



**GREATER
DANDENONG**
City of Opportunity

AGENDA

MONDAY 22 MAY 2023

Commencing at 7:00 PM

COUNCIL MEETING

At the time of printing this Agenda, the Council Meeting to be held on Monday 22 May 2023, will be open to the public to attend in person but will be subject to venue seating capacity.

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

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

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

The Civic Centre basement carpark will be opened to all members of the public during library opening hours. Any parking in this area will be subject to availability and time limits as notified by any signage posted.

COUNCIL CHAMBERS
225 Lonsdale Street, Dandenong VIC 3175

TABLE OF CONTENTS

| ITEM | SUBJECT | PAGE NO |
|------------|--|------------|
| 1 | MEETING OPENING | 1 |
| 1.1 | ATTENDANCE | 1 |
| 1.2 | ACKNOWLEDGEMENT OF TRADITIONAL OWNERS OF THE LAND | 1 |
| 1.3 | OFFERING OF PRAYER, REFLECTION OR AFFIRMATION | 2 |
| 1.4 | CONFIRMATION OF MINUTES OF PREVIOUS MEETING | 2 |
| 1.5 | DISCLOSURES OF INTEREST | 3 |
| 2 | OFFICERS' REPORTS - PART ONE | 4 |
| 2.1 | DOCUMENTS FOR SEALING | 4 |
| 2.2 | DOCUMENTS FOR TABLING | 6 |
| | 2.2.1 Documents for Tabling | 6 |
| | 2.2.2 Petitions and Joint Letters | 8 |
| 2.3 | STATUTORY PLANNING APPLICATIONS | 16 |
| | 2.3.1 Town Planning Application - No. 639-649 Springvale Road, Springvale South (Planning Application No. PLN22/0359 & PLN22/0361) | 16 |
| | 2.3.2 Planning Delegated Decisions Issued - April 2023 | 170 |
| | 2.3.3 Planning Decisions Issued by Planning Minister's Delegate - April 2023 | 181 |
| 3 | QUESTION TIME - PUBLIC | 182 |
| 4 | OFFICERS' REPORTS - PART TWO | 184 |
| 4.1 | OTHER | 184 |
| | 4.1.1 Report on Matters Discussed at Councillor Briefing Sessions & Pre-Council Meetings | 184 |
| | 4.1.2 Disability Advisory Committee Membership Endorsement | 188 |

| | | |
|------------|---|------------|
| 4.1.3 | List of Registered Correspondence to Mayor and Councillors | 194 |
| 5 | NOTICES OF MOTION | 198 |
| 5.1 | Notice of Motion No. 29 - Public Consultation on Proposed Changes (by Keysborough Golf Club) to the Urban Growth Boundary and the zoning of its land, Cnr Hutton and Springvale Rds, Keysborough | 198 |
| 5.2 | Notice of Motion No. 30 - Support for an Aboriginal and Torres Strait Islander Voice to Parliament | 200 |
| 6 | REPORTS FROM COUNCILLORS/DELEGATED MEMBERS AND COUNCILLORS' QUESTIONS | 202 |
| 7 | URGENT BUSINESS | 203 |

1 MEETING OPENING

1.1 ATTENDANCE

Apologies

1.2 ACKNOWLEDGEMENT OF TRADITIONAL OWNERS OF THE LAND

We acknowledge the Traditional Custodians of this land, the Bunurong People, and pay respect to their Elders past and present.

We recognise and respect their continuing connections to climate, Culture, Country and waters and we also pay our respect and acknowledge all Aboriginal and Torres Strait Islander peoples and their Elders present here today, in acknowledging their journey.

1.3 OFFERING OF PRAYER, REFLECTION OR AFFIRMATION

As part of Council's commitment to recognising the cultural and spiritual diversity of our community, the prayer, reflection or affirmation this evening will be offered by Sr Wijeyavani (Vani) Wijeyakumar from the Brahma Kumaris World Spiritual University, a member of the Greater Dandenong Interfaith Network.

1.4 CONFIRMATION OF MINUTES OF PREVIOUS MEETING

Meeting of Council held 8 May 2023.

Recommendation

That the minutes of the Meeting of Council held 8 May 2023 be confirmed.

1.5 DISCLOSURES OF INTEREST

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

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

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

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

2 OFFICERS' REPORTS - PART ONE

2.1 DOCUMENTS FOR SEALING

File Id: A2683601
Responsible Officer: Manager Governance

1. 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.

2. Recommendation Summary

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

2.1 DOCUMENTS FOR SEALING (Cont.)

3. Item Summary

There are two (2) items being presented to Council's meeting of 22 May 2023 for signing and sealing as follows:

1. A letter of recognition to Kate Russo, Community Strengthening for 10 years of service to the Greater Dandenong City Council; and
2. A letter of recognition to Sally King, Community Strengthening for 10 years of service to the Greater Dandenong City Council.

4. Recommendation

That the listed documents be signed and sealed.

2.2 DOCUMENTS FOR TABLING

2.2.1 Documents for Tabling

File Id: qA228025
Responsible Officer: Manager Governance

1. Report Summary

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

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

2. Recommendation Summary

This report recommends that the listed items be received.

2.2.1 Documents for Tabling (Cont.)

3. List of Reports

| Author | Title |
|-----------------------|---|
| Lighthouse foundation | Creating Brighter Pathways, Lighthouse Foundation Annual Report 2021-2022 |

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

4. Recommendation

That the listed items be received.

2.2.2 Petitions and Joint Letters

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

1. Report Summary

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

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

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

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

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

2. Recommendation Summary

This report recommends that the listed items in Attachment 1, and the current status of each, be received and noted.

2.2.2 Petitions and Joint Letters (Cont.)

3. Petitions and Joint Letters Tabled

Council received no new petitions and no joint letters prior to the Council Meeting of 22 May 2023.

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

Recommendation

That this report and Attachment be received and noted.

2.2.2 Petitions and Joint Letters (Cont.)

DOCUMENTS FOR TABLING

PETITIONS AND JOINT LETTERS

ATTACHMENT 1

PETITIONS AND JOINT LETTERS

PAGES 6 (including cover)

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

2.2.2 Petitions and Joint Letters (Cont.)

| Date Received | <ul style="list-style-type: none"> Petition Text (Prayer) | No. of Petitioners | Status | Responsible Officer Response |
|---------------|--|--------------------|--------|------------------------------|
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If the details of the attachment are unclear please contact Governance on 8571 5235.

2.2.2 Petitions and Joint Letters (Cont.)

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2.3 STATUTORY PLANNING APPLICATIONS

2.3.1 Town Planning Application - No. 639-649 Springvale Road, Springvale South (Planning Application No. PLN22/0359 & PLN22/0361)

File Id: A9629209

Responsible Officer: Director City Planning Design & Amenity

Attachments: PLN22/0359 Assessed Plans
PLN22/0361 Assessed Plans
Location of objectors
Clause 22.09 Assessment
Clause 52.06 Assessment
Clause 55 Assessment
Clause 56 Assessment

Application Summary

Applicant: Lots of Land (Springvale) Pty Ltd

Proposal: **PLN22/0359:** Staged development of the land for dwellings and alteration and creation of access to a road in a Transport 2 Zone, and
PLN22/0361: Staged subdivision of land and removal and variation of easements

Zone: General Residential Zone Schedule 1

Overlay: Special Building Overlay

Ward: Springvale South

This proposal includes two (2) applications which were submitted and assessed concurrently:

| Application number | Proposal |
|---|--|
| PLN22/0359 (The development application) | The staged development of the land for 60 dwellings and alteration and creation of access to a road in a Transport 2 Zone. |

2.3.1 Town Planning Application - No. 639-649 Springvale Road, Springvale South (Planning Application No. PLN22/0359 & PLN22/0361) (Cont.)

| | |
|---|---|
| PLN22/0361 (The subdivision application) | The staged subdivision of 60 lots and removal and variation of easements. |
|---|---|

The applications require a planning permit pursuant to the following clauses of the Greater Dandenong Planning Scheme:

Application PLN22/0359 (the development application):

- Clause 32.08-6 (General Residential Zone) of the Greater Dandenong Planning Scheme, a planning permit is required to construct two (2) or more dwellings on a lot.
- Clause 44.05-2 (Special Building Overlay) of the Greater Dandenong Planning Scheme, a planning permit is required to construct a building or carry out works.
- Clause 52.29-2 of the Greater Dandenong Planning Scheme, a planning permit is required to create or alter access to a road in a Transport Zone 2.

Application PLN22/0361 (the subdivision application):

- Clause 32.08-3 (General Residential Zone) of the Greater Dandenong Planning Scheme, a planning permit is required to subdivide land.
- Clause 44.05-2 (Special Building Overlay) of the Greater Dandenong Planning Scheme, a planning permit is required to subdivide land.
- Clause 52.02 of the Greater Dandenong Planning Scheme, a permit is required to create, vary, or remove an easement.
- Clause 52.29-2 of the Greater Dandenong Planning Scheme, a permit is required to subdivide land adjacent to a road in a Transport Zone 2.

These applications have been brought before the Council because they have received the following objections to each application:

- Five (5) objections were received for PLN22/0359 (the development application), and
- Seven (7) objections were for PLN22/0361 (the subdivision application).

It is noted that four (4) objectors submitted objections to both applications, and four (4) objectors submitted an objection to only one (1) of the applications.

Objectors Summary

The application was advertised to the surrounding area through the erection of on-site notices and the mailing of notices to adjoining and surrounding owners and occupiers. Five (5) objections were received for PLN22/0359 and seven (7) objections were received for PLN22/0361. Issues raised generally relate to matters of:

- Overshadowing
- Insufficient car parking

2.3.1 Town Planning Application - No. 639-649 Springvale Road, Springvale South (Planning Application No. PLN22/0359 & PLN22/0361) (Cont.)

- Noise
- Traffic/ increase risk of accidents
- Overdevelopment
- Proximity to Melbourne Water asset.
- Flooding issues

Assessment Summary

The subject site is well suited for medium density housing given the subject sites distance from Springvale Activity Centre, public transport and other services.

The development and subdivision is respectful of the neighbourhood character by providing ground level living and private open space areas, upper level separation between groups of dwellings at viewpoints from neighbouring sensitive open space areas and adequate setbacks from the front, side and rear boundaries for landscaping. It is considered that, subject to conditions, the development and subdivision is site responsive and would contribute positively to the surrounding area. Importantly, the proposal will complete the missing connection of Waddington Crescent and extend the service lane and footpaths along Springvale Road, improving walkability of the road network. In addition, the proposals would provide surplus car parking, well in excess of the requirements of the Greater Dandenong Planning Scheme.

The proposal would meet Council's expectations for medium density development which is guided by the policy expectations and design principles of Clause 22.09 Residential Development and Neighbourhood Character, the objectives of Clause 55 Two (2) or more dwellings on a lot and Clause 56 Residential Subdivision.

The proposal has been assessed against the relevant decision guidelines and is considered appropriate, subject to permit conditions.

Recommendation Summary

As assessed, officers consider these applications to be substantially compliant with all of the relevant provisions of the Greater Dandenong Planning Scheme. All grounds of objection have been considered, and Council officers are of the view that on balance, the proposal's degree of compliance with the Planning Scheme justifies that the application should be supported, subject to permit conditions. Therefore, it is recommended that a **Notice of Decision** (which provides appeal rights to objectors) to grant a permit for each application be issued subject to the conditions as set out in the recommendation.

If the applications were to be appealed to VCAT, it is the officer's view that it is highly likely VCAT would also issue planning permits for this proposal.

2.3.1 Town Planning Application - No. 639-649 Springvale Road, Springvale South (Planning Application No. PLN22/0359 & PLN22/0361) (Cont.)

Subject Site and Surrounds

Subject Site

- The total site area is 14,928sqm.
- The site consists of 5 allotments: L1LP19328, L2 LP19328, L1 TP141223D, L1 LP71572, L1 LP73056.
- The site is currently used and developed for new and used caravan sales, caravan hire, caravan repairs/service and a caravan park known as 'Caravan Court'.
- Access is provided via a crossover on Springvale Road.
- No access is provided through Waddington Crescent.
- The site has a site fall in a north easterly direction, with the eastern section of the site being relatively flat.
- The site contains a mix of planted trees.

