-	-	-
	Tennis	Training	All Day	15	0.8	12
		Social	All Day	8	0.8	6
	Playground Halton Rd	No Activity	N/a	N/a	20	20
	Playground Barkers Rd	No Activity	N/a	N/a	20	20
	Jan Wilson Community Centre	Community Group	N/a	N/a	20	20
	Total					**138**
Summer Weekday – Friday	Lyndale Cricket Club	Junior Cricket Competition	6pm-9pm	75	0.8	60
		Pavilion	6pm – 10pm	-	-	-
	Tennis	Training	All Day	15	0.8	12
		Social	All Day	8	0.8	6
	Playground Halton Rd	No Activity	N/a	N/a	20	20
	Playground Barkers Rd	No Activity	N/a	N/a	20	20
	Jan Wilson Community Centre	Community Group	N/a	N/a	20	20
	Total					**138**
Summer Saturday	Lyndale Cricket Club	Senior Cricket Competition	12pm – 7pm	25	0.8	20
		Pavilion	12pm – midnight	-	-	-
		Junior Cricket Competition	8am-11am	30	0.5	15
		Pavilion	8am – 12pm	-	-	-
	Tennis	Junior Competition	8:15am – 12:15pm	20	0.5	10
		Senior Competition	1:30pm – 7pm	40	0.8	32
	Playground Halton Rd	No Activity	N/a	N/a	20	20
	Playground Barkers Rd	No Activity	N/a	N/a	20	20
	Jan Wilson Community Centre	Community Group	N/a	N/a	20	20
	Total					**137**
Summer Sunday	Lyndale Cricket Club	Senior Cricket Competition	12pm – 7pm	25	0.8	20
		Pavilion	12pm – midnight	-	-	-
		Junior Cricket Competition	8am-11am	30	0.5	15
		Pavilion	8am – 12pm	-	-	-
	Tennis	Social	All Day	8	0.8	6
	Playground Halton Rd	No Activity	N/a	N/a	20	20
	Playground Barkers Rd	No Activity	N/a	N/a	20	20
	Jan Wilson Community Centre	Community Group	N/a	N/a	20	20
	Total					**101**

Saturday parking demand breakdown

Morning: 85 Midday: 90 Afternoon: 112

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Table 5 Anticipated Parking Demand – Barry J Powell WINTER

Scenario	Oval	Activity	Time	Peak Attend.	Peak Rate	Peak Demand
Winter Weekday – Tues & Thurs	Lyndale Football Club	Senior Men's Football Training	6:30pm-9pm	50	0.8	40
		Pavilion	6:30pm-9pm	-	-	-
		Senior Women's Football Training	6pm-9pm	25	0.8	20
		Pavilion	6pm-9pm	-	-	-
	Tennis	Training	All Day	15	0.8	12
		Social	All Day	8	0.8	6
	Playground Halton Rd	No Activity	N/a	N/a	20	20
	Playground Barkers Rd	No Activity	N/a	N/a	20	20
	Jan Wilson Community Centre	Community Group	N/a	N/a	20	20
	Total					**138**
Winter Saturday	Lyndale Football Club	Senior Men's Football Competition	11am - 6pm	100	0.8	80
		Pavilion	11am - 6pm	-	-	-
	Tennis	Junior Competition	8:15am – 12:15pm	20	0.5	10
		Senior Competition	1:30pm – 7pm	40	0.8	32
	Playground Halton Rd	No Activity	N/a	N/a	20	20
	Playground Barkers Rd	No Activity	N/a	N/a	20	20
	Jan Wilson Community Centre	Community Group	N/a	N/a	20	20
	Total					**182**
Winter Sunday	Lyndale Football Club	Senior Men's Football Competition	11am - 6pm	100	0.8	80
		Pavilion	11am - 6pm	-	-	-
		Senior Women's Football Competition	1pm-6pm	50	0.8	40
		Pavilion	1pm-6pm	-	-	-
	Tennis	Social	All Day	8	0.8	6
	Playground Halton Rd	No Activity	N/a	N/a	20	20
	Playground Barkers Rd	No Activity	N/a	N/a	20	20
	Jan Wilson Community Centre	Community Group	N/a	N/a	20	20
	Total					**186**

Sunday parking demand breakdown

Morning: 66 Midday: 146 Afternoon: 186

4.2.1 Draft Barry J Powell Reserve Master Plan (Cont.)

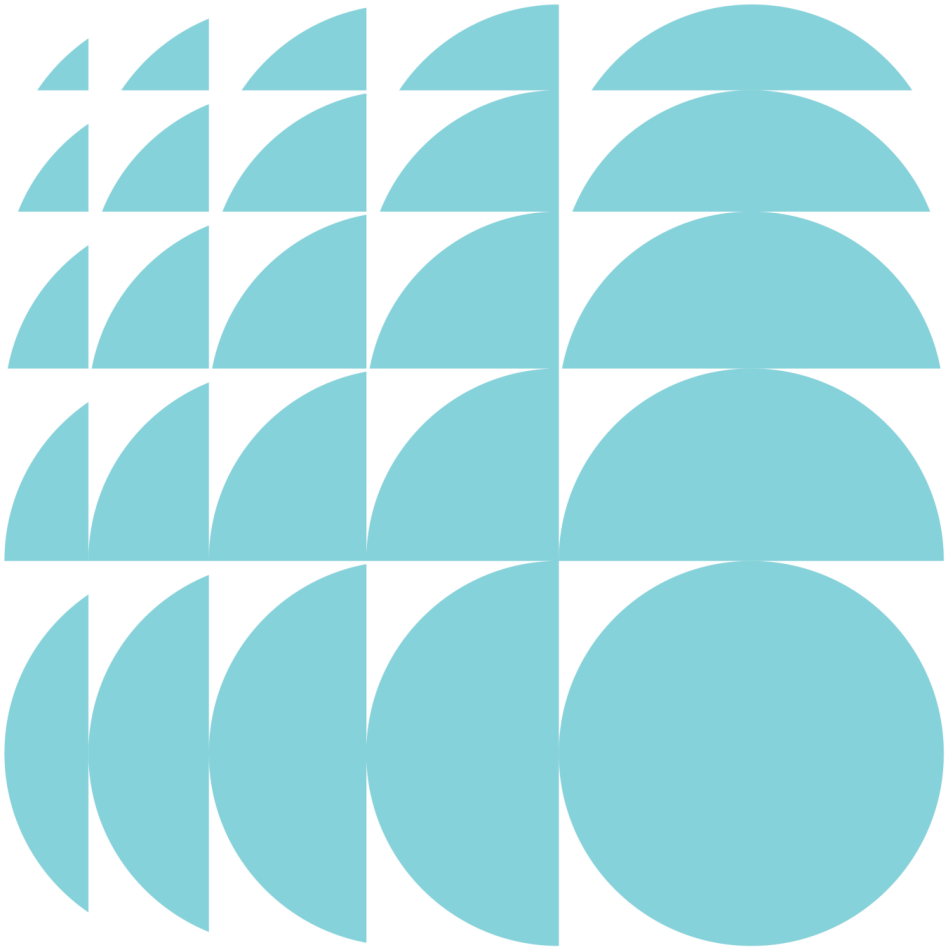
APPENDIX B COMMUNITY ENGAGEMENT REPORT

ETHOS URBAN

Barry Powell Reserve Engagement Summary

Submitted to Land Design Partnership

September 2019 | 318334



4.2.1 Draft Barry J Powell Reserve Master Plan (Cont.)

CONTACT

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This document has been prepared by:		This document has been reviewed by:	
Liz Webster	19/09/2019	Jo Cannington	19/09/2019

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VERSION NO.	DATE OF ISSUE	REVISION BY	APPROVED BY

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Executive Summary

This document reports Phase 1 and 2 of community engagement undertaken by Ethos Urban and Land Design Partnership in January-September 2019 to support the development of the Barry Powell Reserve Masterplan by Land Design Partnership. Its purpose is to provide a summary of key feedback and insights received.

The following objectives guide the community engagement process throughout Phases 1 and 2:

- To consider multi-cultural influences on sport, recreation, and social activities
- To engage a range of stakeholder groups and residents that represent the diversity of the Noble Park community
- To reflect community ideas and aspirations for the reserve
- To consider shared use through separate land titles at the reserve
- To build community capacity to participate in the master planning process

Summary of Participation

Across Phases 1 and 2 activities open to the general community, a total of 99 people participated in the process (Table 1). Interviews with sports clubs were also undertaken.

Table 1: Phases 1 and 2 Participation

	Online feedback	Pop-up	Email Submissions	Total
Phase 1 Participants	11 (94 visits)	28	9	**48**
Phase 2 Participants	18	20	14	**51**
TOTAL	**29**	**48**	**23**	**99**

Phase 1 Summary of Feedback

- **Playground upgrades**: It is important to park visitors that the playgrounds be all weather. There is support for the playgrounds to be upgraded, and perhaps themed, e.g. water play or nature play. Play spaces should be expanded and upgraded to attract all ages, and should provide shade and seating for the play area users and family members.
- **Sport and spectator facilities**: Some sport facilities are in need of upgrades. In particular, the toilets and the sheltered areas for spectators should be improved. Users also support the installation of lighting at the tennis courts and an increase in court space for basketball and netball.
- **Dog off-leash facilities**: Participants support fencing of the existing dog-off-leash area, and the installation of waste bags and bins.
- **Walking infrastructure**: Informal walking/cycling recreation is important at the Reserve. Park visitors would like to see improvements to infrastructure to support this, including a designated circuit with drinking fountains, shade, and exercise stations.
- **Outdoor gym**: A number of participants suggested that outdoor gym equipment would be appropriate at the park, perhaps near the Jan Wilson Community Centre.

4.2.1 Draft Barry J Powell Reserve Master Plan (Cont.)

- **Vegetation / tree planting**: Visitors would like to see the Reserve's vegetation enhanced. According to participants, tree planting would provide shade and serve as windbreaks, as well as improve the general environment of the park.
- **Social infrastructure**: Other suggestions for upgrades generally refer to seating, toilets, shade, and BBQs to support social recreation.