Surrounding Area

The site is surrounded by residential use and development to the north, east and south. To the west is Springvale Road, a major arterial road. The opposite side of Springvale Road contains a mixture of commercial uses and developments.

- North: To the north, single storey dwellings at 637 Springvale Road, 14-16 and 17 Waddington Crescent and 72, 74 and 76 Charlotte Street. Waddington Crescent also abuts the northern boundary of the site.
- East: To the east, single storey dwellings at 67 Glassford Avenue and 4 and 6 Slym Court.
- South: To the south, single storey dwellings at 651 Springvale Road, 31 and 32 Waddington Crescent and 69-71, 73, 75 and 77 Glassford Avenue. Waddington Crescent also abuts the southern boundary of the site.
- West: To the west, Springvale Road, which is an arterial road with a central median accommodating two (2) lanes of traffic and a dedicated bus lane in each direction. The opposite side of Springvale Road accommodates a range of commercial uses such as a child care centre, veterinary clinic, pet supplies sales and a service station.

More broadly the site is located within an established urban locale containing a mixture of uses and built form.

The eastern side of Springvale Road predominantly contains residential developments and the western side of Springvale Road predominantly contains commercial developments.

The area's residential built form comprises single dwellings and multi-dwelling developments of 1 or 2 storeys.

The subject site, is located within 500 m of the former Clarke Road Landfill and former Springvalley Landfill.

2.3.1 Town Planning Application - No. 639-649 Springvale Road, Springvale South (Planning Application No. PLN22/0359 & PLN22/0361) (Cont.)

The site is located in close proximity to:

- Public transport including Smart Bus route 902 running along the Springvale Rd frontage, Bus route 824 and 813 and running along Paterson Rd (100m walk to the south) and Bus routes 813 and 979 running along Athol Rd (640m walk to the north). Springvale Railway Station is located approximately 3km to the north on Springvale Rd and is accessible via bus or bicycle. Edithvale Railway Station is also located approximately 8.3km to the south-west and is accessible by bus.
- Road infrastructure including Springvale Road (abutting the site) and Westall Road Extension - Dandenong Bypass (500m to the south), both of which are a key arterial transport routes providing connections into the broader area. The Dandenong Bypass provides on and off ramps with Eastlink approximately 4.5km to the south-east.
- Public open space including Alex Nelson Reserve (520m walk to the north-east), Spring Valley Reserve (480m walk to the north), the Rowan Road Reserve (660m walk to the south) and the Coomoora Reserve (660m walk to the south)
- Springvale South Shopping Centre (500m walk to the north) and Springvale Activity Centre (3km to the north).
- Athol Primary School (760m walk to the north), Haileybury College and Haileybury Girls College (1.7km walk to the south) and Keysborough Secondary College (1.8km walk to the north east).

Locality Plan



2.3.1 Town Planning Application - No. 639-649 Springvale Road, Springvale South (Planning Application No. PLN22/0359 & PLN22/0361) (Cont.)

Background

Previous Applications

A search of Council records revealed the following planning applications have been issued for the subject site;

- 1997/291 issued on 15/7/1997 for a storage shed
- 1998/528 issued on 24/09/1998 for a car port
- 90/83 issued on 28/10/1983 for extension to existing caravan park

Proposal

The proposal consists of two (2) separate planning permit applications; PLN22/0359 (the development application) and PLN22/0361 (the subdivision application).

PLN22/0359 (the development application):

The application proposes the staged development of the land for dwellings and alteration and creation of access to a road in a Transport 2 Zone.

The proposal includes the connection of Waddington Crescent through the centre of the site, and an alteration and extension of the Springvale Road service lane. All other proposed accessways within the development are proposed to be private accessways and are identified as Common Property.

The overall site layout is shown in the image below;



Above: Proposed site layout

2.3.1 Town Planning Application - No. 639-649 Springvale Road, Springvale South (Planning Application No. PLN22/0359 & PLN22/0361) (Cont.)

A total of sixty (60) double storey and single storey dwellings are proposed to be constructed on the site, comprising of twelve housing typologies. The details of the dwellings are as follows:

| Housing Type | No. of Dwellings | Lots | Car Parking | No. of Bedrooms | Private open space |
|--------------------------|-------------------------|--|---|------------------------|---------------------------|
| Type 1 Double storey | 10 | 4, 7, 8, 10, 12, 20, 23, 24, 26, 27 | Double garage | Four (4) | Ground floor |
| Type 2 Double storey | 6 | 5, 6, 9, 21, 22, 25 | Single garage | Two (2) | Ground floor |
| Type 3A Double storey | 12 | 13, 14, 16, 17, 18, 19, 28, 29, 30, 31, 47, 49 | Double garage | Four (4) | Ground floor |
| Type 3B Double storey | 1 | 50 | Single garage plus 1 uncovered car space | Four (4) | Ground floor |
| Type 4A Double storey | 6 | 37, 38, 39, 40, 41, 42 | Double garage | Three (3) | Ground floor |
| Type 4B Double storey | 1 | 45 | Double garage | Three (3) | Ground floor |
| Type 5A Double storey | 2 | 36, 43 | Single garage plus 1 uncovered tandem car space | Three (3) | Ground floor |
| Type 5B Double storey | 3 | 44, 46, 48 | Single garage plus 1 uncovered tandem car space | Three (3) | Ground floor |
| Type 6 | 10 | 51-60 | Double garage | Four (4) | Ground floor |

2.3.1 Town Planning Application - No. 639-649 Springvale Road, Springvale South (Planning Application No. PLN22/0359 & PLN22/0361) (Cont.)

| | | | | | |
|-------------------------|---|------|---|----------|--------------|
| Double storey | | | | | |
| Type 7 Double storey | 1 | 15 | Single garage | Two (2) | Ground floor |
| Type 8 Single storey | 2 | 2, 3 | Single garage plus 1 uncovered tandem car space | Four (4) | Ground floor |
| Type 9 Single storey | 1 | 1 | Double garage | Five (5) | Ground floor |

Vehicle access to dwelling 1-3, 13 and 14 is proposed to be from the extension of the Springvale Road service lane.

Vehicle access to dwelling 28-31 is proposed from the newly connected Waddington Crescent. All other vehicle access to dwellings is proposed to be via the common accessways, which take access off Waddington Crescent.

Six (6) on street car parking spaces are proposed along the new section of Springvale Road service lane and twelve (12) new on street car parking spaces will be created on the newly connected Waddington Crescent. The proposal also proposes nine (9) dedicated visitor spaces within the common accessways. Overall, a total of twenty seven (27) new public on street and common property visitor car parking spaces are to be created as part of the development.

Stage 1 would include the construction of dwellings 1-31, all common property on the western side of Waddington Crescent, the complete construction of Waddington Crescent and the Springvale Road Service Road.

Stage 2 would include the construction of dwellings 32-60 and all common property on the eastern side of Waddington Crescent.

A copy of the assessed plans is included as Attachment 1 to this report.

2.3.1 Town Planning Application - No. 639-649 Springvale Road, Springvale South (Planning Application No. PLN22/0359 & PLN22/0361) (Cont.)

PLN22/0361 (the subdivision application):

The application proposes the staged subdivision of land and removal and variation of easements. The details of the proposal are as follows:

The proposal is to subdivide the land into sixty (60) lots, which would subdivide each dwelling proposed under planning permit application PLN22/0359 into an individual lot as well as creating common property (CP) and road reserves to align with the development proposed under planning application PLN22/0359.

The part of the subject site which extends into Springvale Road is proposed to be created as a public road. The continuation of Waddington Crescent is proposed to be created as a public road. Both of these are to be vested Council and Department of Transport. All other accessways within the development are proposed to be common property roads.

Common property includes:

- Internal accessways
- Visitor car parking; and
- Landscaped areas along private roads.

Staging of the subdivision will following the same staging layout as the development application as follows:

- **Stage 1** would include the subdivision of lots 1-31 creation of all common property on the western side of Waddington Crescent, and the creation of the road reserves for Waddington Crescent and the Springvale Road service road.
- **Stage 2** would include the subdivision of lots 32-60 and all common property on the eastern side of Waddington Crescent.

The subject site contains a number of easements, which are listed below and highlighted in red in the image below;

- The easement along the eastern side of L1 LP19328 (E-1) is a drainage easement.
- The easement along the northern and eastern boundaries of L1 TP141223D (E-1) is a drainage easement
- The easement along the eastern boundary of L1 LP71572 (E-1) is a drainage easement
- The easement in the north east corner of Lot 1 LP 73056 (E3) is for drainage and sewerage.

2.3.1 Town Planning Application - No. 639-649 Springvale Road, Springvale South (Planning Application No. PLN22/0359 & PLN22/0361) (Cont.)

A copy of the assessed plans is included as Attachment 2 to this report.

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 under the following provisions:

Application PLN22/0359 (the development application):

- Clause 32.08-6 (General Residential Zone), a planning permit is required to construct two (2) or more dwellings on a lot.
- Clause 44.05-2 (Special Building Overlay), a planning permit is required to construct a building or carry out works.
- Clause 52.29-2, a planning permit is required to create or alter access to a road in a Transport Zone 2.

Application PLN22/0361 (the subdivision application):

- Clause 32.08-3 (General Residential Zone), a planning permit is required to subdivide land.
- Clause 44.05-2 (Special Building Overlay), a planning permit is required to subdivide land.
- Clause 52.02, a permit is required to create, vary, or remove an easement.
- Clause 52.29-2, a permit is required to subdivide land adjacent to a road in a Transport Zone 2.

The relevant controls and policies are as follows:

Zoning Controls

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

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

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

2.3.1 Town Planning Application - No. 639-649 Springvale Road, Springvale South (Planning Application No. PLN22/0359 & PLN22/0361) (Cont.)

Pursuant to Clause 32.08-6, a permit is required to construct two (2) or more dwellings on a lot. A development must meet the requirements of Clause 55.

Pursuant to Clause 32.08-3, a planning permit is required to subdivide land. An application to subdivide land must meet the requirements of Clause 56.

Overlay Controls

The subject site is subject to the Special Building Overlay.

The purpose of the Special Building Overlay outlined at Clause 44.05 is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To identify land in urban areas liable to inundation by overland flows from the urban drainage system as determined by, or in consultation with, the floodplain management authority.*
- *To ensure that development maintains the free passage and temporary storage of floodwaters, minimises flood damage, is compatible with the flood hazard and local drainage conditions and will not cause any significant rise in flood level or flow velocity.*
- *To protect water quality and waterways as natural resources by managing urban stormwater, protecting water supply catchment areas, and managing saline discharges to minimise the risks to the environmental quality of water and groundwater.*

Pursuant to Clause 44.05-2, a permit is required to for buildings and works.

Pursuant to Clause 44.05-3, a permit is required to subdivide land.

An application under this overlay must be referred to Melbourne Water as the relevant floodplain management authority under Section 55 of the Planning and Environment Act 1987.

State Planning Policy Framework

The **Operation of the Planning Policy Framework** outlined at Clause 71.02 seeks to ensure that the objectives of planning in Victoria are fostered through appropriate land use and development planning policies and practices which integrate relevant environmental, social and economic factors in the interests of net community benefit and sustainable development.

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.

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.

2.3.1 Town Planning Application - No. 639-649 Springvale Road, Springvale South (Planning Application No. PLN22/0359 & PLN22/0361) (Cont.)

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 15 Built Environment and Heritage

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

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

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

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

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

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

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 16 Housing

Clause 16 (Housing) contains two (2) key objectives, which can be summarised as relating to housing diversity, sustainability of housing and the provision of land for affordable housing.

2.3.1 Town Planning Application - No. 639-649 Springvale Road, Springvale South (Planning Application No. PLN22/0359 & PLN22/0361) (Cont.)

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

Clause 16.01-1R (Housing supply – Metropolitan Melbourne), includes several strategies to manage the supply of new housing including, increased housing in established areas to create a city of 20-minute neighbourhoods close to existing services, jobs, public transport; as well as a strategy that allows for a range of minimal, incremental and high change residential areas that balance the need to protect valued areas with the need to ensure choice and growth in housing.

Clause 18 Transport

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

Local Planning Policy Framework

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

The MSS is contained within Clause 21 of the Scheme. The MSS at **Clause 21.02** 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 central Dandenong (Clause 21.02-3).*
- *Whilst there is a clear pre-dominance of single detached dwellings, there are a range of other types of dwellings including dual occupancies, villa-units, town houses and apartments. The highest concentration of older villa units and apartments and more recent multi-unit redevelopments have occurred around central Dandenong, Springvale and Noble Park activity centres (Clause 21.02-4).*
- *With diverse cultural groups that call Greater Dandenong home, there are certain distinct precincts that are emerging that have their own character. Their built form is characterised by buildings with flat unarticulated facades, prominent balconies, limited frontage/side setbacks, limited or no landscaping (Clause 21.02-4).*

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

2.3.1 Town Planning Application - No. 639-649 Springvale Road, Springvale South (Planning Application No. PLN22/0359 & PLN22/0361) (Cont.)

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

Clause 21.04-1 Housing and community

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

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

- *To facilitate high quality building design and architecture.*
 - *Ensure building design is consistent with the identified future character of an area and fully integrates with surrounding environment.*
 - *Encourage high standards of building design and architecture, which allows for flexibility and adaptation in use.*
 - *Encourage innovative architecture and building design.*
 - *Encourage development to incorporate sustainable design elements that enhance occupant comfort and environmental performance.*

2.3.1 Town Planning Application - No. 639-649 Springvale Road, Springvale South (Planning Application No. PLN22/0359 & PLN22/0361) (Cont.)

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

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

- *To guide the location and design of different types of residential development within Greater Dandenong, having regard to State and local planning policies, while respecting the valued characteristics and identified future character of residential neighbourhoods.*
- *To ensure that new residential development is consistent with the identified future character and preferred built form envisaged for the three (3) 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.*

2.3.1 Town Planning Application - No. 639-649 Springvale Road, Springvale South (Planning Application No. PLN22/0359 & PLN22/0361) (Cont.)

- *To ensure that residential development uses innovative, responsive and functional siting and design solutions that:*
 - *Achieve high quality internal amenity and private open space outcomes for future residents;*
 - *Make a positive contribution to the streetscape through quality design, contextual responsiveness and visual interest;*
 - *Promote public realm safety by maximising passive surveillance.*
 - *Demonstrate responsiveness to the site, adjoining interfaces, streetscape and landscape context;*
 - *Respect the amenity of adjoining residents and the reasonable development potential of adjoining properties;*
 - *Achieve environmentally sustainable design outcomes;*
 - *Use quality, durable building materials that are integrated into the overall building form and façade; and*
 - *Minimise the visual dominance of vehicle accessways and storage facilities, such as garages, car ports and basement entrances.*

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

Clause 22.09-3.3 (Incremental Change Areas) provides design principles, some of which also relate to the variances to the requirements of standards to Clause 55 under the schedule to the General Residential Zone. The guidelines are as follows:

- *Preferred housing type – The preferred housing type for the Incremental Change Area is medium density.*
- *Building Height – The preferred maximum building height for land within the GRZ1 and GRZ2 is up to 2 storeys, including ground level.*
- *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.*
- *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 carport and garages in the street.*
- *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.*
- *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;*
 - *Provide separation between dwellings at upper level;*

2.3.1 Town Planning Application - No. 639-649 Springvale Road, Springvale South (Planning Application No. PLN22/0359 & PLN22/0361) (Cont.)

- *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 adjoining private secluded open space.*
- *Two (2) 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 4 to this report.

Particular Provisions

Easements, Restrictions and reserves (Clause 52.02)

The purpose of this provision is:

- *To enable the removal and variation of an easement or restrictions to enable a use or development that complies with the planning scheme after the interests of affected people are considered.*

A permit is required before a person proceeds:

- Under Section 23 of the Subdivision Act 1988 to create, vary or remove an easement or restriction or vary or remove a condition in the nature of an easement in a Crown grant.
- Under Section 24A of the Subdivision Act 1988.
- Under Section 36 of the Subdivision Act 1988 to acquire or remove an easement or remove a right of way.

2.3.1 Town Planning Application - No. 639-649 Springvale Road, Springvale South (Planning Application No. PLN22/0359 & PLN22/0361) (Cont.)

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. The site is within the Principal Public Transport Network area, therefore, no visitor car parking spaces are required.

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 5 to this report.

Land Adjacent to the Principal Road Network (Clause 52.29)

The purposes of this provision are:

- *To ensure appropriate access to the Principal Road Network or land planned to form part of the Principal Road Network.*
- *To ensure appropriate subdivision of land adjacent to Principal Road Network or land planned to form part of the Principal Road Network.*

A permit is required to create or alter access to a road in a Transport Zone 2 and to subdivide land adjacent to a road in a Transport Zone 2.

An application must be referred under section 55 of the Act to the Head, Transport for Victoria.

Two (2) or more dwellings on a lot and residential buildings (Clause 55)

2.3.1 Town Planning Application - No. 639-649 Springvale Road, Springvale South (Planning Application No. PLN22/0359 & PLN22/0361) (Cont.)

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

- *To construct two (2) 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 6 to this report.

Residential subdivision (Clause 56)

The purpose of this clause is to:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To create liveable and sustainable neighbourhoods and urban places with character and identity.*
- *To achieve residential subdivision outcomes that appropriately respond to the site and its context for:*
 - *Metropolitan Melbourne growth areas.*
 - *Infill sites within established residential areas.*
 - *Regional cities and towns.*
- *To ensure residential subdivision design appropriately provides for:*
 - *Policy implementation.*
 - *Liveable and sustainable communities.*
 - *Residential lot design.*
 - *Urban landscape.*
 - *Access and mobility management.*

2.3.1 Town Planning Application - No. 639-649 Springvale Road, Springvale South (Planning Application No. PLN22/0359 & PLN22/0361) (Cont.)

- *Integrated water management.*
- *Site management.*
- *Utilities.*

Pursuant to Clause 32.08-6, an application to subdivide land must meet the requirements of Clause 56 and:

- Must meet all of the objectives included in the clauses specified below.
- Should meet all of the standards included in the clauses specified below;
 - 60 or more lots: All except Clause 56.03-5.
 - 16 – 59 lots: All except Clauses 56.03-1 to 56.03-3, 56.03-5, 56.06-1 and 56.06-3.
 - 3 – 15 lots: All except Clauses 56.02-1, 56.03-1 to 56.03-4, 56.05-2, 56.06-1, 56.06-3 and 56.06-6.
 - 2 lots: Clauses 56.03-5, 56.04-2, 56.04-3, 56.04-5, 56.06-8 to 56.09-2.

An assessment against Clause 56 is included as Attachment 7 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.

Clause 66- Referral and Notice Provisions must be considered. This clause sets out the mandatory referrals required to external authorities.

Restrictive Covenants

There are no restrictive covenants or Section 173 Agreements registered on titles.

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

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

Diversity (Access & Equity)

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

2.3.1 Town Planning Application - No. 639-649 Springvale Road, Springvale South (Planning Application No. PLN22/0359 & PLN22/0361) (Cont.)

Community Safety

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

Safe Design Guidelines

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

Referrals

The applications were externally referred to the following authorities:

PLN22/0359 (the development application):

| Authority | Referral type under the Planning and Environment Act 1987; | Response |
|--|---|-------------------------------------|
| Head, Transport for Victoria | Section 55 | No objection, subject to conditions |
| Melbourne Water | Section 55 | No objection, subject to conditions |
| Country Fire Authority/ Fire Rescue Victoria | Section 52 (notice) | No objection, subject to conditions |

PLN22/0361 (the subdivision application):

| | Referral type under the Planning and Environment Act 1987; | Response |
|------------------------------|---|-------------------------------------|
| Head, Transport for Victoria | Section 55 | No objection, subject to conditions |
| United Energy (Zinfra) | Section 55 | No objection, no conditions |
| Multinet gas (Comdain) | Section 55 | No objection, subject to conditions |
| South East Water | Section 55 | No objection, subject to conditions |
| Melbourne Water | Section 55 | No objection, subject to conditions |

2.3.1 Town Planning Application - No. 639-649 Springvale Road, Springvale South (Planning Application No. PLN22/0359 & PLN22/0361) (Cont.)

| | | |
|--|------------|-------------------------------------|
| Country Fire Authority/ Fire Rescue Victoria | Section 55 | No objection, subject to conditions |
| APA | Section 55 | No objection, subject to conditions |

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.

PLN22/0359 (the development application):

| Internal Department | Response |
|----------------------------|-------------------------------------|
| Transport | No objection, subject to conditions |
| Civil | No objection, subject to conditions |
| Asset | No objection, subject to conditions |
| ESD | No objection, subject to conditions |
| Waste | No objection, subject to conditions |

PLN22/0361 (the subdivision application):

| | Response |
|-----------|--------------------------------------|
| Transport | No objection, subject to conditions |
| Civil | No objection, subject to conditions |
| Asset | No objection, subject to conditions. |

Advertising

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

- Sending notices of each application to the owners and occupiers of adjoining land.
- For each application, placing two (2) signs on site facing Springvale Road and two (2) signs on Waddington Crescent.

The notification has been carried out correctly.

2.3.1 Town Planning Application - No. 639-649 Springvale Road, Springvale South (Planning Application No. PLN22/0359 & PLN22/0361) (Cont.)

Council has received the following objections:

- five (5) objections were for PLN22/0359 (the development application), and
- seven (7) objections were for PLN22/0361 (the subdivision application).

It should be noted that there were 8 objectors in total. Four (4) objectors submitted objections to both applications, and four (4) objectors submitted an objection to only one (1) of the applications.

| | | PLN22/0361 | PLN22/0359 |
|--------------------|-------------|------------|------------|
| Objector #1 | POBJ22/0217 | ü | |
| | POBJ22/0216 | | ü |
| Objector #2 | POBJ22/0212 | ü | |
| | POBJ22/0215 | | ü |
| Objector #3 | POBJ22/0211 | ü | |
| Objector #4 | POBJ22/0209 | ü | |
| | POBJ22/0214 | | ü |
| Objector #5 | POBJ22/0210 | ü | |
| Objector #6 | POBJ22/0208 | ü | |
| | POBJ22/0213 | | ü |
| Objector #7 | POBJ22/0184 | ü | |
| Objector #8 | POBJ22/0206 | | ü |

The applications were amended under S57A of the *Planning and Environment Act 1987* on 15 March 2023 and 22 March 2023. The amendment made minor changes to dwellings and lots 44-50 along the eastern rear boundary, to increase rear setbacks. Notice of the amended applications were not given to neighbouring property owners and occupiers as it was considered that the amended proposal further setbacks the built form from this boundary and would not cause any further detrimental amenity impacts.

The location of the objectors / submitters is shown in Attachment 3.

2.3.1 Town Planning Application - No. 639-649 Springvale Road, Springvale South (Planning Application No. PLN22/0359 & PLN22/0361) (Cont.)

Summary of Grounds of Submissions/Objections

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

- **Overshadowing**

Shadows cast to the secluded private open space of existing dwellings by the proposed development satisfy Standard B21 of Clause 55.04-5 of the Greater Dandenong Planning Scheme for all existing dwellings except for 4/69-71 Glassford Street. The additional shadowing at 4/69-71 Glassford Street is minor in area (approx. 4sqm at 11am and 2sqm at noon). The additional shadowing is located in a concreted service area to the side of the dwelling (not the main SPOS area for the dwelling). Notice of the application was given to the owner and occupier of 4/69-71 Glassford Street and no objections were received. It is considered that the additional shadowing caused by the proposed development is not unreasonable and will still meet the objective of Clause 55.04-5 of the Greater Dandenong Planning Scheme.

- **Insufficient car parking**

The number of car parking spaces provided for each dwelling complies with the number of car parking spaces required by Clause 52.06 of the Greater Dandenong Planning Scheme. At least 1 space is provided for each 2 bedroom dwelling and at least 2 spaces are provided for each 3 or more bedroom dwelling. The proposal also provides an additional 34 car parking spaces in excess of the car parking requirement in Clause 52.06 of the Greater Dandenong Planning Scheme. This includes 18 newly created public on street car parking spaces within the Waddington Crescent and Springvale Road reserves, 9 common property visitor spaces and 7 other spaces allocated to various dwellings which are in excess of the statutory requirement. The proposal exceeds the car parking requirements.

- **Noise**

Residential noise is regulated by Environment Protection Act 2017 and the Environment Protection Regulations 2021. Permit conditions can require the submission of a Construction Management Plan to ensure that noise during construction is not unreasonable.