Phase 2 Summary of Feedback

- **General support:** The majority of survey participants stated that they support the Draft Master Plan. Comments from the pop-up session also expressed general support for the Plan. Community members appear enthusiastic about the prospect of an upgraded Barry Powell Reserve, in particular the pavilion.
- **Feedback on playground upgrades:** Phase 2 participants responded to two different Options for the Reserve. Each offered different locations and scales for a play space at the Reserve. The first proposed a larger, District-level playground with more diverse play options in the open space adjacent to Jan Wilson Centre, while the second proposed an updated playground of a similar scale to the existing one, located between the car park and the second sporting oval. Overall, Option 1 received more support from the community. While some participants suggested that Option 2 allowed better surveillance of the playground from other spaces around the Reserve, including the oval, there is a preference for the larger District-level play space that the location in the southwestern corner would allow.
- **Public toilets:** There is demand for publicly-accessible toilet facilities to be incorporated into the pavilion redevelopment.
- **Dog off-lead suggestions:** There is some demand for a dog-off leash area at the Reserve. Fencing around the area is preferred.
- **Support for additional vegetation:** This was a key focus in Phase 2 submissions. Respondents support greater vegetation at the reserve, in particular native vegetation. There is interest in extending the forest glade to the southeast area of the Reserve.
- **Sport and recreation suggestions:** There is support for an increase in sport and recreation facilities at the Reserve, including the full-size soccer pitch, a full netball/basketball court, portable goal storage, and outdoor gym equipment.
- **Additional suggestions:** Phase 2 participants also made a range of suggestions for additions or minor changes to the Draft Master Plan, including additional walking paths and seating, and improved lighting.
- **Questions or comments on the consultation process:** Some Phase 2 participants felt that the process was not adequately advertised, particularly nearby residents.

1.0 Introduction

1.1 Project Background

The City of Greater Dandenong has engaged Land Design Partnership to develop a Masterplan for Barry J Powell Reserve. The project brings together a number of consultancies to guide the landscape, architectural, open space, and recreation and sport outcomes for the two reserves.

Barry Powell Reserve is a 9.94 hectare reserve located in a residential area that serves as a major venue for competitive community sport and social recreation. Heightened community interest in the need for improvements to park infrastructure has triggered the need for a masterplan to determine the future direction of the reserve.

The below table shows the project timeline.

Table 2: Project Timeline

Project Stage	Timing	Engagement
1. Project Inception	June 2018	
2. Background Preparation	August-December 2018	
3. Issues and Opportunities	January-March 2019	Phase 1 Engagement
4. Draft Masterplan	June-September 2019	Phase 2 Engagement
5. Final Masterplan	Late 2019	

1.2 Purpose of this Report

This document reports Phase 1 and 2 of community engagement undertaken by Ethos Urban and Land Design Partnership in January-September 2019 to support the development of the Barry Powell Reserve Masterplan by Land Design Partnership. Its purpose is to provide a summary of key feedback and insights received.

2.0 Engagement Framework

The project's Engagement framework is detailed in the Barry Powell Reserve Masterplan Engagement Strategy.

2.1 Engagement Objectives

The following objectives guide the community engagement process throughout Phases 1 and 2:

- To consider multi-cultural influences on sport, recreation, and social activities
- To engage a range of stakeholder groups and residents that represent the diversity of the Noble Park community
- To reflect community ideas and aspirations for the reserve
- To consider shared use through separate land titles at the reserve
- To build community capacity to participate in the master planning process

2.2 Phase 1

Phase 1 Engagement formed a part of **Stage 3: Issues and Opportunities** of the project. The key purpose of this Phase was to build an understanding of the general issues and opportunities for existing clubs and parks users/visitors, and of what is working well and what needs improvement at the park.

Stakeholder feedback from Phase 1 is primarily drawn from the following activities:

- Online community survey
- Interviews with sports clubs (undertaken by Simon Richards Consulting)
- Pop-up session in the Reserve

In addition to these activities, the City of Greater Dandenong accepted ideas and comments via email throughout this Phase of Engagement.

2.3 Phase 2

Phase 1 Engagement formed a part of **Stage 4: Draft Masterplan** of the project. The key purpose of this Phase was to gain feedback on the Draft Masterplan to inform the development of the Final Masterplan for the Reserve. This Phase was also intended to demonstrate how Phase 1 feedback was incorporated into the Draft Masterplan.

Stakeholder feedback from Phase 2 is drawn from the following activities:

- Online community survey
- Interviews with sports clubs
- Pop-up session in the Reserve

In addition to these activities, the City of Greater Dandenong accepted ideas and comments via email throughout this Phase of Engagement.

3.0 Overall Summary of Feedback

3.1 Phase 1 Summary

Across the three engagement activities open to the general community, a total 48 people participated in the process, in addition to the sports clubs (Table 3).

Table 3: Phase 1 Participation

	Online feedback	Pop-up	Email Submissions	Total
Participants	11 (94 visits)	28	9	**48**

Outcomes from Phase 1 by activity and key themes are summarised below. A more detailed description of each activity is included in the next section of this report. Feedback from interviews with local sports clubs has been excluded from this general count, as this is considered more targeted feedback.

Table 4: Phase 1 Summary of themes and activities

Theme	Online feedback	Pop-up	Email Submissions	Total mentions
	Number of mentions			
Playground upgrades	4	4	5	**13**
Sport and spectator facilities	5	13	1	**19**
Dog off-leash facilities	3	4	1	**8**
Walking infrastructure	3	4	3	**10**
Outdoor gym	4	1	2	**7**
Vegetation / tree planting	0	6	3	**9**
Social Infrastructure	4	5	2	**11**

The above table suggests that, according to participants:

- **Playground upgrades**: It is important to park visitors that the playgrounds be all weather. There is support for the playgrounds to be upgraded, and perhaps themed, e.g. water play or nature play. Play spaces should be expanded and upgraded to attract all ages, and should provide shade and seating for the play area users and family members.
- **Sport and spectator facilities**: Some sport facilities are in need of upgrades. In particular, the toilets and the sheltered areas for spectators should be improved. Users also support the installation of lighting at the tennis courts and an increase in court space for basketball and netball.
- **Dog off-leash facilities**: Participants support fencing of the existing dog-off-leash area, and the installation of waste bags and bins.

- **Walking infrastructure**: Informal walking/cycling recreation is important at the Reserve. Park visitors would like to see improvements to infrastructure to support this, including a designated circuit with drinking fountains, shade, and exercise stations.
- **Outdoor gym**: A number of participants suggested that outdoor gym equipment would be appropriate at the park, perhaps near the Jan Wilson Community Centre.
- **Vegetation / tree planting**: Visitors would like to see the Reserve's vegetation enhanced. According to participants, tree planting would provide shade and serve as windbreaks, as well as improve the general environment of the park.
- **Social infrastructure**: Other suggestions for upgrades generally refer to seating, toilets, shade, and BBQs to support social recreation.

3.2 Phase 2 Summary

Approximately 51 persons contributed to Phase 2 of consultation (Table 5). One of the submissions counted below was just before Phase 2 of consultation started, but contained relevant feedback and has been included in the analysis.

Table 5: Phase 2 Participation

	Online survey	Pop-up	Submissions	Total
Participants	18	20	14	**51**

Outcomes from Phase 2 by activity and key themes are summarised below. A more detailed description of each activity is included in the next section of this report. Feedback from interviews with local sports clubs has been excluded from this general count, as this is considered more targeted feedback.

Table 6: Summary of Phase 2 activities and themes

Theme	Online survey	Pop-up	Submissions	Total mentions
	Number of mentions			
General support	9	4	2	**15**
Feedback on playground upgrades	7	10	0	**17**
Public toilets	3	0	0	**3**
Dog off-lead suggestions	0	3	0	**3**
Support for additional vegetation	1	0	8	**9**
Sport and recreation suggestions	0	4	3	**7**
Additional suggestions	4	4	1	**9**
Questions or comments on the consultation process	0	1	2	**3**

4.2.1 Draft Barry J Powell Reserve Master Plan (Cont.)

The above table suggests that, according to participants:

- **General support:** The majority of survey participants stated that they support the Draft Master Plan. Comments from the pop-up session also expressed general support for the Plan. Community members appear enthusiastic about the prospect of an upgraded Barry Powell Reserve, in particular the pavilion.
- **Feedback on playground upgrades:** Phase 2 participants responded to two different Options for the Reserve. Each offered different locations and scales for a play space at the Reserve. The first proposed a larger, District-level playground with more diverse play options in the open space adjacent to Jan Wilson Centre, while the second proposed an updated playground of a similar scale to the existing one, located between the car park and the second sporting oval. Overall, Option 1 received more support from the community. While some participants suggested that Option 2 allowed better surveillance of the playground from other spaces around the Reserve, including the oval, there is a preference for the larger District-level play space adjacent to the Jan Wilson Centre.
- **Public toilets:** There is demand for publicly-accessible toilet facilities to be incorporated into the pavilion redevelopment.
- **Dog off-lead suggestions:** There is some demand for a dog-off leash area at the Reserve. Fencing around the area is preferred.
- **Support for additional vegetation:** This was a key focus in Phase 2 submissions. Respondents support greater vegetation at the reserve, in particular native vegetation. There is interest in extending the forest glade to the southeast area of the Reserve.
- **Sport and recreation suggestions:** There is support for an increase in sport and recreation facilities at the Reserve, including the full-size soccer pitch, a full netball/basketball court, portable goal storage, and outdoor gym equipment.
- **Additional suggestions:** Phase 2 participants also made a range of suggestions for additions or minor changes to the Draft Master Plan, including additional walking paths and seating, and improved lighting.
- **Questions or comments on the consultation process:** Some Phase 2 participants felt that the process was not adequately advertised, particularly nearby residents.

4.0 Detailed Analysis of Phase 1 Feedback

Phase 1 feedback is organised in this section by activity. Themes are identified from each activity, and examples of direct comments are provided.

4.1 Online community forum

The online community forum was live from 25 January to 1 March 2019 on oursay.org, a platform for online community participation. Participants were able to enter an idea in response to the prompt 'Tell us how you use this park and what would make you want to use it more.'

While live, the Oursay page received 94 unique visitors, 11 of whom actively engaged. Participants put forward 9 ideas for the Reserve, which received a total of 12 votes and 8 comments. Approximately 45% of participants were in the 41-60 age range, 27% were in the 26-40 age range, and 18.2% were aged 16-25. The page was most commonly accessed by email link, and was mostly engaged with by women.

Key Themes

- Playground upgrade: This was discussed in approximately one-third of the ideas put forward for the park. Several comments were also made in support of ideas related to upgrading/expanding the play facilities. One person suggested that the existing play spaces may not be suitable for 0-3 years children who attend (or have siblings who attend) the nearby Heritage Preschool.

  Feedback excerpts:

  "Playground definitely needs to be updated"
  "I agree that both playgrounds need to be updated and enlarged. It is great seeing children playing there a lot especially on the weekends."

- Sport and spectator facilities: In addition to the play areas, other facilities were identified as in need of upgrades. In particular, the toilets and the cover for spectator areas for sports fields could use improvements. There is also support for a court for tennis and/or basketball.

  Feedback excerpts:

  "A basketball court of sort would be great"
  "Public Toilets need to be better."

- Dog facilities: One-third of ideas mention upgrades to the dog facilities. The Reserve presently contains a dog-off-leash area, and there is support for converting this to a fenced space with rubbish bags and bins for dog waste.

  Feedback excerpts:

  "An enclosed dog park would be awesome!"
  "More bins for dog poo to be put in and plastic bags available"

- Walking infrastructure: Walking seems to be a popular activity among respondents. One idea—which received four votes of support—suggested a walking/cycling path be created around the perimeter of the park. Shade, drinking fountains, and seating would also improve the walking opportunities at the Reserve.

  Feedback excerpts:

  "A walking path/cycling path around the perimeter of the park."

"In reference to the walking/cycling path, I would love to see that idea upgraded to a fitness track, with different "work out" equipment every 100m or so"

- Outdoor gym: Three individuals discussed the possibility of outdoor gym equipment in the Reserve. It was suggested that locating the equipment near the Jan Wilson Community Centre would be appropriate, and these comments and ideas received votes and additional comments of support.

Feedback excerpts:

"An outdoor gym near The Jan Wilson Community Centre"
"I would love an outdoor gym too!"

An additional idea which received no comments or votes suggested that water tanks be added to the reserve for watering of the grass during drier months to prevent the grass from dying.

4.2 Interviews with sports clubs

Interviews with the Lyndale Cricket Club, Melbourne Eagles Cricket Club, and Lyndale Football Club were conducted November-December 2018 by Richard Simon of Simon Leisure. Each meeting discussed club membership numbers, the use of Barry Powell Reserve for club activities, and potential constraints and opportunities. Key findings include:

- The overall topography of Barry J Powell Reserve will make it difficult (and costly) to rectify the two key functional constraints for sustainable sport:
    - the need for a compliant pavilion
    - enlarging the No. 2 oval
- Any new/ upgraded pavilion should allow for the following minimum outcomes:
    - Compliance with the preferred facility standards of AFL Victoria and Cricket Victoria for senior football and cricket clubs, including female friendly facilities
    - Primary orientation to the main oval, but with access/ address to the No. 2 oval
    - Direct access to the main oval from the pavilion for players and umpires
    - At-grade storage facilities with direct access to the main oval
    - Improved undercover spectator areas
- Investigate options to widen the No. 2 oval
- Investigate options to provide at least one training standard netball court, but assess possibilities to future-proof the reserve for any increase in the popularity of netball by planning for two courts
- Retain at least one tennis court as a community accessible court (two courts would be optimal), with an adjoining shelter and seating (no clubroom required)

4.4 Pop-up session in the Reserve

One pop-up event, promoted via postcards, was held on 23 February 2019, 1-4pm in the Reserve. The event was facilitated by Council staff and members of the consultant team. Approximately 28 participants took part in activities which asked them what they like about the park and how it could be improved. Participants also had the opportunity to tag a location with a sticker and provide corresponding feedback specific to that location (depicted in Figure 1). A total of 54 comments were provided.

Key themes

- Walking infrastructure: According to participants, upgrades to cycling/walking infrastructure are needed. In the mapping exercise, a path encircling the Reserve was suggested. This could accommodate walkers as those on bikes or scooters. In some places, the ground is also quite steep or uneven and would be improved at a more even grade.

  Feedback excerpts:

  "Current paths/ground are uneven"
  "Walking paths, bike paths away from traffic"

- General upgrades: Approximately one-quarter of responses suggest general upgrades at the Reserve. Regarding sports facilities, it was suggested that there be an increase in shade and seating near sport areas. Play areas in particular were identified as in need of improvements, especially fencing and shade. Toilets were also identified as in need of improvements and spaces for women's changerooms.

  Feedback excerpts:

  "Playground area—more BBQs and tables, shade –very hot and exposed, lots of families use playground and tables"
  "Seating near ovals to watch sport"

- Vegetation/tree planting: There is support for enhanced vegetation, in particular 'bush' type landscaping which may have existed in greater abundance in the past. This might provide an improved habitat corridor. Tree planting may also help with the issue of strong winds and lack of shade at the Reserve.

  Feedback excerpts:

  "Replanting vegetation" [Location 1a, Figure 1]
  "Rejuvenate bush area at north of park like natural habitat – lorikeet and rainbow parrots and cockatoos"

- Parking/access: This was identified by two participants as something positive about the Reserve. However, two others suggested improvements are needed, including speed humps, parking for the tennis club, and parking closer to the oval for access/protection from weather.

  Feedback excerpts:

  "Easy to park cars"
  "Off-street parking for tennis club"

- Court utilisation: Approximately one-quarter discussed the existing courts at the Reserve. According to participants, the tennis club has been reformed and incorporated the Reserve, renting out the courts. Two commenters suggest limiting access by bookings and/or keypad access. The courts themselves may also be in need of upgrades to the fencing and lighting. Five comments suggest that there should also be court space for basketball and/or netball.

  Feedback excerpts:

  "Basketball hoops/half courts"
  "Tennis club has been incorporated into facilities – being rented. Juniors only, 4 courts – coaching 3-4

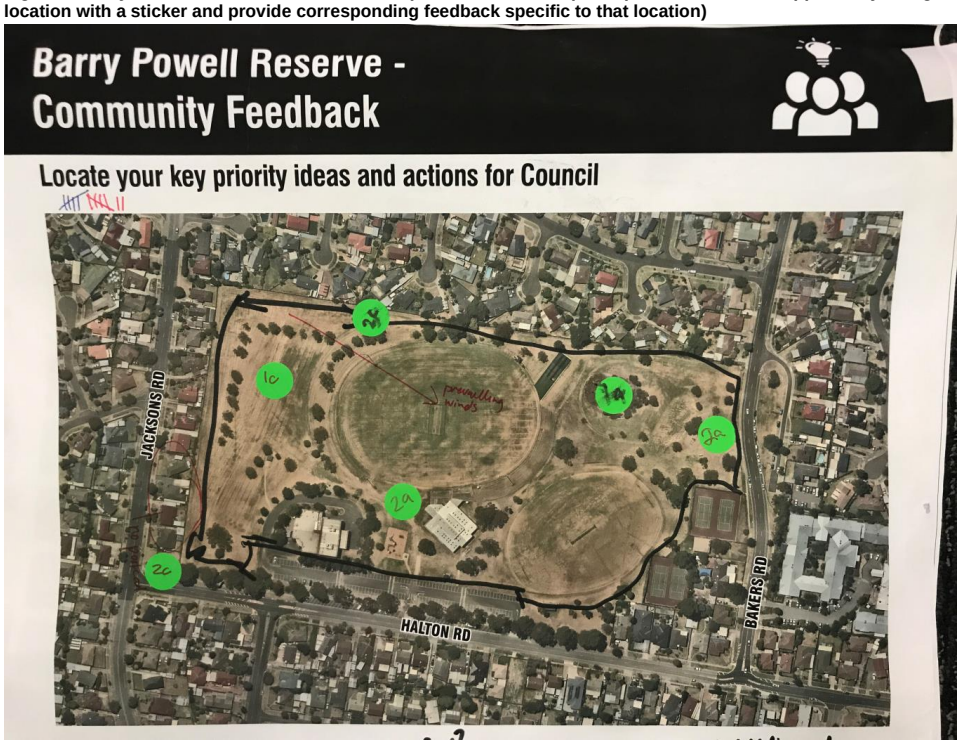
nights, member social games"

- Designation/Segregation of dog areas: Several participants discussed issues around the containment of the dog-off-leash area in the park. It seems that this use is conflicting with others in the park, and users feel that the area should be fenced or should contain signage that designates only that area as dog-off-leash.

  Feedback excerpts:

  "Fence dog park" [location 1a, Figure 1]
  "Fence dog park--more enforcement required"

Figure 1: Barry J Powell feedback and locations (as outlined above, participants also had the opportunity to tag a location with a sticker and provide corresponding feedback specific to that location)



4.6 Email Submissions

A total of 9 additional email submission were received with ideas and feedback for the Barry J Powell Masterplan project. Two submissions received provided feedback for both Reserves.

Key Themes

- Play areas: Approximately one-third of email submissions for Barry Powell focussed on play areas. Respondents show a preference for themed play spaces, such as 'nature play' or 'water play'. It was also suggested that the two playgrounds at the Reserve should be complementary, so as to offer different experiences or to target different age groups. Equipment should also be all-season. The same suggestion of adult-sized playgrounds was put forward for this Reserve as with WJ Turner Reserve, from the same individual.

  Feedback excerpts:

  "Reserve should have a natural playground made of wood and stone with nature play aspects to it"
  "One [playground] should have nature play equipment. Would be good to have native animal theme."

- Pathways: More than one-third of submitters support the idea of an improved/increased path network for walkers and cyclers. One supporter of this also suggests that the circuit should be lit.

  Feedback excerpts:

  "I would like to suggest a walking trail around the perimeter of this reserve"
  "I think just an interesting walking track all around with extra native vegetation including grasses, small bushes and some trees would make the park an obvious walking space of interest for the community."

- Vegetation/tree planting: One respondent commented on the 'barren' nature of the Reserve. This was echoed in other submissions as well. There is consensus that the park is not well-vegetated and could use more planting of trees.