- **Traffic/ increase risk of accidents**

The application has been referred to Head, Transport for Victoria and to Council's internal Transport Department, who have specified conditions relating to the internal accessways and works on Springvale Road. Subject to these conditions, it is considered that the proposal will not adversely effect traffic and circulation in the surrounding road network. It is considered that the surrounding road network is capable of accommodating traffic generated by the development.

2.3.1 Town Planning Application - No. 639-649 Springvale Road, Springvale South (Planning Application No. PLN22/0359 & PLN22/0361) (Cont.)

- **Overdevelopment**

The size and scale of the development is consistent with the preferred neighbourhood character set out in Clause 22.09 and complies with objectives of Clause 55 (two (2) or more dwellings and residential buildings) and Clause 56 (residential subdivision) of the Greater Dandenong Planning Scheme (see Clause 22.09, Clause 55 and Clause 56 assessments below).

- **Proximity to Melbourne Water asset.**

A Melbourne Water underground pipe is located within the subject site, parallel and offset approximately 2m from the eastern boundary. There is also a 2m wide easement along the eastern boundary. The application has been referred to Melbourne Water. Melbourne Water have not objected to the application, subject to conditions. Melbourne Water require that the landscape plan be amended to show compliance with Melbourne Water landscaping guidelines. Permit conditions can require this amendment to ensure that planting in proximity to this asset is to Melbourne Water's satisfaction. It is noted that landscape guidelines require trees to be planted at least 5m from underground pipe assets. The plans show that dwellings along the eastern boundary are adequately setback to enable a tree to be planted in the rear SPOS, while still meeting Melbourne Water landscape guidelines. Given that Melbourne Water have not objected to the application, it is considered that the proposal is adequately setback from the Melbourne Water asset.

- **Flooding issues**

The objector has raised concerns that filling of land will result in flooding to neighbouring property in Slym Crt. It is acknowledged that the site is within the Special Building Overlay, where Council must consider the flood risk. Confirmation has been received from Melbourne Water stating that the property is not subject to flooding from a Melbourne Water drain. New flood mapping recently completed by Melbourne Water indicates that the property is not subject to flooding, based on a storm event that has a 1% chance of occurrence in any one (1) year. Therefore, Melbourne Water has not required any filling of the land or minimum finished floor levels.

The application has been referred to Council's Asset drainage engineers, who have specified permit conditions, including requirements to submit stormwater drainage plans and final surface levels to ensure that the development adequately addresses stormwater management.

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 easy walking distance of many community facilities and public transport. The proposal also seeks to reduce pressure on the urban fringe by providing multiple dwellings where previously none existed, through the redevelopment of the site, thereby ensuring that the housing required for the growing population is facilitated.

2.3.1 Town Planning Application - No. 639-649 Springvale Road, Springvale South (Planning Application No. PLN22/0359 & PLN22/0361) (Cont.)

PLN22/0359 (Development application)

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

- General Residential Zone maximum height and garden area requirements
- Clause 22.09 (Residential and Neighbourhood Character Policy) - full assessment attached as attachment 4; and
- Clause 52.06 (Car parking) - full assessment attached as attachment 5;
- Clause 55 (Two (2) or more dwellings on a lot) - full assessment attached as attachment 6;

The proposal complies with all requirements of these clauses except in the instances detailed below, where variations or conditions are required.

Variations required:

| Issue | Details | Justification |
|--|--|---|
| <p>Street setback (Standard B6, Clause 55.03-1)</p> | <p>The objective of this clause is to;</p> <ul style="list-style-type: none"> • <i>To ensure that the setbacks of buildings from a street respect the existing or preferred neighbourhood character and make efficient use of the site.</i> <p>Dwellings fronting Springvale Road:</p> <p>The standard requires a front setback to Springvale Road of 7.27m.</p> <p>Dwelling 1 is proposed to be setback 8.2m from Springvale Road.</p> <p>Dwellings 2-12 are proposed to be setback 6.1m from Springvale Road.</p> <p>Dwellings 13 and 14 are proposed to be setback 5.6 and 5.5m from Springvale Road.</p> <p>Dwellings fronting Waddington Crescent on the east:</p> <p>The standard requires a front setback to Waddington Crescent on the west of 6m.</p> <p>Dwelling 28 has a setback of 6m.</p> <p>Dwellings 29--31 have a front setbacks of 4-5.1m.</p> | <p>In this instance, the reduced setbacks are considered acceptable as the proposed dwellings which are immediately adjoining neighbouring existing dwellings comply with the standard, with a gradual reduction along the row of dwellings. The reduced setbacks are minor, gradual, and the overall design response allows for substantial landscaping within the front setbacks. For these reasons, it is considered that the proposed reduced setbacks will still respect the existing and preferred neighbourhood character.</p> |

2.3.1 Town Planning Application - No. 639-649 Springvale Road, Springvale South (Planning Application No. PLN22/0359 & PLN22/0361) (Cont.)

| | | |
|---|---|---|
| <p>Parking location (Standard B15, Clause 55.03-10)</p> | <p>The objective of this clause is to:</p> <ul style="list-style-type: none"> • <i>To provide convenient parking for residents and visitors vehicles.</i> • <i>To protect residents from vehicular noise within developments.</i> <p>The standard requires shared accessways to be setback 1.5m from habitable room windows. Dwelling 36 and 43 front habitable room window is setback 0.9m from the shared accessway.</p> | <p>In this instance, the variation is considered acceptable as the applicant has proposed that the front window to dwelling 36 and 43 will have double glazing and, in addition, the rooms are living spaces, not bedrooms, therefore, it is considered that the proposal will still protect residents from vehicular noise.</p> |
| <p>Side and rear setbacks (Standard B17, Clause 55.04-1)</p> | <p>The objective of this clause is to :</p> <ul style="list-style-type: none"> • <i>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.</i> <p>The standard requires buildings to be setback 1 metre plus 0.3 metres for every metre of height over 3.6m.</p> <p>Dwelling 16 and 17 northern elevation has a wall height of 6 and 6.1m. This requires a setback of 1.75m. 1.7m setback is proposed.</p> | <p>Dwellings 16 and 17 have a minor non-compliance (5cm). In this instance it is considered that the proposal will still respect the preferred neighbourhood character and limit impact on amenity for the following reasons:</p> <ul style="list-style-type: none"> • The non-compliance is almost negligible (only 5cm) and will not be discernible. • the non-compliance is on a northern elevation (ie, neighbouring dwelling is on the north and will therefore not be impacted by any additional shadowing. • No window are located on this elevation, therefore, no overlooking will occur. • These dwellings still provide substantial opportunity for landscaping along this boundary. |

2.3.1 Town Planning Application - No. 639-649 Springvale Road, Springvale South (Planning Application No. PLN22/0359 & PLN22/0361) (Cont.)

| <p>Overshadowing (Standard B21, Clause 55.04-5)</p> | <p>The objective of this clause is to:</p> <ul style="list-style-type: none"> <i>To ensure buildings do not significantly overshadow existing secluded private open space.</i> <p>Shadows cast to the secluded private open space of existing dwellings by the proposed development satisfy Standard B21 for all existing dwellings except for 4/69-71 Glassford Street.</p> <p>Overshadowing to the SPOS of 4/69-71 Glassford Street does not meet Standard B21 as the SPOS does not currently receive 5 hours of sunlight between 9am and 3pm to 40sqm of SPOS with a minimum dimension of 3m.</p> <table border="1" data-bbox="384 1010 1050 1312"> <thead> <tr> <th colspan="3">OVERSHADOWING CALCULATIONS</th> </tr> <tr> <th></th> <th>SQM OF SECLUDED PRIVATE OPEN SPACE IN SUNLIGHT (EXISTING)</th> <th>SQM OF SECLUDED PRIVATE OPEN SPACE IN SUNLIGHT (PROPOSED)</th> </tr> </thead> <tbody> <tr> <td colspan="3">4/69-71 GLASSFORD</td> </tr> <tr> <td>9AM</td> <td></td> <td>NO OVERSHADOWING FROM PROPOSED DEVELOPMENT</td> </tr> <tr> <td>10AM</td> <td></td> <td></td> </tr> <tr> <td>11AM</td> <td>54.33SQM</td> <td>50.43SQM</td> </tr> <tr> <td>NOON</td> <td>62.41SQM</td> <td>60.58SQM</td> </tr> <tr> <td>1PM</td> <td>62.99SQM</td> <td>62.18SQM</td> </tr> <tr> <td>2PM</td> <td></td> <td>NO OVERSHADOWING FROM PROPOSED DEVELOPMENT</td> </tr> <tr> <td>3PM</td> <td></td> <td></td> </tr> </tbody> </table> | OVERSHADOWING CALCULATIONS | | | | SQM OF SECLUDED PRIVATE OPEN SPACE IN SUNLIGHT (EXISTING) | SQM OF SECLUDED PRIVATE OPEN SPACE IN SUNLIGHT (PROPOSED) | 4/69-71 GLASSFORD | | | 9AM | | NO OVERSHADOWING FROM PROPOSED DEVELOPMENT | 10AM | | | 11AM | 54.33SQM | 50.43SQM | NOON | 62.41SQM | 60.58SQM | 1PM | 62.99SQM | 62.18SQM | 2PM | | NO OVERSHADOWING FROM PROPOSED DEVELOPMENT | 3PM | | | <p>In this instance, the noncompliance is considered acceptable for the following reasons:</p> <ul style="list-style-type: none"> The additional shadowing is minor in area (approx. 4sqm at 11am and 2sqm at noon). The additional shadowing is located in a service area to the side of the dwelling (not the main SPOS area for the dwelling). Notice of the application was given to the owner and occupier of this dwelling and no objections were received. |
|---|---|--|--|--|--|---|---|-------------------|--|--|-----|--|--|------|--|--|------|----------|----------|------|----------|----------|-----|----------|----------|-----|--|--|-----|--|--|--|
| OVERSHADOWING CALCULATIONS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | SQM OF SECLUDED PRIVATE OPEN SPACE IN SUNLIGHT (EXISTING) | SQM OF SECLUDED PRIVATE OPEN SPACE IN SUNLIGHT (PROPOSED) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 4/69-71 GLASSFORD | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 9AM | | NO OVERSHADOWING FROM PROPOSED DEVELOPMENT | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 10AM | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 11AM | 54.33SQM | 50.43SQM | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| NOON | 62.41SQM | 60.58SQM | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1PM | 62.99SQM | 62.18SQM | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2PM | | NO OVERSHADOWING FROM PROPOSED DEVELOPMENT | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3PM | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>Solar access to open space (Standard B29, Clause 55.05-5)</p> | <p>The objective of this clause is to;</p> <ul style="list-style-type: none"> <i>To allow solar access into the secluded private open space of new dwellings and residential buildings.</i> <p>All dwellings meet the standard except for dwellings 29 and 31 which have walls to the northern side of part of their SPOS of 5.28m height with SPOS widths of 5.52m and 5.44m. The standard requires 6.76m.</p> | <p>In this instance, the variation is considered acceptable for the following reasons:</p> <ul style="list-style-type: none"> these dwellings have part of their SPOS exceeding Standard B29 minimums. Therefore, it is considered that these dwellings still achieve some solar access to their SPOS. 58 out of 60 dwellings proposed in this | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

2.3.1 Town Planning Application - No. 639-649 Springvale Road, Springvale South (Planning Application No. PLN22/0359 & PLN22/0361) (Cont.)

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| | | <p>development meet the standard. The proportion of dwellings not satisfying standard in the whole development is only 3.3%.</p> |
| <p>Accessway design standards Clause 52.06-9</p> | <p>The standard requires accessways connecting to a road in a Transport Zone to be designed so that cars can exit the site in a forward direction.</p> <p>Dwellings 1-3, 13 and 14 propose reversing onto a road in a Transport Zone 2.</p> <p>The standard also requires accessways serving 10 or more spaces and more than 50m long to provide a passing area at the entrance that is at least 6.1m x 7m.</p> | <p>In this instance, reversing onto the road in a Transport Zone 2 is acceptable as vehicles will be reversing on to a service road, where traffic will be at lower speeds than the main road. The application has been referred to the Department of Transport (formally VicRoads) and Council's internal Transport Department. Department of Transport and Councils internal Transport Department have not objected to the proposal, subject to conditions relating to construction of the service road (see conditions 36-41 of recommendation part 1). Subject to these conditions, it is considered that the accessways to dwellings 1-3, 13 and 14 will create a safe environment for users.</p> <p>The accessways at the entrance are 5.5m wide. While this is 0.6m less than the standard for the passing area, it is considered acceptable in this instance given Waddington Crescent is a</p> |

2.3.1 Town Planning Application - No. 639-649 Springvale Road, Springvale South (Planning Application No. PLN22/0359 & PLN22/0361) (Cont.)