  Feedback excerpts:

  "Let's make Barry Powell Reserve something unique for the suburb which is very lacking in trees."
  "Lots, lots more native trees - the reserve is so barren and there is so much space for more trees"

- Additional recreation and social infrastructure: Outdoor gym equipment was an additional theme of the submissions. One-third of submitters note that this would expand opportunities for recreation at the park, and may be especially appropriate along a walking/cycling circuit. Seating areas, shelter, and BBQ facilities are also requested.

  Feedback excerpts:

  "Providing more BBQ facilities with shaded cooking and seating areas will encourage families to choose a local park for their social gatherings."
  "We additionally think it would be beneficial to see exercise equipment installed at the reserve (similar to the various pieces of outdoor equipment publicly available at Tirhatuan Park)"

There was a unique suggestion from one submitter that the market would be an appropriate location for a monthly market.

5.0 Detailed Analysis of Phase 2 Feedback

Feedback is organised in this section by activity. Themes are identified from each activity, and examples of direct comments are provided. In this Phase, participants responded to two versions of the Draft Master Plan: Option 1, or Option 2. The two options are described below. The main difference between the options is the proposed relocation of the central playground from next to the Oval, to the space next to the Jan Wilson Community Centre, which would allow for a larger district-level space.

- **Option 1** is a large district-level play space of an approximately 1300m^2 located next to the Jan Wilson Community Centre.
- **Option 2** is a small local-level play space of an approximately 350m^2 located next to the second Oval (the south eastern cricket oval).

Some participants clearly stated a preference, while others commented more generally on elements included in both options.

5.1 Online Survey

The online survey was live from 12 August to 8 September 2019. They survey was linked from the project website on the City of Greater Dandenong web page. Participants were able to view both Draft Master Plan options and were prompted to provide feedback, as well as some personal details.

In total, 18 persons completed the online survey. The majority of those that participated identified as Female (78%). The age group with the strongest representation was that of 26-40 years old (50% of participants).

Support for the Draft Master Plan

Participants were asked if they supported the Draft Master Plan overall. Approximately 22% did not respond to this question. However, the majority of survey respondents (more than 60%) clearly stated that they do support the Draft Plan.

Option Preferences

Each survey participant selected their preferred Draft Master Plan options, between the options described above. A total of 13 persons (approximately 72%) selected Option 1: a large district-level play space located next to the Jan Wilson Community Centre as their preference.

Key themes

Most survey respondents also offered commentary to justify their support, or lack thereof, for the Draft Master Plan. This feedback has summarised into themes below.

- Support for upgraded facilities: The most common theme from the survey feedback is support for the proposed facilities upgrades. Two of the nine comments on this theme voiced general support for an upgraded, improved reserve, but all others focussed on the sporting facilities. According to responses, those that use the sports grounds and facilities (football, soccer, and netball club members) recognise an urgent need for upgrades and are excited that the proposed upgrades will accommodate an increase in sport and recreation use, in particular women's facilities.

  Feedback excerpts:

  "I support this plan as women's footy especially is getting larger and larger each year and that upgrade is much needed through the facilities."

  "Yes. I play football here the grounds desperately need upgrading and the buildings"

- Support for upgraded playground: This theme also received a significant amount of feedback. Approximately 7 comments focus on the potential for the relocation and upgrades to the playground. Overall, comments demonstrate enthusiasm for a larger, more diverse play space. Three comments suggest that it is preferable to have multiple playgrounds. One suggests that the proposed Option 1

location is less accessible to parents and carers, while another suggests that it is 'ideal'. Another comment suggests an all-abilities play space for the Option 1 location.

Feedback excerpts:

"Bringing communities together is important as such having multiple play spaces is important."

"Prefer proposal for larger playground area but do query it's proposed location away from the sporting fields and Heritage Preschool, both are uses which generate a volume of use with families during matches and before and after kinder sessions. Why couldn't the larger playground be built at the Bakers Road end and develop nature play at either of the Option 1 or Option 2 locations?"

- Public toilets: Three comments suggest that more public toilet facilities are needed at the reserve, especially one that is available to those using the playground or social facilities.

  Feedback excerpts:

  "Not much public toilets actually I can't see any"

  "Would like to see a public toilet facility installed/available to support the larger playground option, otherwise it limits the use of the space for social gatherings/birthday parties etc."

- Additional suggestions: Individual comments make additional suggestions for the Master Plan, including an area for Mini Roos (soccer), better lighting at the car park and playground, and additional greenery. One participant also suggested that more open space and vegetation should be provided, and that neither Option achieves a significant change of layout.

5.2 Pop-up session in the Reserve

One pop-up event, communicated via on-site advertisements and notices on the Council website, was held on Saturday, 17 August 2019, 12-3pm in the Reserve. The event was facilitated by Council staff and members of the consultant team. Approximately 20 participants viewed the Draft Master Plan options and provided feedback. A total of 26 comments were recorded relevant to the Barry Powell Draft Master Plan. Themes from the feedback are summarised below.

Participants were also able to view the Wal Turner Reserve Draft Master Plan and provide comments on that. These are reported on separately. Feedback recorded for Barry Powell Reserve at the Wal Turner pop-up session is included in this analysis.

- General support: Four comments express support for the plan. One of these supports the proposed pedestrian crossing at Halton Road in particular.

  Feedback excerpts:

  "It sounds really good."

  "A great proposal"

- Feedback on the playground: Of the 10 comments relevant to play spaces and the playground options, 6 of them express support for Option 1. Another does not comment on the options but does support a larger playground with more play space for children. On the other hand, two comments do not support Option 1. One would prefer the playground stay, and another suggests that the larger play space be located in the northeastern corner rather than next to Jan Wilson Centre. Another commenter would like that the play area be nature play.

  Feedback excerpts:

"Option one a great idea"

"We need a bigger playground. A lot of footy girls have kids and they need more play space"

- Dog off-lead suggestions: Three comments support the inclusion of a dog off-lead area. Fencing around the area is preferred.

  Feedback excerpts:

  'Fence around the dog park'

  "Maintain the dog off-lead area – not smaller. Ok to be fenced"

- Sport and recreation suggestions: Four comments focus on sport and recreation facilities. One supports fitness equipment (outdoor gym equipment) at the reserve. Two comments suggest that better facilities are especially needed for the tennis club, including a clubhouse and lighting for after-dark play. A premier-level cricket pitch is also supported.

  Feedback excerpts:

  "Tennis facilities need upgrades – especially lighting."

  "Fitness equipment"

- Additional suggestions: One attendee was concerned at the potential for trees planted on the edge of the reserve to interfere with the underground water systems. Another suggested that the car parking gate is not closing at 9 as intended. Additional walking paths, and better maintenance of the reserve were also suggested.
- Questions or comments on process: One comment suggested that the notification process for the project was not adequate, particularly for nearby residents.

5.3 Submissions

A total of 13 submissions (email or handwritten) were received for Phase 2. The submissions are summarised in themes below. In addition to the themes below, two submissions expressed general support for the Draft Master Plan.

- Support for additional vegetation: This was the most common theme among submissions; approximately 8 participants made comments relevant to vegetation. Comments support more vegetation at the reserve, in particular native vegetation. There is interest in the forest glade be extended to the southeast area. Submitters note the benefits of vegetation to the natural environment and human health.

  Feedback excerpts:

  "I would like to request that more trees are needed to be planted in both reserves. These trees need to be native, preferably endemic to the area."

  "Thanks for the opportunity to comment on the Masterplans for Wal Turner Reserve and Barry Powell Reserve in Noble Park North. I wish to state my preference that EVEN MORE trees be planted in the Reserves"

- Sport and recreation suggestions: Three submissions make recommendations for the sport and recreation facilities at the reserve. One of these was made by Football Victoria, who note that the design will accommodate a full size pitch for their needs, and that portable goal storage should also be included. The

Lyndale Football Netball Club supports the inclusion of a full netball/basketball court, and one resident supports the inclusion of an outdoor gym.

Feedback excerpts:

'[The Lyndale Football Netball Club] believe that a half court would not be suitable for the club […] a minimum of a FULL court should be the ONLY alternative considered'

'The outdoor gym would have different things to do than the exercise classes and there are a lot of people who use the park that love walking and running around'

- Additional suggestions: Two persons made other suggestions for the reserve. One submissions suggests more seating is needed, while another would like for the reserve to respond to a greater diversity of needs and interests, perhaps with a nature or sensory play area.
- Questions or comments on the consultation process: Two respondent questioned the notification process, with one suggesting not all park users were notified of the plans, as they had only observed signage at the sports pavilion, and another stating that they were unable to provide feedback because the Master Plan was not yet available online. Another simply requested further discussion on the Draft Plans, which was followed up on by Council.

5.4 Interview with the Heritage Tennis Club

As in Phase 1, interviews with sports clubs were undertaken by Richard Simon of Simon Leisure Consulting, who have provided the summary below. Heritage Tennis Club was consulted for Phase 2. This meeting was held in April 2019.

Currently, four teams are playing competitive tennis under the Heritage Tennis Club name. The clubroom is currently used when coaching is scheduled at the courts, on Saturdays during competition, and during tennis-based holiday programs held at the courts. It was explained that the preferred option of Council for the Heritage Tennis Club, if it was to continue to exist, was to relocate to the tennis facility at Lois Twohig Reserve, and use the two Powell Reserve courts as overflow courts, when required. It was explained that the facilities at Lois Twohig Reserve include four hardcourts (floodlit) and a good size clubhouse. The reserve is located 2.3km from Powell Reserve.

Key opportunities identified by the Club:

- Improve the playground adjacent to the tennis facility
- Install picnic tables and shelters
- Introduce bike education elements to the park path network, e.g. mini-stop signs
- Install a public toilet
- Install teenage active recreation equipment/ fitness equipment
- Install a walking path around the reserve

4.3 OTHER

4.3.1 Draft Minutes of Arts Advisory Board Meeting - 26 November 2019

File Id:	
Responsible Officer:	Director Community Services
Attachments:	Minutes of Meeting 26 November 2019

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 Arts Advisory Board meeting provided in Attachment to this report be noted and endorsed 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
- *Leadership by the Council* – The leading Council

Council Plan 2017-2021

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

People

- A creative city that respects and embraces diversity

Opportunity

- An open and effective Council

Victorian Charter of Human Rights and Responsibilities

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

Financial Implications

There are no financial implications associated with this report.

Consultation

Advisory Committees and Reference Groups have been advised of the need to submit minutes of meetings to Council for noting and endorsement.

Recommendation

That Council notes the draft Minutes of meeting(s) for the Arts Advisory Board as provided in Attachment No 1. to this report.

OTHER

DRAFT MINUTES OF ARTS ADVISORY BOARD MEETING

ATTACHMENT 1

ARTS ADVISORY BOARD MEETING 26 NOVEMBER 2019

PAGES 3 (including cover)

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

4.3.1 Draft Minutes of Arts Advisory Board Meeting - 26 November 2019 (Cont.)

Advisory Committee or Reference Group Name:	*Arts Advisory Board*
Date of Meeting:	*26 November 2019*
Time of Meeting:	*6pm to 8pm*
Meeting Location:	*Heritage Hill – Sun Room*

Attendees:

David Willersdorf, Tilla Buden, Philip Faulks, Andrew Duong, and Trevor Matthews – minutes taken by Marissa Nathaniel

Apologies:

Councillor Matthew Kirwan

Minutes:

Item No.	Item	Action	Action By
1	Welcome, introductions, apologies and confirmation of minutes from previous meeting.	Apologies were noted. Minutes from August 27, 2019 meeting was Passed by: Philip Faulks Seconded by: Andrew Duong	
2	Matters arising from minutes	Discussion of Council Presentation – to be discussed as an agenda item.	
3	New CGD granting program update.	• Officer from the Community Grants team presented on the changes and outlined the highlights of the new program • For information a link to website is https://greaterdandenong.com/document/7235/community-grants-programs • Copy of the guidelines and Information sheet for the different grants available will be circulated with the minutes	City of Greater Dandenong Officer
4	AAB Recruitment Update	Recruitment for the Arts Advisory Board has been completed and recommendations will go to Council for endorsement on 28 January 2020. The meeting in February will have all members onboard	City of Greater Dandenong Officer
5	Council Presentation Update	The board was briefed on what was being presented to Council on 2 December at a Councillor Briefing Session. Some of the points discussed • Achievement of the Board • Drum Theatre and Arts and Cultural Heritage Strategy Report • Highlight on what is coming up in the future	
6	Art in Greater Dandenong Update	**Drum Theatre** • A new program for 2020 is in the process of being finalised. A summary of the program was presented to the Board.	City of Greater Dandenong Officer

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

4.3.1 Draft Minutes of Arts Advisory Board Meeting - 26 November 2019 (Cont.)

		• The Board enquired about the redesign of the Membership **Action:** Circulate 2020 Drum Program to the Board members • Recruitment of the Coordinator Drum Theatre has been completed Susan Strano will commence on 18 December • James Buick has completed his acting tenure and has returned to his consultancy work • Ross Farnell will act as Coordinator Drum Theatre until 18 December. **Arts & Culture** • Trevor Matthews has resigned as Team Leader Arts and Cultural Development – the board thanked him for his work and wished him all the best. • Community Arts Program Officer role is currently vacant and recruitment is underway. **Festival & Events** • The team has been moved to the Community Wellbeing department	
7	Greater Dandenong Gallery of Art Update	• The roof of the gallery has been completed. Tender documents being finalised for build. • Update on PEP project.	City of Greater Dandenong Officer
9	Arts Industry Trends and Best Practice	Nothing to report	
10	AAB Working Group updates (including presentation of Community Connections Working Group Recommendations)	• Reports were circulated along with the agenda. The Board congratulated the working groups on the work they have done Actions: • Set up priorities for next year in February • The groups next meetings have been scheduled for February 2020	Chairs of Working Groups
11	Meeting Dates 2020	Proposed meeting dates for 2020 was approved. Meetings to be held at different venues including Springvale (proposed - November meeting). Diary invites to be sent out	City of Greater Dandenong Officer
12	Other Business	**Agenda 21** Draft report was received, reviewed and sent back. Council is waiting for final report. Action: Final report will be circulated once received. Public Art Public Art for the Springvale precinct is in progress. The Board would like to have an End of Financial Year meeting to thank staff instead of the end of calendar year. Meeting closed at 8:15pm	City of Greater Dandenong Officer

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

4.3.2 Draft Minutes of Multicultural and People Seeking Asylum Advisory Committee Meeting - 3 December 2019

File Id:	A6290275
Responsible Officer:	Director Community Services
Attachments:	Draft Minutes of Multicultural and People Seeking Asylum Advisory Committee Meeting on 3 December 2019 Part B Action Plan

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 Multicultural and People Seeking Asylum Advisory Committee Meeting on 3 December 2019, provided in Attachment 1 to this report, and the Part B Action Plan provided in Attachment 2 be noted by Council.

4.3.2 Draft Minutes of Multicultural and People Seeking Asylum Advisory Committee Meeting - 3 December 2019 (Cont.)

Background

Greater Dandenong Council is represented on a wide range of Committees, Reference Groups and Advisory Groups which frequently reflect the interests of individual Councillors in serving the broader community in their role. A full listing of these appointments is confirmed each November at Council's Statutory Meeting and is available via Council's website.

The resolution of Council made on 23 April 2018 provides for Minutes of meetings held by Advisory Committees and Reference Groups to be submitted to Council for noting and endorsing.

As such, the draft Minutes are provided as Attachment 1 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
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Opportunity

- *Education, Learning and Information* – Knowledge
- *Leadership by the Council* – The leading Council

Council Plan 2017-2021

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

People

- A creative city that respects and embraces diversity

Opportunity

- An open and effective Council

4.3.2 Draft Minutes of Multicultural and People Seeking Asylum Advisory Committee Meeting - 3 December 2019 (Cont.)

Victorian Charter of Human Rights and Responsibilities

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

Financial Implications

There are no financial implications associated with this report.

Consultation

Advisory Committees and Reference Groups have been advised of the need to submit minutes of meetings to Council for noting and endorsement.

Recommendation

That Council notes:

1. **the draft Minutes of meeting for the Multicultural and People Seeking Asylum Advisory Committee as provided in Attachment 1 to this report; andMulticultural and People Seeking Asylum Advisory Committee as provided in Attachment 1 to this report; and**

2. **Part B Action Plan as provided in Attachment 2 to this report.**

OTHER

DRAFT MINUTES OF MULTICULTURAL AND PEOPLE SEEKING ASYLUM ADVISORY COMMITTEE MEETING

ATTACHMENT 1

MULTICULTURAL AND PEOPLE SEEKING ASYLUM ADVISORY COMMITTEE ON 3 DECEMBER 2019

PAGES 3 (including cover)

4.3.2 Draft Minutes of Multicultural and People Seeking Asylum Advisory Committee Meeting - 3 December 2019 (Cont.)

Advisory Committee or Reference Group Name:	Multicultural and People Seeking Asylum Advisory Committee
Date of Meeting:	3 December 2019
Time of Meeting:	3pm
Meeting Location:	Dandenong Civic Centre

Attendees:

Kylie Reid (Chisholm Institute) – Chairperson, Community Advocacy Officer (CGD) – Minute Taker, Jacquie McBride (Monash Health), Chris Pierson (South East Community Links [SECL]), Sarita Kulkami (Community Member), Kudzayi Nhatarikwa (Red Cross), Coordinator Community Development (CGD), Nagamuthu R. Wickiramasingham (Community Member), Binita Maskey (Women's Association South East Melbourne Australia), Minwen Wu (Community Member), Sean Quigley (WAYSS), Siv Yogonathan (Life Without Barriers [LWB])

Apologies:

Nabila Marzouk (Multicultural Muslim Women's Network), Kadira Pethiyagoda (Community Member), Sri Sammy (Friends of Refugees [FOR]), Courtney Keefe (Springvale Monash Legal Service [SMLS]), Chaw Po (Burmese Women's Alliance [BWA])

Minutes:

Item No.	Item	Action	Action By
1.	**Welcome and Introductions** Chair welcomed Committee Members and acknowledged Traditional Owners. Lara Ghobrial (LWB) withdrew her Committee Membership. Siv Yogonathan (LWB) was recommended as a suitable replacement and was endorsed by attending committee members as a new member.		
2.	**Previous meeting minutes and actions** Previous minutes were moved by Coordinator Community Development, seconded by Sean Quigley.		
3.	**Committee Members information sharing** Attending committee members shared a summary of their organisation or community group focus areas and their specific role and broad responsibilities.	Name and organisation cards to be arranged for committee members for February meeting.	Community Advocacy Officer (CGD).

DRAFT

4.3.2 Draft Minutes of Multicultural and People Seeking Asylum Advisory Committee Meeting - 3 December 2019 (Cont.)

4.	**Endorsement of Part B Action Plan modification** Removal of the outputs and outcomes by the Employment and Education Working Group were endorsed by the Advisory Committee. The Part B Action Plan will still be outcome focused, however it was suggested by the Employment and Education Working Group to avoid predefined outcomes. Instead lead and support organisations could decide on their own outputs and outcomes, reporting them periodically to the Advisory Committee.		
5.	**Part B Action Plan** - **Lead** Committee members had in-depth discussions regarding nominating appropriate organisations to lead and support Part B actions. See Attachment A for details (Revised Part B Action Plan).	Invite ASRC representative to discuss State Government funding for housing for people seeking asylum in the southeast region.	Community Advocacy Officer (CGD).
6.	**Discussion over future priorities and themes** Meeting discussions went overtime. Decided that Committee Members can email future priorities and themes to Community Advocacy Officer (CGD).	Members to email Community Advocacy Officer (CGD) any future priorities and themes for upcoming meetings.	All.
7.	**Scheduling of Meetings for 2020** Members to be sent calendar invites for future meetings: 4 February 7 April 2 June 4 August 6 October 1 December	Calendar invites to be sent to committee members.	Community Advocacy Officer (CGD).
8.	**Other Business** N/A moved forward to next meeting.		