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| | | <p>local road and in the eastern precinct, visitor car spaces and dwelling driveways provide adequate space for passing. The application has been referred to Council's Transport Department, who did not raise concerns with the width of the accessways at the entrance.</p> |
|--|--|--|

Conditions required:

| Issue | Details | Condition reference number |
|--|---|----------------------------|
| <p>Safety (Clause 22.09-3.1):</p> | <p>Dwelling 19 east facing living room window is shown as a highlight window on the Waddington Crescent eastern elevation and a side fence which blocks views from the dwelling 19 living room to the street. There is opportunity to reduce the sill height of this window and setback the side fence, to improve passive surveillance to Waddington Crescent.</p> <p>Dwelling 36 west facing living room window is shown as a highlight window on the Waddington Crescent western elevation. There is opportunity to reduce the sill height of this window, to improve passive surveillance to Waddington Crescent.</p> <p>Dwelling 19 first floor rear bedroom and ensuite has the opportunity to be rearranged, to allow the bedroom window to face the street, with a clear outlook to the street, which will improve internal amenity and improve passive surveillance to the street.</p> | <p>1.7, 1.8, 1.9</p> |
| <p>Car parking (Clause 22.09-3.1):</p> | <p>Dwelling 30 and 31 garage setback is only 4.9m. Cars will overhang the footpath on Waddington Crescent. The garage setback should be increased to 5.4 metres.</p> | <p>1.13</p> |

2.3.1 Town Planning Application - No. 639-649 Springvale Road, Springvale South (Planning Application No. PLN22/0359 & PLN22/0361) (Cont.)

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| | Some of the storage spaces within the garages encroach on the car parking space required to meet design standards in Clause 52.06. Therefore, permit conditions can require these storage space to be relocated clear of the car space. | |
| Site design (Clause 22.09-3.1) and Clause 56.03-1 (compact and walkable neighbourhoods): | The proposal has not provided pedestrian/cycling connection from Springvale Road to the eastern side of the development. Springvale Road is a main road, connecting significant areas of metropolitan Melbourne. A south bound bus stop is located approximately 120m north of the site along Springvale Road and cycling routes are accessible along Springvale Road immediately in front of the subject site. Permit conditions can require a pedestrian/cycling path connection through the development to create easy walking distances through the development. | 1.10 |
| Internal Amenity (Clause 22.09-3.1): | Dwelling 19 first floor rear bedroom and ensuite has the opportunity to be rearranged, to allow the bedroom window to face the street, with a clear outlook to the street, which will improve internal amenity and improve passive surveillance to the street. | 1.9 |
| Waste Management: | <p>Council's Waste Services team have reviewed the proposed Waste Management Plan and advised that a private waste contractor will need to be engaged for the development due to the internal road network not meeting requirements for municipal waste collection.</p> <p>Council's Waste Services team have advised that due to the internal road network layout, the WMP and site plan is required to be updated to show the bin storage and presentation locations and outline the measures to mitigate the risk with the collection vehicle manoeuvres.</p> <p>Permit conditions will require a revised Waste Management Plan to reflect this.</p> | 1.17, 19 |
| Traffic management | Slowly narrowing a carriageway from a two-way width to a one-way width is not recommended (it is safer to be clearly one or the other). | 1.15 |

2.3.1 Town Planning Application - No. 639-649 Springvale Road, Springvale South (Planning Application No. PLN22/0359 & PLN22/0361) (Cont.)

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| | Permit conditions can require the loop accessway in the eastern portion of the site designed as a one-way accessway with appropriate line marking and signage to Council satisfaction. | |
|--|--|--|

Staging of the Development

Stage 1 would include the construction of dwellings 1 to 31 all common property on the western side of Waddington Crescent, the complete construction of Waddington Crescent and the Springvale Road Service road. Stage 2 would include the construction of dwellings 32 to 60 and all common property on the eastern side of Waddington Crescent.

The staging plan follows a logical sequencing and is considered acceptable given that all access required for each stage will be constructed in each stage.

Car Parking

In relation to car parking and vehicle access, the requirements of Clause 52.06 of the scheme apply. The proposal would satisfy and exceed the car parking requirement under Clause 52.06-5 for each dwelling and visitor spaces. The car parking requirements are demonstrated in the table below.

| | Requirement | No of Dwellings | Required | Provided |
|--------------|---|-----------------|----------|---|
| Dwellings | 1 to each one (1) or two (2) bed dwelling | 1 | 1 | 1 |
| | 2 to each three (3) or more bed dwelling | 59 | 118 | 125 (7 surplus) |
| | No visitor spaces required, as the site is within the Principal Public Transport Network (PPTN) | 0 | 0 | 9, plus 18 additional on street spaces (27 surplus) |
| Total | | | 119 | 153 (SURPLUS 34) |

The proposal provides in excess of the required number of car parking spaces on site.

2.3.1 Town Planning Application - No. 639-649 Springvale Road, Springvale South (Planning Application No. PLN22/0359 & PLN22/0361) (Cont.)

Waddington Crescent has been designed to Council road reserve standards and will be designed with footpaths on either side, to match the existing Waddington Crescent. The width of the internal common accessways have not been designed to Council's road reserve standards and therefore must be assessed against design standard 1- Accessways of Clause 52.06-9. The internal common property road width of 5.5 metres would provide adequate space for passing vehicles and waste truck manoeuvrability. However, slowly narrowing a carriageway from a two (2) way width to a one (1) way width is not recommended (it is safer to be clearly one (1) or the other). Permit conditions can require the loop accessway in the eastern portion of the site to be designed as a one (1) way accessway with appropriate line marking and signage to Council satisfaction.

Given the closed internal road network of the development is only to be used by residents, the volume of traffic would be at the lower end of the scale with a familiarity amongst users. Therefore, the absence of a pedestrian path network along both sides of the internal accessways would not compromise the safety of pedestrians. As the proposal would comply with each of the requirements of the design standards under Clause 52.06-9, an acceptable road layout and provision of car parking has been provided, satisfying the purpose of Clause 52.06.

Land adjacent to a road in a Transport Zone

The alteration of access and subdivision of land adjacent to a road in a Transport Zone 2 have been referred to Head, Transport for Victoria at the Department of Transport, as a determining referral authority under Section 55 of the *Planning and Environment Act 1987*.

The Department of Transport have provided a response stating that they do not objection to the proposal, subject to conditions relating to construction of the Springvale Road service road extension. Subject to these conditions, it is considered that the proposal the proposed access is appropriate and will not negatively impact on the operation of the road and on public safety and therefore meets the purpose of Clause 52.29.

Special Building Overlay

The site is within the Special Building Overlay, where Council must consider the flood risk. Confirmation has been received from Melbourne Water stating that the property is not subject to flooding from a Melbourne Water drain. New flood mapping recently completed by Melbourne Water indicates that the property is not subject to flooding, based on a storm event that has a 1% chance of occurrence in any one (1) year. Therefore, Melbourne Water has not required any filling of the land or minimum finished floor levels.

The application has been referred to Council's Asset drainage engineers, who have specified permit conditions including requirements to submit a further stormwater drainage plans and final surface levels to ensure that the development adequately addresses stormwater management.

2.3.1 Town Planning Application - No. 639-649 Springvale Road, Springvale South (Planning Application No. PLN22/0359 & PLN22/0361) (Cont.)

Vegetation & Tree Impact (Site & Surrounds)

The applicant has submitted an arboricultural report detailing the existing vegetation on the site and immediately surrounding the site. The report identifies that all vegetation on the site was planted vegetation. The report identifies that nine (9) trees are Victorian native species. Pursuant to Clause 52.17-7, a planning permit is not required to removed Native vegetation that was either planted or grown as a result of direct seeding.

There are a number of trees in adjoining road reserves and on adjoining properties located close to the site. Development encroachments into trees to be retained do

not exceed 10% "minor encroachments" as permitted under AS4970-2009 except for Tree 5 which has an 11% encroachment as a result on a new public footpath. Tree 5 is located in the north western corner of 651 Springvale Road. Tree 5 a Queen Palm tree (non-native), with a height of approximately 8m. Given that the proposed encroachment is for the purpose of a public footpath, to enable extension of the Springvale Road service road, it is considered that avoidance of the tree protection zone is not possible, and on balance, a slight 1% additional encroachment into the tree protection zone is acceptable in the circumstances.

Aboriginal Cultural Heritage Sensitivity

The site is within a mapped area of Aboriginal Cultural Heritage sensitivity.

The applicant has provided a written report from Tradis Heritage Consultants concluding that the site has been subject to significant ground disturbance and that a mandatory Cultural Heritage Management Plan (CHMP) is not required.

Landfill gas risk

The subject site, is located within 500 m of the former Clarke Road Landfill and former Springvalley Landfill. A Landfill Gas Risk Assessment prepared by Atma Environmental has been submitted. The assessment concludes that the gas risk is 'very low risk' and 'green' (negligible gas risk) and that further assessment or management measures are not necessary for buildings and structures that exclude below ground structures such as basements and lift shafts.

Environmentally Sustainable Development

Clause 22.06 Environmentally Sustainable Development applies. Residential developments of 10 or more dwellings are required to provide a Sustainable Management Plan (SMP) pursuant to **Clause 22.06-4**. The applicant has submitted a Sustainability Management Plan that in the context of this development, satisfies Councils expectation for environmental sustainability subject to conditions relating to:

- Spatial depiction of proposed services on the plans (e.g. domestic hot water heat pumps, air conditioning condensers, rainwater tanks, solar panels etc).

2.3.1 Town Planning Application - No. 639-649 Springvale Road, Springvale South (Planning Application No. PLN22/0359 & PLN22/0361) (Cont.)

- Submission of a preliminary energy efficiency (NatHERS) rating for each dwelling type that achieves an energy rating of 6.5 stars as an average across the site.
- Confirmed hot water system specification for all dwellings including any boosting (where applicable).
- Specification of heating and cooling options and recommended performance rating for purchaser options.
- Inclusion of a 2,000L rainwater tank connected for each toilet per dwelling (where applicable).
- A revised BESS assessment that includes rainwater tanks, NatHERS inputs and electric hot water systems.

| | | | |
|-----------------------------------|-----------------------------------|----------------------|--------------------------|
| BESS Information Summary | Project Overall Score: 51% | | |
| | Fail | Best Practice | Design Excellence |
| | (<49%) | (50-69%) | (>70%) |
| Dwelling Type: Residential | | | |

| BESS Category | Score | Initiatives |
|----------------------|--------------|---|
| Management | 16% | To be revised |
| | | Energy rating (NatHERS) assessment to be undertaken Commitment to producing Building Users Guide |
| Water | 50% | To be revised |
| | | High WELS star rated water fittings, fixtures and appliances Potable water consumption reduced by 27% compared to same building following minimum standards. |
| Energy | 50% | Requires update |
| | | All electric development 6.5-star energy rating assessment to be undertaken Electric heat pumps to be installed Energy use savings of 18% compared to the same building following minimum standards. |

2.3.1 Town Planning Application - No. 639-649 Springvale Road, Springvale South (Planning Application No. PLN22/0359 & PLN22/0361) (Cont.)

| | | |
|---------------|------|---|
| Stormwater | 100% | |
| | | Stormwater design meets industry best practice requirements though water quality contributions to Melbourne Water as part of subdivision process. |
| IEQ | 60% | |
| | | Double glazing specified to all habitable room windows Cross ventilation achieved to all habitable room windows |
| Transport | 33% | |
| | | bicycle parking space allocated to garage areas for all occupants and visitors |
| Waste | 50% | |
| | | Spatial provision of waste receptacles to receive organic waste |
| Urban Ecology | 62% | |
| | | 36% of the site is vegetated Tap and floor waste to each dwelling P.O.S for gardening |
| Innovation | 0% | |

PLN22/0361 (Subdivision Application)

As required by the General Residential Zone that applies to this site, the subdivision must be assessed against the objectives and standards of those listed in the table to Clause 32.08-3. An assessment against Clause 56 is included at the end of this report at Attachment 7. The proposal would comply with each of the relevant requirements of Clause 56, subject to conditions to ensure all lots are provided with access and services prior to Statement of Compliance.