DRAFT

OTHER

DRAFT MINUTES OF MULTICULTURAL AND PEOPLE SEEKING ASYLUM ADVISORY COMMITTEE MEETING

ATTACHMENT 2

PART B ACTION PLAN

PAGES 6 (including cover)

4.3.2 Draft Minutes of Multicultural and People Seeking Asylum Advisory Committee Meeting - 3 December 2019 (Cont.)

Part B Action Plan

ACTION AREA 1: SOCIAL INCLUSION	
ACTION	LEAD RESPONSIBILITY (TBC)
1.1 Identify and where possible utilise opportunities to deliver interactive activities at various Council-led events (e.g. The Big Picnic, World Food Fare, Harmony Square Screen playing local content etc.) to increase community understanding of the lives and experiences of people seeking asylum and people of refugee background.	Lead: CGD (Community Development and Festivals & Events). Support / lead - Springvale Neighbourhood House - Harmony Day, Big Picnic. Support / Lead: Women's Association South East Melbourne Australia (WASEMA) for the World Food Fair and the Wellspring Organisation. Chinese Australian Multicultural Association (CAMA).
1.2 Design and deliver leadership programs specifically for multicultural leaders in CGD utilising key mentors. Potential partners include: Road To Refuge and Leadership Victoria.	CGD (Community Development and Media & Communications). Community Advocacy Officer (CGD) to discuss with WASEMA representative about touching base with Dandenong Neighbourhood House and Springvale Neighbourhood House re: their leadership programs.
1.3 Establish a Multicultural Leaders Network as a consultative working group to advise the Multicultural and People Seeking Asylum Advisory Committee and other Council departments on matters relevant to their communities.	CGD.
1.4 Scoping community (sporting clubs, women's groups etc) groups / opportunities to be more inclusive and open to people seeking asylum.	CGD - Sport & Recreation Team with support from People Seeking Asylum at Risk of Destitution((PSAARD) - information sharing and Monash Health - through directory.
ACTION AREA 2: HOUSING	
ACTION	LEAD RESPONSIBILITY
2.1 Investigate and establish feasible social housing stock initiatives in Greater Dandenong specifically for people seeking asylum.	CGD

4.3.2 Draft Minutes of Multicultural and People Seeking Asylum Advisory Committee Meeting - 3 December 2019 (Cont.)

2.2 Strategically partner with organisations to ensure equitable access to Government funding and financial resources for the south-eastern region and determine necessary resources to provide emergency housing for people seeking asylum.	Lead: CGD, Asylum Seeker Resource Centre (ASRC), Red Cross. Support: WAYSS, Launch Housing, WASEMA.
2.3 Explore opportunities to collect meaningful data to aid an advocacy campaign for increased allocation of Housing Establishment Fund (HEF) resources, specifically for people seeking asylum with low/no income to be distributed locally.	Lead: CGD, ASRC, Red Cross, PSAARD Support: WAYSS, Launch Housing, WASEMA. Priority action - 3 months.
ACTION AREA 3: PLANNING & COLLABORATION	
ACTION	LEAD RESPONSIBILITY
3.1 Review and evaluate model and funding support provided by Council to the Food and Material Aid Consortium, and create recommendations for ongoing effective sustainability.	CGD.
3.2 Conduct an audit of Council Customer Service Centres utilising community members to improve cultural competency / service delivery regarding unique circumstances associated with people seeking asylum and people from refugee backgrounds.	Lead CGD. Support - Red Cross, Monash Health.
3.3 Promote access and utilisation of new Springvale Community Hub/Library precinct by people seeking asylum and people from refugee backgrounds, and by agencies that provide refugee-responsive services/programs.	CGD.
3.4 Investigate options for the provision of free/low-cost child care for people seeking asylum in Council - run facilities and investigate opportunities with other services to deliver the same e.g. Canterbury-Bankstown Council pilot.	CGD.
3.5 Investigate the potential for a coordinated approach to communicating with rural and regional Councils and with Rural Australians for Refugees to better coordinate transition to rural living for people seeking asylum and people from refugee backgrounds.	Lead: CGD, AMES, Multicultural and Social Cohesion Division of Department of Premier and Cabinet.

4.3.2 Draft Minutes of Multicultural and People Seeking Asylum Advisory Committee Meeting - 3 December 2019 (Cont.)

ACTION AREA 4: EMPLOYMENT AND EDUCATION	
ACTION	LEAD RESPONSIBILITY
4.1 Review the implementation of the people seeking asylum employment prototype and establish a model that can be used ongoingly to promote employment opportunities for people seeking asylum and people from refugee backgrounds, particularly women with children.	Lead: CGD. Support: The Salvation Army, SisterWorks.
4.1.1 Investigate and implement options outlined in the report presented to Council to link employers and organisations that assist people seeking asylum to find jobs.	Lead: CGD- Community Revitalisation Program. Support: Red Cross.
4.2 Identify and deliver locally relevant solutions that address barriers to employment experienced by people seeking asylum and people from refugee backgrounds.	Lead: CGD Coordinating. Support: Asylum Seeker Resource Centre (ASRC), Life Without Barriers (LWB), Red Cross, Springvale Learning and Activities Centre (SLAC), Brotherhood of St Laurence.
4.3 Investigate a sustainable approach to researching, collating and disseminating information about opportunities for people seeking asylum, ensuring a spread across daytime, evening and weekends. This should include information about: - Learn Locals - Entrepreneurship programs - Employability programs and pathway.	Lead: The Salvation Army. Support: SLAC.
4.4 Raise awareness amongst employers about what is involved in employing people seeking asylum.	Lead: CGD, Red Cross, The Salvation Army, Brotherhood of St Laurence. Support: ASRC.
4.5 Profile and promote local businesses established by people seeking asylum and people from refugee backgrounds.	Lead: Friends of Refugees, Brotherhood of St Laurence.
4.6 Improve knowledge of worker's rights among people seeking asylum.	Lead: ASRC, LWB, Red Cross, Springvale Monash Legal Services, The Salvation Army, Migrant Workers Centre.
4.7 Advocate for employment and recruitment processes to be more equitable for people seeking asylum.	CGD.
4.8 Advocate for more seamless and rapid recognition of overseas qualifications.	CGD.

4.3.2 Draft Minutes of Multicultural and People Seeking Asylum Advisory Committee Meeting - 3 December 2019 (Cont.)

ACTION AREA 5: HEALTH	
ACTION	LEAD RESPONSIBILITY
5.1 Research, publish and effectively promote free/low-cost options for healthy wellbeing amongst people seeking asylum and people from refugee backgrounds to get active/recreate, demonstrated by increases in uptake and awareness of a range of options e.g. volunteering, sport etc.	Monash Health (distributing directory). LWB (promoting with clients). CGD Sport and Recreation Team (contacting sporting clubs). Surf Life Saving Victoria. WASEMA. Premier's Active April.
5.2 Promoting the free/low-cost arrangements for people seeking asylum and refugees at Council-run sport/recreation facilities, eg. Open Doors Program run by YMCA.	Red Cross.
5.3 Investigate training and capacity building opportunities for frontline staff of universal services in how to identify and refer people seeking asylum who might need assistance accessing health services (e.g. Food and material aid volunteers, library staff, crisis accommodation workers, community guides, Neighbourhood House staff).	PSAARD, Enliven - Suicide Prevention.
5.4 Continue to support existing infrastructure and participate networks that exist to address the Social Determinants of Health for people seeking asylum and refugees eg. PSAARD, Suicide Prevention Taskgroup, South Eastern Melbourne Refugee and Asylum Seeker Health Alliance.	CGD (Identify networks and the lead organisations from those networks).
5.5 Investigate large-scale responses to food insecurity for people seeking asylum such as pay it forward schemes and procurement of venues with commercial kitchens to offer shared meal and safe space facilities.	PSAARD, Food & Material Aid Consortium, CGD, ASRC.
ACTION AREA 6: ADVOCACY	
ACTION	LEAD RESPONSIBILITY
6.1 Advocate for eligibility for people seeking asylum to mainstream services and benefits in line with community standards, regardless of visa status (eg. healthcare card, utility concessions, child care, social housing).	CGD, Learn Locals, Victorian Refugee Health Network, Network of Asylum Seeker Agencies Victoria, Refugee Council of Australia.

4.3.2 Draft Minutes of Multicultural and People Seeking Asylum Advisory Committee Meeting - 3 December 2019 (Cont.)

6.2 Facilitate opportunities for people seeking asylum to meaningfully participate in advocacy activities relating to their situation, whilst mindful of individual circumstances e.g. visa conditions.	
6.3 Advocate for Adult, Community and Further Education (ACFE) funding for classes for people seeking asylum.	Chisholm Institute representative will send media release about Australian Centre of Further Education funding.
6.4 Continue to advocate for a liveable income or similar program for people seeking asylum and humanitarian relief until that occurs.	Local Government Taskforce Supporting People Seeking Asylum.

4.3.3 Response to Notice of Motion No. 74 - Noble Park Community Centre

File Id:	A6301582
Responsible Officer:	Director Community Services
Attachments:	Notice of Motion No. 74 – Noble Park Community Centre (Council Meeting Minutes 25 November 2019)

Report Summary

Council at its meeting held on Monday 25 November 2019 adopted Notice of Motion No. 74 – Noble Park Community Centre, as follows:

That a report be prepared and referred to Council no later than 23 March 2020, detailing the

following:

1. Current management and governance set ups of the Noble Park Community Centre and a discussion on various alternative management and governance option for that Centre;
2. Pros and cons of each management and governance option including a risk assessment of each option;
3. The cost to Council and operational implications of bringing this Centre in house; and
4. Arising from this specific assessment, an outline of the scope and issues for consideration that may be applied to other Centres should Council desire to do so in any subsequent assessment.

The report provides detail:

- On current management and governance arrangements of the Noble Park Community Centre.
- A discussion on various alternative management and governance options for that Centre.
- A recommended direction for the future management of the Centre.
- The scope and issues for consideration that may be applied to other Centres into the future.

Recommendation Summary

This report recommends that:

Noble Park Community Centre Inc. maintain management of the Centre for a period of two years with key performance indicators on governance to be developed and monitored by Council. Council develop a principles-based good governance framework for the management of Council owned venues by community-based non-profit organisations.

4.3.3 Response to Notice of Motion No. 74 - Noble Park Community Centre (Cont.)

Background

Noble Park Community Centre is a City of Greater Dandenong owned facility. In 1988 the independent Noble Park Community Centre Inc. was created to manage the Centre. The Centre is located at Ross Reserve and includes a number of rooms and hall for hire, as well as a community garden.

In 2019 the Noble Park Community Centre Inc. conducted an internal review of the Centre, including an independent audit. This resulted in a change of Centre management and the recruitment of a new Committee.

The Centre's new Committee of Management is comprised of seven members with significant non-profit and public sector experience. This committee has undertaken a number of actions to strengthen governance and management practices of the Centre. These actions include the recruitment of an interim Centre Manager with significant experience.

Management options of the Centre

1. Management by Noble Park Community Centre Inc.

This option leverages the significant sector expertise of the current Committee of Management and Centre Manager. Analysis indicates that this model offers community ownership and empowerment, flexibility to respond to emerging needs and opportunity to attract significant external funding to the Centre and broader Noble Park community.

Risk of governance and financial management concerns would be managed by closer oversight, monitoring of key governance performance indicators, and capacity-building by Council.

This option was found to provide the best outcomes for Council and the community.

Other management options identified and considered include:

2. Contract Management by a Non-Profit Organisation

3. Management by Council: Venue for Hire and Planned Activities Model

4. Management by Council: Venue for Hire Model.

These options were identified as providing lesser or no local community ownership, limited community empowerment, and limited capacity to attract additional external funding for the community.

Considerations for future management of Council centres

In reviewing recent matters at the Centre, it was identified that good governance practices and financial controls are essential for ensuring community organisations act responsibly in the best interests of their members and the broader community.

Good governance practices include clear understanding of the roles and responsibilities of Committees of Management, transparency of decisions and processes, and effective oversight of organisation employees.

Council currently has 79 memorandums of understanding, leases and licensing agreements for Council venues and buildings managed by diverse non-profit organisations. A further 42 casual hire agreements with small community-based organisations exist.

The review identified that a principles-based good governance framework could be developed through consultation and best practice learning to inform future management of Council owned venues.

Proposal

It is proposed that Council extend the license of the Centre to the Noble Park Community Centre Inc. for a period of two years with review after this period. The license agreement will include key performance indicators on governance and financial management, with close oversight by Council.

It is further proposed that Council develop a principles-based good governance framework for the management of Council owned venues. A scoping activity will be conducted by June 2020 to develop a process and timeline for the framework.

Community Plan 'Imagine 2030' and Council Plan 2017-21 – Strategic Objectives, Strategies and Plans

After consultation with the Greater Dandenong community on what kind of future they wanted to see for themselves and the City in 2030, the result was the Greater Dandenong Community Plan 'Imagine 2030'. This report is consistent with the following community visions:

Community Plan 'Imagine 2030'

People

- *Pride* – Best place best people
- *Cultural Diversity* – Model multicultural community
- *Outdoor Activity and Sports* – Recreation for everyone
- *Lifecycle and Social Support* – The generations supported

Place

- *Sense of Place* – One city many neighbourhoods
- *Safety in Streets and Places* – Feeling and being safe
- *Appearance of Places* – Places and buildings

Opportunity

- *Education, Learning and Information* – Knowledge
- *Leadership by the Council* – The leading Council

Council Plan 2017-21

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

People

- A vibrant, connected and safe community
- 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:

- Neighbourhood House Strategic Direction September 2016

Related Council Policies

Community Partnership Funding and Sponsorship Program.

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

Financial resources to extend the license to the Noble Park Community Centre Inc. are included in Councils Long Term Financial Strategy.

Consultation

Consultation for this report has been conducted with relevant Council business units, Noble Park Community Centre Committee of Management, Department of Health and Human Services, Neighbourhood Houses Victoria, and the Adult, Community and Further Education Board.

Conclusion

This report concludes that:

- Management of the Centre by the Noble Park Community Centre Inc. can provide the best outcomes for Council and the community.
- Development of a principles-based good governance framework for the management of Council owned venues by community non-profits will ensure these organisations act responsibly in the best interests of members and the broader community.

Recommendation

That Council:

1. extends the license agreement of Noble Park Community Centre to the Noble Park Community Centre Inc. for a period of two years:

1.1. Include key performance indicators on good governance in the license agreement and monitor performance;

1.2. Review the license after this period; and

2. develops a principles-based good governance framework for the future management of Council owned venues by community-based non-profit organisations.

OTHER

RESPONSE TO NOTICE OF MOTION NO. 74 – NOBLE PARK COMMUNITY CENTRE

ATTACHMENT 1

NOTICE OF MOTION NO. 74 – NOBLE PARK COMMUNITY CENTRE – COUNCIL MEETING MINUTES 25 NOVEMBER 2019

PAGES 3 (including cover)

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

4.3.3 Response to Notice of Motion No. 74 - Noble Park Community Centre (Cont.)

5 NOTICES OF MOTION

5.1 Notice of Motion No. 74 - Noble Park Community Centre

File Id:	
Responsible Officer:	Director Community Services
Author:	Cr Tim Dark

Preamble

The Noble Park Community Centre has been embroiled in controversy as reported by the local media outlets, as such there have been significant concerns around governance, Financial mismanagement and operations of the centre. This has caused serious detriment to the Council and local community.

Motion

That a report be prepared and referred to Council no later than 23 March 2020, detailing the following:

1. **current management and governance set ups of the Noble Park Community Centre and a discussion on various alternative management and governance option for that Centre;**
2. **pros and cons of each management and governance option including a risk assessment of each option;**
3. **the cost to Council and operational implications of bringing this Centre in house; and**
4. **arising from this specific assessment, an outline of the scope and issues for consideration that may be applied to other Centres should Council desire to do so in any subsequent assessment.**

22935

4.3.3 Response to Notice of Motion No. 74 - Noble Park Community Centre (Cont.)

5.1 Notice of Motion No. 74 - Noble Park Community Centre (Cont.)

MINUTE 1281

Moved by: Cr Tim Dark
Seconded by: Cr Maria Sampey

That a report be prepared and referred to Council no later than February in 2020, detailing the following:

1. **current management and governance set ups of the Noble Park Community Centre and a discussion on various alternative management and governance options for that Centre;**
2. **pros and cons of each management and governance options including a risk assessment of each option;**
3. **the cost to Council and operational implications of bringing this Centre in house; and**
4. **arising from this specific assessment, an outline of the scope and issues for consideration that may be applied to other Centres should Council desire to do so in any subsequent assessment.**

CARRIED

4.3.4 List of Registered Correspondence to Mayor and Councillors

File Id:	qA283304
Responsible Officer:	Director Corporate Services
Attachments:	Correspondence Received 2-13 March 2020

Report Summary

Subsequent to resolutions made by Council on 11 November 2013 and 25 February 2014 in relation to a listing of incoming correspondence addressed to the Mayor and Councillors, Attachment 1 provides a list of this correspondence for the period 2-13 March 2020.

Recommendation

That the listed items provided in Attachment 1 for the period 2-13 March 2020 be received and noted.

OTHER

LIST OF REGISTERED CORRESPONDENCE TO MAYOR AND COUNCILLORS

ATTACHMENT 1

CORRESPONDENCE RECEIVED 2-13 MARCH 2020

PAGES 3 (including cover)

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

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

Objective
CONNECTED. COLLABORATIVE. COMMUNITY.

Correspondences addressed to the Mayor and Councillors received between 02/03/20 & 13/03/20 - for officer action - total = 6

Correspondence Name	Correspondence Dated	Date Record Created	Objective ID	User Assigned
Complaint from resident about unsociable behaviours and rooming houses in the Dandenong West area.	06-Mar-20	10-Mar-20	fA188865	Mayor & Councillors EA
Letter of acknowledgement and referral to the Mayor from the State Member for Keysborough regarding the Dandenong Bypass intersections at Perry Road and Chapel Road Keysborough.	05-Mar-20	10-Mar-20	fA188869	Mayor & Councillors EA
An email from the Department of Infrastructure, Transport, Regional Development and Communications clarifying the Land Transport Infrastructure Boost.	12-Mar-20	12-Mar-20	fA189072	Mayor & Councillors EA
A resident query regarding kerbside vehicles obstructing access to bins which need emptying.	08-Mar-20	10-Mar-20	fA188895	Waste Services
Complaint from resident about unsociable behaviours around Yarraman Village and end of Hanna Street in Noble Park.	10-Mar-20	11-Mar-20	fA188947	Community Services Executive
An enquiry regarding the sale of the Sandown Racetrack from a member of the Melbourne Racing Club.	10-Mar-20	10-Mar-20	fA188940	Mayor & Councillors EA

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

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

Objective
CONNECTED. COLLABORATIVE. COMMUNITY.

Correspondences addressed to the Mayor and Councillors received between 02/03/20 & 13/03/20 - for information only - total = 5

Correspondence Name	Correspondence Dated	Date Record Created	Objective ID	User Assigned
Details of a meeting between the Victoria Grants Commission and the Mayor scheduled for 20 March 2020.	03-Mar-20	03-Mar-20	A6416515	Mayor & Councillors EA
A request from a Dandenong resident for Council to provide a fourth bin for recycling glass, plastic & tin.	04-Mar-20	04-Mar-20	A6419703	Mayor & Councillors EA
A letter seeking support from the Deputy Prime Minister in fast-tracking the delivery of infrastructure projects on local roads.	06-Mar-20	06-Mar-20	A6424178	Mayor & Councillors EA
Suggestions from a resident to better utilise Kenneth Reserve in Paperbark Ward.	13-Mar-20	13-Mar-20	A6435737	Mayor & Councillors EA
Advice from the Department of Home Affairs regarding citizenship ceremonies and the Coronavirus.	13-Mar-20	13-Mar-20	A6437416	Mayor & Councillors EA

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

4.3.5 Report on Matters Discussed at Councillor Briefing Sessions & Pre-Council Meetings - 24 February & 2 March 2020

File Id:	fA25545
Responsible Officer:	Director Corporate Services

Report Summary

As part of Council's ongoing efforts to improve transparency in Council processes, matters discussed at Councillor Briefing Sessions & Pre-Council Meetings (other than those matters designated to be of a confidential nature) are reported on at ordinary Council meetings.