The subdivision of the land provides for a variety of lot sizes which contribute housing affordability and housing diversity for the area. The development outcomes shown in planning permit application PLN22/0359 show that the subdivision will achieve the neighbourhood character outcomes sought by the planning scheme. Given the subdivision is tied to a development concurrently assessed under planning permit application PLN22/0359, permit conditions can be included to ensure the development is constructed on the land in accordance with the development permit. It should be noted that the subdivision application should only be approved if the development application is also approved.

2.3.1 Town Planning Application - No. 639-649 Springvale Road, Springvale South (Planning Application No. PLN22/0359 & PLN22/0361) (Cont.)

Staging of the subdivision

Stage 1 would include the subdivision of lots 1 to 31, creation of all common property on the western side of Waddington Crescent, the creation of road reserves for Waddington Crescent and the Springvale Road service road. Stage 2 would include the subdivision of lots 32-60 and creation of all common property on the eastern side of Waddington Crescent.

The staging plan follows a logical sequencing and is considered acceptable given that all access and servicing required for each stage will be constructed in each stage prior to Statement of Compliance. Permit conditions can ensure that the public open space contribution for the whole development is paid prior to Statement of Compliance for the first stage (as discussed below).

Public Open Space contribution

Pursuant to Clause 53.01 of the Greater Dandenong Planning Scheme, a person who proposes to subdivide land must make a contribution to the Council for public open space. A public open space contribution has not yet been paid for this site. Permit conditions can require the public open space contribution (see condition 4 of recommendation part 2) and the permit holder will be required to make this payment before a Statement of Compliance is issued under the *Subdivision Act 1988* for the first stage.

Variation and removal of easement

As neither Melbourne Water nor Council's Civil or Asset Departments objected to the removal of the easements, it is considered that the interests of all affected people have been considered and is therefore acceptable for the easements to be varied.

Conclusion

The applications have been assessed against the relevant requirements of the Greater Dandenong Planning Scheme and are considered appropriate to the site in which it is located, subject to conditions. Importantly, the proposal will complete the missing connection of Waddington Crescent and extend the service lane and footpaths along Springvale Road, improving walkability of the road network. The dwellings have been designed to respect the existing and preferred neighbourhood character, will provide housing diversity, significant landscaping opportunities and will provide good level of amenity for future occupants while also ensuring no unreasonable off-site amenity impacts to existing neighbouring properties. In addition, the proposal provides surplus car parking above and beyond the car parking requirement in the Greater Dandenong Planning Scheme.

Recommendation

This recommendation includes 2 parts:

- Recommendation part 1: PLN22/0359 (the development application) and
- Recommendation part 2: PLN22/0361 (the subdivision application). Note: recommendation 2 can only be considered if recommendation 1 is approved.

2.3.1 Town Planning Application - No. 639-649 Springvale Road, Springvale South (Planning Application No. PLN22/0359 & PLN22/0361) (Cont.)

Recommendation Part 1: PLN22/0359 (the development application)

That Council resolves to issue a Notice of Decision to grant a permit in respect of the land known and described as L1LP19328, L2 LP19328, L1 TP141223D, L1 LP71572, L1 LP73056, 639-649 Springvale Road, Springvale South for the purpose of the staged development of the land for dwellings and alteration and creation of access to a road in a Transport 2 Zone in accordance with the endorsed plans, subject to the following conditions:

- 1. Before the development starts, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. The amended plans must be drawn to scale with dimensions. The amended plans must be generally in accordance with the plans submitted and assessed with the application but modified to show:**
 - 1.1 The Springvale Road elevation correctly labelled as 'west' elevation.**
 - 1.2 The Waddington Crescent elevations labelled with the correct orientations.**
 - 1.3 The eastern elevation of the garages to dwellings 4-12 and the western elevation of the garages to dwellings 20-27.**
 - 1.4 The northern elevation of dwellings 12, 27, 31, 32, 56 and 55.**
 - 1.5 Storage space within garages relocated to be clear of the car space dimensions required by Design Standard 2 in Clause 52.06-9.**
 - 1.6 Location of mail boxes.**
 - 1.7 Dwelling 19 east facing living room window sill height lowered and the side fence to Waddington crescent set back behind the east facing living room window, to provide passive surveillance to Waddington Crescent.**
 - 1.8 Dwelling 36 west facing living room window sill height lowered and the side fence to Waddington crescent set back behind the west facing living room window, to provide passive surveillance to Waddington Crescent.**

2.3.1 Town Planning Application - No. 639-649 Springvale Road, Springvale South (Planning Application No. PLN22/0359 & PLN22/0361) (Cont.)

- 1.9 Dwelling 19 first floor rear bedroom and ensuite flipped, to allow the bedroom window to face Waddington Crescent, with a clear outlook to the street.**
- 1.10 A pedestrian connection from Springvale Road to Waddington Crescent, located along the northern side of dwellings 12 and 27. This is to be achieved by converting dwelling 13 garage to a single garage and deleting dwelling 15. The pedestrian connection along the northern side of dwelling 12 is to be designed with a minimum dimension of 3m wide and to contain a footpath and landscaping. The pedestrian connection along the northern side of dwelling 27 is to be a separated pedestrian path by deleting of the common property car spaces to the north of dwelling 27.**
- 1.11 Spatial depiction of proposed services (e.g. domestic hot water heat pumps, air conditioning condensers, rainwater tanks, solar panels etc).**
- 1.12 Any other measures associated with the revised Sustainability Management Plan (SMP).**
- 1.13 Dwelling 30 and 31 garage setback increased to 5.4 metres instead of 4.9 metres.**
- 1.14 Landscaping between dwelling 44 and 45 driveways deleted.**
- 1.15 The loop accessway in the eastern portion of the site designed as a one (1) way accessway with appropriate line marking and signage to Council satisfaction.**
- 1.16 All visitor parking bays within private roads dimensioned (length and width)**
- 1.17 Bin collection location shown on the site plans**
- 1.18 Details of the internal roads including longitudinal and cross section**

2.3.1 Town Planning Application - No. 639-649 Springvale Road, Springvale South (Planning Application No. PLN22/0359 & PLN22/0361) (Cont.)

- 2. Prior to the endorsement of plans as per condition 1, and before any trees or vegetation are removed, an amended Landscape Plan for all dwelling private open space areas and all common property, 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 above;**
 - 2.2 The site at a scale of 1:100/200, including site boundaries, existing and Proposed buildings, neighbouring buildings, car parking, access and exit points, indicative topography and spot levels at the site corners, existing and proposed vegetation, nature strip trees, easements and landscape setbacks;**
 - 2.3 Details of the proposed layout, type and height of fencing;**
 - 2.4 Legend of all plant types, surfaces, materials and landscape items to be used including the total areas of garden and lawn;**
 - 2.5 A plant schedule giving a description of botanical name, common name, mature height and spread, pot size, purchase height (if a tree) and individual plant quantities;**
 - 2.6 Any paving or deck areas within the secluded open space area of the proposed dwelling on a permeable base.**
 - 2.7 At least one (1) canopy tree with a minimum planting height of 1.5 metres within the rear secluded private open space areas of all dwellings.**
- 3. Except with the prior written consent of the Responsible Authority, the layout of the land and the size, design and location of the buildings and works permitted must always accord with the endorsed plan and must not be altered or modified.**
- 4. Except with the prior written consent of the Responsible Authority, the approved buildings in each stage must not be occupied until all buildings and works and the conditions of this permit have been complied with for that stage.**

2.3.1 Town Planning Application - No. 639-649 Springvale Road, Springvale South (Planning Application No. PLN22/0359 & PLN22/0361) (Cont.)

- 5. Before any 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.**
- 6. 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.**
- 7. Except with the prior written consent of the Responsible Authority, floor levels shown on the endorsed plan/s must not be altered or modified.**
- 8. Before the 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.**
- 9. Before the dwellings are 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.**
- 10. Before the dwellings are 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
- 11. Prior to the endorsement of plans under condition 1 the applicant is to submit a revised Sustainability Management Plan to the satisfaction of the Responsible Authority. The revised SMP must be generally in accordance with the design initiatives, commitments and assessment tool inputs included in the SMP (prepared by Sustainable Development Consultants, ref s4673, Jul 6 2022) but modified to include:**

2.3.1 Town Planning Application - No. 639-649 Springvale Road, Springvale South (Planning Application No. PLN22/0359 & PLN22/0361) (Cont.)

- 11.1 Submission of a preliminary energy efficiency (NatHERS) rating for each dwelling type that achieves an energy rating of 6.5 stars as an average across the site. The assessment must include a sample of at least two (2) configurations of dwelling types 1, 2, 3, 4 and 6. The energy rating assessment, including inputs and certificates must be included in the appendix of the SMP.**
- 11.2 Revised Energy section that includes confirmed hot water system specification for all dwellings including any boosting (where applicable).**
- 11.3 Revised energy section that specifies heating and cooling options and recommended performance rating for purchaser options.**
- 11.4 Revised water efficiency section that includes a 2,000L rainwater tank connected for each toilet per dwelling (where applicable).**
 - A revised BESS assessment that includes the following:**
 - 11.4.1 Selection of management credit 2.2**
 - 11.4.2 Revised water section that includes specification of rainwater tanks and connections where applicable**
 - 11.4.3 Revised energy section that includes updated energy rating (NatHERS) inputs as per the preliminary energy rating**
 - 11.4.4 Revised energy section that specifies the hot water system as an electric heat-pump in accordance with the energy section of the SMP.**
- 12. The provisions, recommendations and requirements of the endorsed SMP must be implemented and complied with to the satisfaction of the Responsible Authority. The documentation must not be altered without the prior written consent of the Responsible Authority.**

2.3.1 Town Planning Application - No. 639-649 Springvale Road, Springvale South (Planning Application No. PLN22/0359 & PLN22/0361) (Cont.)

- 13. Prior to the occupation of the development in each stage, approved under this permit, a report from the author of the Sustainability Management Plan (SMP) approved pursuant to this permit, or similarly qualified person or company, must be submitted to the Responsible Authority. The report must be to the satisfaction of the Responsible Authority and must confirm that all measures specified in the SMP have been implemented in accordance with the approved plan.**

- 14. Prior to commencement of works, a functional layout plan, to the satisfaction of the Responsible Authority, detailing the proposed service road and Waddington Crescent connection must be submitted to the Responsible Authority. The proposed road connection must be in accordance with Council standard SD001 and SD004. A service offset table detailing all proposed services must also be provided. When approved, the Functional layout plan will be endorsed and form part of the planning permit.**

- 15. Before construction starts, a set of SUBDIVISION DESIGN DRAWINGS, plus an electronic copy in DXF or AutoCAD DWG format must be submitted to the Responsible Authority for approval purposes. A set of SUBDIVISION DESIGN DRAWINGS must include but not necessarily be limited to -**
 - 15.1 CIVIL WORKS - according to City of Greater Dandenong's Subdivision Design Manual.**

 - 15.2 URBAN & LANDSCAPE DESIGN for Waddington Crescent and Springvale Road - Urban & Landscape Design to include:**
 - 15.2.1 a survey (including botanical names) of all existing vegetation to be retained and/or removed**

 - 15.2.2 buildings and trees (including botanical names) on neighbouring properties within three (3) metres of the boundary**

 - 15.2.3 details of surface finishes of pathways and driveways**

 - 15.2.4 a planting schedule of all proposed trees, shrubs and ground covers, including botanical names, common names, pot sizes, sizes at maturity, and quantities of each plant. All species selected must be to the satisfaction of the Responsible Authority.**

2.3.1 Town Planning Application - No. 639-649 Springvale Road, Springvale South (Planning Application No. PLN22/0359 & PLN22/0361) (Cont.)

- 15.2.5** landscaping and planting within all open areas of the site
 - 15.2.6** (specify number) canopy trees (minimum two (2) metres tall when planted) in the following areas: (specify location)
 - 15.2.7** details of the in-ground irrigation system.
 - 15.2.8** details & location of any fencing required for public open space areas.
 - 15.2.9** details & location of any structures & treatments such as gateway structures, signage, bollards etc.
 - 15.2.10** A 3-year landscape maintenance period will apply at the practical completion of the landscape works.
- 15.3** **LIGHTING DESIGN -** Lighting to be designed in accordance with AS/NZS 1158.