The matters listed in this report were presented to Councillor Briefing Sessions & Pre-Council Meetings in February and March 2020.

Recommendation Summary

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

4.3.5 Report on Matters Discussed at Councillor Briefing Sessions & Pre-Council Meetings - 24 February & 2 March 2020 (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) Upcoming EPA public forum. b) Recent developments in the waste industry. c) Upcoming Councillor and Executive team strategic planning day. d) Location of cricket nets as part of the Turner Reserve Master Plan. e) Agenda items for the Council Meeting of 24 February 2020.	***24 February 2020***
2	***Draft Open Space Strategy*** Councillors were presented with the draft Open Space Strategy for 2020-2035 prior to community consultation on the project taking place in April 2020.	***2 March 2020***
3	***City of Greater Dandenong Race at Sandown Greyhound Racing Club, Easter Weekend*** Councillors were provided with the history of the naming of this race and direction was sought regarding this naming going forward.	***2 March 2020***
4	***Community Grants Assessments/Partnerships*** Councillors were updated on the new grants program funding model.	***2 March 2020***
5	***Future Directions – Waste Management*** Councillors were given an overview of recent announcements relating to FOGO (Food organics and garden organics) and Alternative Waste Processing by the State Government.	***2 March 2020***
6	***General Discussion***	***2 March 2020***

4.3.5 Report on Matters Discussed at Councillor Briefing Sessions & Pre-Council Meetings - 24 February & 2 March 2020 (Cont.)

	Councillors and Council officers briefly discussed the following topics: a) Future directions of Community Chef (The CEO disclosed a conflict of interest in this item and left the room during discussion.) b) Update on Coronavirus communications received to date. c) Agenda items for the Council Meeting of 10 March 2020.	

Apologies

- Nil.

Recommendation

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

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.

5.1 Notice of Motion No. 77 - Change to timing of Community Consultation for 70 Ordish Road, Dandenong South

File Id:	
Responsible Officer:	Director City Planning, Design & Amenity
Author:	Cr Maria Sampey

Preamble

At the council meeting of the 28th October 2019 council voted unanimously to have a Community Consultation on the Waste to Energy Plant at 70 Ordish Road, Dandenong South. This consultation was going to be after the EPA Assessment had been completed. We have since found that that as from the 28th October, 2019 the Applicant has now taken council to VCAT and the hearing is likely to be in June, which means that VCAT has directed Council to make a decision at a council meeting in May.

Due to the EPA Assessment running so late, we are unlikely to have the EPA assessment by the time of the Council meeting and we will definitely not have enough time to have the Community Consultation that we have already promised the community since last year.

Due to the above, we should not wait for the EPA's decision but go ahead with the Community Consultation like we promised the community.

Motion

That Council proceed with the already committed Community Consultation on the Permit Application with regard to 70 Ordish Road, Dandenong South immediately and that the feedback from the community come back to a Council meeting prior to Council submitting its position as part of the VCAT consideration.

5.2 Notice of Motion No. 78 - Reserve at corner of Westwood Boulevard and Stanley Road, Keysborough: Online community survey

File Id:

Responsible Officer: Director City Planning, Design & Amenity

Author: Cr Matthew Kirwan

Preamble

The public open space reserve at the corner of Westwood Boulevard and Stanley Road, Keysborough is a passive park used for unstructured passive recreation. It is approximately 19 hectares in extent. Features include a playground, an adjacent shaded seating area, a half court basketball court, a walking track and an exercise station.
Central to the reserve is a large grassed 'kick around' area (approximately 10 hectares in extent) with a set of soccer goals for casual play.

Since the park opening in 2017 I have regularly received complaints from residents that the surface in particular of the 'kick around' area is uneven and unsafe, and that is what is causing it not to be used by children. Other residents have given the view that it was the removal of AFL goals (that were part of the original concept plan) that is causing poor usage. Other residents have questioned whether the kick around area needs to be used at all and whether it would be better expanding the playground in future which is often at capacity.
What is consistent in the complaints is that residents don't use the kickaround area for anything. It is treeless and barren so is not even desirable for a casual walk. The lack of use of the kickaround area has been confirmed when I have regularly driven by the park at different times of the day – even when the playground is being heavily used, the kickaround area is empty.

However rather than rely on anecdotal feedback as to what are the causes of the lack of use of the kickaround area, in order to properly gauge the views of the community an online survey I think should be undertaken to get a more comprehensive idea of why the 'kick around' area is not being used and what features the residents would like to see provided in that area. The survey could cover questions such as whether or not there is a need to expand the playground over time into the kickaround area; keep the 'kick around' area or not; if kept, what improvements need to be made to the 'kick around area.

The outcome of the survey will help inform possible future planning for the park with clear indication in the survey that what is being sought is views and does not imply commitments in terms of particular solutions and/or timeframes.

5.2 Notice of Motion No. 78 - Reserve at corner of Westwood Boulevard and Stanley Road, Keysborough: Online community survey (Cont.)

Motion

That Council resolves to undertake an online community survey be conducted by the end of April 2020 to get a better idea of what the community would like to be provided in the Reserve in the future at corner of Westwood Boulevard and Stanley Road, Keysborough, and that the survey includes questions on;Council resolves to undertake an online community survey be conducted by the end of April 2020 to get a better idea of what the community would like to be provided in the Reserve in the future at corner of Westwood Boulevard and Stanley Road, Keysborough, and that the survey includes questions on;

A. why the 'kick around' area is not being used;

B. what features the residents would like to see provided in that area or park;

C. whether or not there is a desire to expand the playground into the kick-around area into the future;

D. whether or not there is a desire to keep (entirely or in part) the 'kick around' area;

E. if the 'kick around' area is kept (entirely or in part), what improvements are desired to be need to be made to the 'kick around area into the future to encourage use; and

F. Other suggestions from residents.

Following the completion of the survey, an officer's report comes to the 9 June 2020 Council meeting, with the officer's response and recommendations to the submissions received in response to the survey.

5.3 Notice of Motion No. 79 - Request for a report on Greater Dandenong ESD Future Directions Options

File Id:	
Responsible Officer:	Director City Planning, Design & Amenity
Author:	Cr Matthew Kirwan

Preamble

Councils across Melbourne are in discussion regarding the next steps in terms of ESD approach, informally called ESD 2.0.
ESD stands for Environmentally Sustainable Design and it is one of the three key things that are within Council's direct influence (the others being canopy cover and waste) where Councils can act to significantly reduce community carbon emissions and thereby tackle climate change. Interest in this has increased since Councils like Greater Dandenong have declared a climate emergency.

ESD 2.0 is the informal name given to the next stage of Environmentally Sustainable Design being considered by Victorian Councils. It aims to lead to the development of net zero carbon and net zero waste homes. This follows the ESD 1.0 Amendment which between 2015-2019, 18 Councils adopted as part of their Planning Scheme, including Greater Dandenong in 2018. Six further Councils will be adopting that this year. ESD 1.0 set performance considerations for energy efficient, water efficiency, stormwater management, sustainable transport, indoor air quality and waste management. The gains have been a 15% energy efficiency improvement in new constructions. ESD 1.0 has been rolled out with the assistance of CASBE, the Council Alliance for a Sustainable Built Environment (CASBE) is an association of Victorian councils committed to environmentally sustainable design.
However a 15% energy efficiency improvement is nowhere near the emissions reduction impact that are needed for Greater Dandenong Council to play it's part in reducing community emissions hence the sector wide interest in ESD 2.0.

5.3 Notice of Motion No. 79 - Request for a report on Greater Dandenong ESD Future Directions Options (Cont.)

There are a number of different directions that Councils across Melbourne are considering. The current state of play is:

NO	LEAD	DIRECTION	COLLOQUIAL PROJECT NAME
1	City of Melbourne	Mixture of prescriptive and performance based standards	Green Our City Strategic Action Plan / Green Infrastructure
2	City of Moreland	Mixture of prescriptive and performance based standards	ESD Policy v2.0
3	CASBE	Some Councils, as a part of a Working Group which includes Melbourne and Moreland, are seeking a performance based upgrade of the current ESD 1.0 amendment that Greater Dandenong has already adopted	Elevating Environmental Targets / ESD v2.0 Working Group
4	The Department of Environment, Land, Water and Planning (DELWP)	Some Councils are reliant on a State ESD Planning Policy currently under development. It is not known however at the moment the timing of the release of a State ESD Planning Policy and whether it will be weaker or stronger than ESD 1.0 that Greater Dandenong has already adopted	Action 80 of Plan Melbourne 2017-2050

As a CBD based Council, the City of Melbourne are going it alone with their own ESD Amendment. The City of Moreland have been undertaking research into possible standards to support a joint amendment, of which the current stage is a development of an evidence based to which Greater Dandenong has made a small financial contribution. Other Councils have also been engaged to support the City of Moreland with this initial process, prior to pursuing a formal joint amendment. By the start of June 2020, the City of Moreland plan to seek expressions of interest from other CASBE Councils as to whether they will want to begin development of an ESD Amendment in 2020/21 with them. It is envisaged in that letter that each Council will be asked for a joint contribution of $40,000 for that amendment to progress in 2020/21. The timelines of the other two possible approaches (3 and 4) are not currently clear. Through CASBE (approach 3), a Working Group consisting of several interested Councils has been established with the Group actively meeting to re-establish benchmarks and workshop a new set of performance based objectives and standards. Given early development, a timeframe has yet to be agreed by the Working Group as to when to pursue an amendment. With respect to DELWP (approach 4), information has yet to be received as to the delivery of the State ESD Policy which will affect all Councils. It is not known however at the moment the timing of the release of a State ESD Planning Policy and whether it will be weaker or stronger than ESD 1.0 that Greater Dandenong has already adopted

By June it will likely be clear what options Greater Dandenong Council have going forward, hence the basis for the request.

5.3 Notice of Motion No. 79 - Request for a report on Greater Dandenong ESD Future Directions Options (Cont.)

Motion

That a report come to a Council meeting in August 2020 addressing the different options Greater Dandenong City Council can pursue in relation to ESD 2.0 including the advantages, disadvantages and costs of each.

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.