All documentation shall be to the satisfaction of the Responsible Authority.

- 16.** Provision must be made for the drainage of the site including landscaped and pavement areas, all to the satisfaction of the Responsible Authority.
- 17.** The connection of the internal drainage infrastructure to the Legal Point of Discharge (LPD) must be to the satisfaction of the Responsible Authority.
- 18.** 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.
- 19.** Prior to occupation of the development, The Waste Management Plan and site plan is required to be updated to reflect showing the bin storage and presentation locations and how the measures to mitigate the risk with the collection vehicle manoeuvres.

2.3.1 Town Planning Application - No. 639-649 Springvale Road, Springvale South (Planning Application No. PLN22/0359 & PLN22/0361) (Cont.)

20. Prior to the issue of any occupancy permit for the development, the owner of the land must enter into an agreement under Section 173 of the Planning and Environment Act 1987 with the Responsible Authority, to provide for the following:

20.1 Waste generated from the dwellings on the subject site be serviced by a private contractor providing waste collection services in accordance with the endorsed Waste Management Plan.

20.2 All domestic, recyclable and green waste receptacles for dwellings must be located in the appropriate collection points displayed along the common property on collection day.

20.3 The Agreement is to be applied to each subsequent lot title created from the parent title.

The owner to cover all costs relating to the preparation and registration of the Agreement (including costs incurred by the Responsible Authority).

21. Prior to commencement of works, a Stormwater Management Plan with detail calculation for major storm event with WSUD feature is to be provided.

22. Final surface levels of the proposed development are to be provided.

23. The minimum finished floor level of the proposed dwellings must be set at least 300mm above the top of the kerb level in front of the units subject to final surface level of the proposed development.

24. Access to the site and any associated roadwork must be constructed, all to the satisfaction of the Responsible Authority. Any vehicle crossing no longer required must be removed and reinstate with kerb and channel in accordance with Council Standards.

25. Letterboxes and all other structures (including visually obstructive fencing and landscaping) should be constructed to a maximum height of 900mm or relocated clear of a splayed area (2m x 2.5m) along the frontage road at access points in accordance with Dandenong Planning Scheme Clause 52.06-9.

26. Prior to the occupation of the dwellings in each stage, all parking areas and accessways for that stage must be:

2.3.1 Town Planning Application - No. 639-649 Springvale Road, Springvale South (Planning Application No. PLN22/0359 & PLN22/0361) (Cont.)

- 26.1** constructed and available for use in accordance with the plan approved by the responsible authority;
 - 26.2** formed to such levels and drained so that they can be used in accordance with the plan; and
 - 26.3** line-marked or provided with some other adequate means of showing the car parking spaces.
- 27.** Car spaces, accessways and pedestrian paths must be maintained and kept available for these purposes at all times
- 28.** Before the development starts, a Construction Management Plan must be submitted to the Responsible Authority for approval. The Construction Management Plan must address, but is not limited to:
- 28.1** Hours of construction, control of noise and airborne matter, deliveries, vehicle access, worker car parking, damage to public assets, and contact numbers for complaints;
 - 28.2** All Traffic Management Plans for the site demolition, excavation, deliveries and other construction related activities that will affect vehicle and pedestrian traffic;
 - 28.3** The location of all areas on-site and off-site to be used for construction staff parking;
 - 28.4** A Parking Management Plan for all associated construction vehicles;
 - 28.5** All site sheds, portable toilet, storage and materials, etc. must be confined to the land;
 - 28.6** The covering and maintenance of all roads/storage areas/external stockpiles/or vacant areas to avoid dust nuisance to any residential and commercial premises;
 - 28.7** A truck wheel-wash must be installed and used so vehicles leaving the site do not deposit mud or other materials on roadways;

2.3.1 Town Planning Application - No. 639-649 Springvale Road, Springvale South (Planning Application No. PLN22/0359 & PLN22/0361) (Cont.)

- 28.8 No water containing oil, foam, grease, scum or litter will be discharged to the stormwater drainage system from the land;**
- 28.9 All stored wastes are kept in designated areas or covered containers that prevent escape into the stormwater system;**
- 28.10 The amount of mud, dirt, sand, soil, clay or stones deposited by vehicles on the abutting roads is minimised when vehicles are leaving the land; and**
- 28.11 No mud, dirt, sand, soil, clay or stones are washed into, or are allowed to enter the stormwater drainage system.**

When approved, the Construction Management Plan will be endorsed and will form part of this permit.

The provisions, recommendations and requirements of the endorsed Construction Management Plan must be implemented and complied with to the satisfaction of the Responsible Authority.

Country Fire Authority conditions

- 29. Before occupancy of any dwelling, operable above or below ground fire hydrants must be provided in accordance with the following requirements, or to satisfaction of FRV.**
- 30. The maximum distance between a hydrant and the rear of any building must be 120 m and hydrants must be no more than 200 m apart.**
- 31. Hydrants must be identified as specified in 'Identification of Street Hydrants for Firefighting purposes' available under publications on the Country Fire Authority web site (www.cfa.vic.gov.au).**
- 32. Roads must be constructed to a standard so that they are accessible in all weather conditions and capable of accommodating a vehicle of 15 tonnes for the trafficable road width.**

2.3.1 Town Planning Application - No. 639-649 Springvale Road, Springvale South (Planning Application No. PLN22/0359 & PLN22/0361) (Cont.)

- 33. The average grade must be no more than 1 in 7 (14.4%) (8.1 degrees) with a maximum of no more than 1 in 5 (20%) (11.3 degrees) for no more than 50 metres. Dips must have no more than a 1 in 8 (12%) (7.1 degree) entry and exit angle.**
- 34. Curves in driveway must have a minimum radius of 10 metres.**
- 35. Must provide a minimum trafficable width of 3.5 metres, be clear of encroachments 4 metres vertically and have no obstructions within 0.5 metres either side of the formed width of the road, to the satisfaction of the Responsible Authority.**

Head, Transport for Victoria conditions

- 36. Prior to the commencement of the building and works a Functional Layout Plan must be submitted to and approved by the Head, Transport for Victoria. When approved by the Head, Transport for Victoria, the plans must be endorsed by the Responsible Authority and will then form part of the permit. The plans must be generally in accordance with the plans date stamped July 2022 and annotated A201, A202 and A203 but modified to show:
 - 36.1 Details of any works required for the construction of the Springvale Road proposed service road extension including features such as pavement, kerb/shoulders, line marking, power poles, trees and other road furniture within 100 metres of the proposed access****
- 37. Prior to the commencement of the building and works a detailed construction plan must be submitted to and approved by the Head, Transport for Victoria.**
- 38. Prior to the occupation of the development construction on the Springvale Road proposed service road extension must be completed to the satisfaction of the Head, Transport for Victoria.**
- 39. Prior to commencement of the use all disused or redundant vehicle crossings must be removed, and the area reinstated to kerb and channel to the satisfaction of and at no cost to the Head, Transport for Victoria.**
- 40. The demolition and construction of the development must not disrupt bus operations on Springvale Road without the prior written consent of the Head, Transport for Victoria.**

2.3.1 Town Planning Application - No. 639-649 Springvale Road, Springvale South (Planning Application No. PLN22/0359 & PLN22/0361) (Cont.)

- 41. Any request for written consent to disrupt bus operations on Springvale Road during the demolition and construction of the development must be submitted to the Head, Transport for Victoria not later than 8 weeks prior to the planned disruption and must detail measures that will occur to mitigate the impact of the planned disruption.**

Melbourne Water conditions

- 42. A Build Over application must be submitted online for Melbourne Water's review and approval prior to finalising plans and prior to any construction of permanent or temporary structures, demolition of structures existing structures or tree removal within 5m of a Melbourne Water asset.**

- 43. Any building/structure including footings, eaves etc. must be set outside any easement or a minimum 2.2 metre laterally clear of the outside edge of the Melbourne Water Asset , whichever is greater.**

- 44. A Pre and Post CCTV inspection of the underground drain is required to be carried out at the cost of**

the developer in accordance with WSA 05-2013 Conduit Inspection Reporting Code of Australia. The

nearest access manhole is to be referenced in the CCTV. Melbourne Water access permit to this manhole will be required;

- 45. The exact location of MW's underground drain is to be located by a licensed surveyor as per MW's Asset Proving Standard (to quality level B or higher as per AS5488).**

- 46. No services are to be installed across any Melbourne Water Asset or within any easements or owned land that are in favour of Melbourne Water unless approval in writing has been granted by Melbourne Water. A separate Utility Installation application will need to be submitted.**

- 47. Landscaping plans which show that earthworks and paving will not impact on any junction pits located along the east boundary and demonstrate compliance with Melbourne Water's landscaping requirements for the land which is located adjacent to Melbourne Water's asset.**

2.3.1 Town Planning Application - No. 639-649 Springvale Road, Springvale South (Planning Application No. PLN22/0359 & PLN22/0361) (Cont.)

- 48. Any new or modified stormwater connection shall be made to Council's drainage system. In the event that connection cannot be made to Council's system a separate application is necessary for any new or modified stormwater connection or alteration to Melbourne Water's drainage system (i.e. junction pits) and shall require approval from Melbourne Water. Evidence will need to be provided by Council regarding the legal point of discharge.**

Permit expiry

- 49. This permit will expire if:**

- 49.1 The development or any stage of it does not start within two (2) years of the date of this permit, or**
- 49.2 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

- Prior to works commencing the developer will need to obtain an Asset Protection Permit from Council.**
- Any works undertaken within the road reservation and easements will require the developer to obtain a Civil Works Permit from Council.**

2.3.1 Town Planning Application - No. 639-649 Springvale Road, Springvale South (Planning Application No. PLN22/0359 & PLN22/0361) (Cont.)

- **A drainage plan approval fee is to be paid to Council prior to the issue of approved drainage plans. Please contact the Civil Development department for the current schedule of fees.**
- **A flood dispensation is to be obtain prior to issue of Building Permit.**
- **The proposed development has probability of flooding from Melbourne water's drainage system. Melbourne water's referral is required.**
- **The above property is subject to uncontrolled overland flow through the property.**
- **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.**

Head, Transport for Victoria notes

- **The proposed development requires reinstatement of disused crossovers to kerb and channel. Separate approval under the Road Management Act 2004 for this activity may be required from the Head, Transport for Victoria. Please contact DoT (Roads) prior to commencing any works.**
- **Foreseen disruptions to bus operations and mitigation measures must be communicated to Department of Transport eight (8) weeks prior by phone 1800 800 007 or emailing customerservice@transport.vic.gov.au**

2.3.1 Town Planning Application - No. 639-649 Springvale Road, Springvale South (Planning Application No. PLN22/0359 & PLN22/0361) (Cont.)

Recommendation part 2: PLN22/0361 (the subdivision application);

That Council resolves to issue a Notice of Decision to grant a permit in respect of the land known and described as L1LP19328, L2 LP19328, L1 TP141223D, L1 LP71572, L1 LP73056, 639-649 Springvale Road, Springvale South for the purpose of the staged subdivision of land and removal and variation of easements in accordance with the endorsed plans subject to the following conditions:

- 1. Before the endorsement of plans and the certification of the Plan of Subdivision for any stage, an amended plan drawn to scale and dimensioned must be submitted to the Responsible Authority for approval. When approved the plan will be endorsed, and then form part of this permit. The plan must be drawn to scale and must be in accordance with the plan submitted with the application but modified to show:**
 - 1.1 A subdivision layout in accordance with the development layout shown on plans endorsed under development permit PLN22/0359.**
 - 1.2 The loop accessway in the eastern portion of the site designed as a one (1) way accessway with appropriate line marking and signage to Council satisfaction.**
 - 1.3 Plans to meet condition 23 of this permit.**
- 2. The subdivision as shown on the endorsed plans must not be altered, unless with the written consent of the Responsible Authority.**
- 3. Prior to the issue of a Statement of Compliance for each stage, the owner of the land must either:**
 - 3.1 Complete the development of all of the land including all drainage works in the subdivision for that stage in accordance with Planning Permit No. PLN22/0359 or any amended or subsequent permit; or**
 - 3.2 Complete all common property, including drainage works, civil works, lighting and access provisions to each lot for that stage and enter into an agreement under Section 173 of the *Planning & Environment Act 1987* with the Responsible Authority to provide for:**

2.3.1 Town Planning Application - No. 639-649 Springvale Road, Springvale South (Planning Application No. PLN22/0359 & PLN22/0361) (Cont.)

- 3.2.1 The development of all the land in the subdivision to be in accordance with Planning Permit No. PLN22/0359, or any amended or subsequent permit;**
- 3.2.2 The owner to cover all costs relating to the preparation and registration of the Agreement (including costs incurred by the Responsible Authority).**

All to the satisfaction of the Responsible Authority.

- 4. Prior to the issue of the statement of compliance, the owner of the land is required to pay to the Responsible Authority a percentage of the site value of all the land in the subdivision (as valued by Council) as an Open Space Contribution.**
- 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. Before 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**

2.3.1 Town Planning Application - No. 639-649 Springvale Road, Springvale South (Planning Application No. PLN22/0359 & PLN22/0361) (Cont.)

- 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.** 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.
- 8.** All proposed easements and sites for existing or required utility services and roads must be set aside in the plan of subdivision submitted for certification in favour of the relevant authority for which the easement or site is created.
- 9.** Prior to the commencement of any works, including roadworks, a Site Environmental Management Plan (SEMP) for each stage of the subdivision must be submitted to the Responsible Authority for approval. Once approved the SEMP will be endorsed and will form part of the Permit and then must be adhered to, all to the satisfaction of the Responsible Authority: The SEMP must be prepared in accordance with the *Council Specification Series, Construction*, in particular Sections 211 Control of Erosion and Sedimentation; 212 Clearing and Grubbing and 213 Earthworks. The SEMP must show as appropriate:
- 9.1** The goals and objectives of the SEMP.
- 9.2** A Vegetation Management Plan that provides the details of management, protection and rehabilitation of vegetation to be retained.
- 9.3** Measures to be taken to ensure minimal disturbance to native flora and fauna, including the provision of buffers.
- 9.4** Erosion, siltration, dust, run-off and litter controls during construction.
- 9.5** Indicate all provisions into and throughout the site by vehicles, including waste collection vehicles.9.1

2.3.1 Town Planning Application - No. 639-649 Springvale Road, Springvale South (Planning Application No. PLN22/0359 & PLN22/0361) (Cont.)

- 9.6 Detail methods of restricting site access to pedestrians and vehicles not related to works permitted under this permit.**
- 9.7 Any other matters as required by the Responsible Authority.**
- 10. 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.**
- 11. 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.**
- 12. 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.**
- 13. Street names to be used in the subdivision must be submitted to Council for approval prior to the certification of any plan of subdivision.**
- 14. Prior to the Statement of Compliance for each stage being issued the following must be satisfied.**
 - 14.1 all civil works, including landscaping & lighting must be completed in accordance with the approved engineering plans and to the satisfaction of the Responsible Authority.**
 - 14.2 Fees and Bonds to be paid to Council's satisfaction.**
 - 14.3 Receipt of "as constructed" recorded asset information in digital format to include road and drainage data as per "D-Spec" and "R-Spec" (the Consultant/Developer Specifications for the delivery of road and drainage data to Local Governments). Furthermore, plan details shall be provided in both PDF. and digital AutoCAD format.**

2.3.1 Town Planning Application - No. 639-649 Springvale Road, Springvale South (Planning Application No. PLN22/0359 & PLN22/0361) (Cont.)

South East Water conditions

- 15. The owner of the subject land must enter into an agreement with South East Water for the provision of drinking water supply and fulfil all requirements to its satisfaction.**
- 16. The owner of the subject land must enter into an agreement with South East Water for the provision of sewerage and fulfil all requirements to its satisfaction.**
- 17. Prior to certification, the Plan of Subdivision must be referred to South East Water, in accordance with Section 8 of the Subdivision Act 1988.**
- 18. All lots on the Plan of Subdivision are to be provided with separate connections to our drinking water supply and sewerage systems.**
- 19. The certified Plan of Subdivision will need to show sewerage supply easements over all existing and/or proposed South East Water sewer mains located within the land, to be in favour of South East Water Corporation pursuant to Section 12(1) of the Subdivision Act.**

Country Fire Authority conditions

- 20. Prior to issue of a Statement of Compliance under the Subdivision Act 1988, the following requirements must be met to the satisfaction of the FRV:**
 - 20.1 Above or below ground operable hydrants must be provided. The maximum distance between these hydrants and the rear of all building envelopes (or in the absence of building envelopes, the rear of the lots) must be 120 metres and the hydrants must be no more than 200 metres apart. These distances must be measured around lot boundaries.**
 - 20.2 The hydrants must be identified with marker posts, road reflectors and white painted triangles as applicable to the satisfaction of Fire Rescue Victoria.**
- 21. Roads must be constructed to a standard so that they are accessible in all weather conditions and capable of accommodating a vehicle of 15 tonnes for the trafficable road width.**

2.3.1 Town Planning Application - No. 639-649 Springvale Road, Springvale South (Planning Application No. PLN22/0359 & PLN22/0361) (Cont.)

- 21.1 Curves must have a minimum inner radius of 10 metres.**
- 21.2 Have a minimum trafficable width of 3.5 metres and be clear of encroachments for at least 0.5 metres on each side and 4 metres above the access way.**
- 21.3 Roads more than 60m in length from the nearest intersection must have a turning circle with a minimum radius of 8m (including roll-over kerbs if they are provided) T or Y heads of dimensions specified by FRV may be used as alternatives.**

Comdain (Multinet Gas) conditions

- 22. A Statement of Compliance be obtained from Multinet Gas prior to the plan of subdivision being released from the Titles Office.**

Head, Transport for Victoria conditions

- 23. Before the plan of subdivision is submitted to the Responsible Authority for certification under the Subdivision Act 1988, amended subdivision plans must be submitted to and approved by the Responsible Authority. The plans must be generally in accordance with the plan of subdivision submitted with the application but modified to show:**
 - 23.1 Any land set aside as Road must be labelled "ROAD" on the plan of subdivision in favour of the Responsible Authority (Council).**

Melbourne Water conditions

- 24. Before the plan of subdivision is certified under the Subdivision Act 1988, an easement is to be created with the following details:**
 - 24.1 Purpose: Drainage**
 - 24.2 Width: 6.5 m placed centrally over Edith Road Drainage Scheme drain**
 - 24.3 In favour of: Melbourne Water Corporation**

2.3.1 Town Planning Application - No. 639-649 Springvale Road, Springvale South (Planning Application No. PLN22/0359 & PLN22/0361) (Cont.)

The exact location of the drain is to be located by a licensed surveyor as per MW's Asset Proving Standard (to quality level B or higher as per AS5488). Before Certification, a feature plan must be submitted showing the location of the easement and drain on the proposed plan of subdivision.

The drain consists of 1.575 m diameter reinforced concrete running in the vicinity of the east boundary.

Permit expiry

25. This permit will expire if;

- 25.1 The plan of subdivision for Stage 1 is not certified within two (2) years of the issue date of this permit; or**
- 25.2 Each subsequent stage is not certified within two (2) years of the previous stage being certified.**

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 only.

The certified plan is valid for 5 years from the date of certification.

Notes

- The permit holder and / or owner must ensure that the buildings are in conformity with relevant Building Regulations. This includes, but is not limited to, the fire rating of any structure or windows on or near proposed boundaries of the lots.
- The Public Open Space Contribution percentage is to be determined pursuant to the Schedule to Clause 53.01 of the Greater Dandenong Planning Scheme.
- The following South East Water agreement options are available:
 - 1) Application to enter into a Development Agreement-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 to enter into an agreement-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).

2.3.1 Town Planning Application - No. 639-649 Springvale Road, Springvale South (Planning Application No. PLN22/0359 & PLN22/0361) (Cont.)

3) Plumbing Industrial, Commercial, Units & 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 lodge an application please visit our website:

- 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.
- 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.

2.3.1 Town Planning Application - No. 639-649 Springvale Road, Springvale South (Planning Application No. PLN22/0359 & PLN22/0361) (Cont.)

STATUTORY PLANNING APPLICATIONS

**TOWN PLANNING APPLICATION - NO. 639-649 SPRINGVALE ROAD,
SPRINGVALE SOUTH (PLANNING APPLICATION NO. PLN22/0359 &
PLN22/0361)**

ATTACHMENT 1

PLN22/0359 Assessed Plans

PAGES 19 (including cover)

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

2.3.1 Town Planning Application - No. 639-649 Springvale Road, Springvale South (Planning Application No. PLN22/0359 & PLN22/0361) (Cont.)



BASED ON TAYLORS SURVEY DATA



1 Title
 1:500

ADDRESS
 639-649 Springvale Rd, Springvale Sth
STATUS
 RFI Response

CLIENT
 SOHO
PROJECT
 Springvale Sthm

A002

DATE
 14/03/2023
VERSION
 E

Neighbourhood & Site Description
 Plan 1
 Scale 1:500 08/1

2.3.1 Town Planning Application - No. 639-649 Springvale Road, Springvale South (Planning Application No. PLN22/0359 & PLN22/0361) (Cont.)



1 Feature Survey
1:500

A003

Neighbourhood &
Site Description
Plan 12
Scale 1:500 08/1
Springvale South

ADDRESS
639-649 Springvale Rd, Springvale Sth
CITY/LOCALITY
RfF Region

DATE
14/02/2023
VERSION
E



MODAN
M 0400642347
E j.h.madsen@modan.com.au

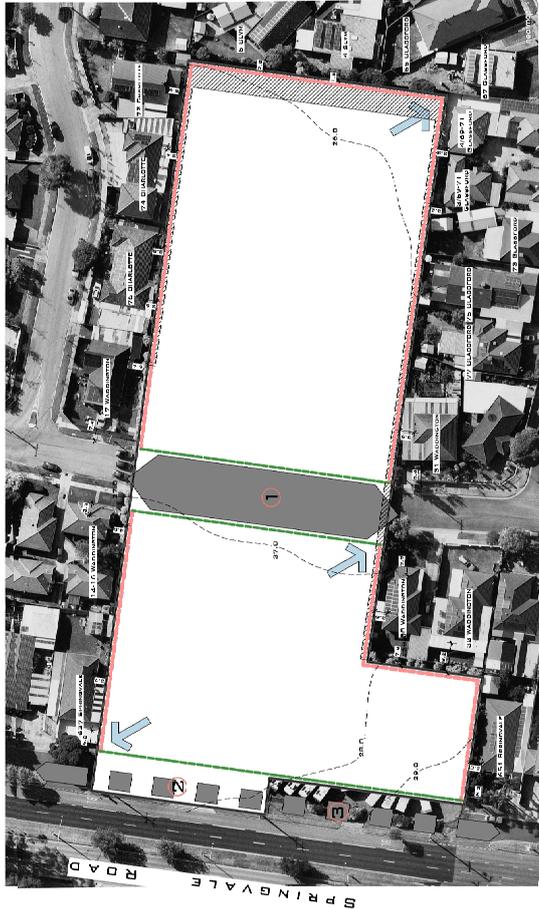
BASED ON TAYLORS SURVEY DATA

2.3.1 Town Planning Application - No. 639-649 Springvale Road, Springvale South (Planning Application No. PLN22/0359 & PLN22/0361) (Cont.)

| 1 | 2 |
|--|--|
| 537 SPRINGVALE RD - NEIGHBOUR TO NORTH | 651 SPRINGVALE RD - NEIGHBOUR TO SOUTH |
| 3 | 4 |
| WADDINGTON CREB - NORTH OF SITE | WADDINGTON CREB - SOUTH OF SITE |
| 5 | 6 |
| 501 SPRINGVALE ROAD | 659 SPRINGVALE ROAD |
| 7 | 8 |
| 546 SPRINGVALE ROAD | 57 GLASSBORO RES |
| 9 | 10 |
| 1 HAROLD ST | CORNER OF SPRINGVALE RD AND WESTALL RD EXTENSION |

| | | | | | | |
|------------|---|------------------------------------|---|--------------------------|-----------------------|---|
| 101 | N'hood & Site Description Plan 3 Scale @A1 | CLIENT SOHO | ADDRESS 638-649 Springvale Rd, Springvale Sth | DATE 14/3/2023 | SOHO LIVING | MODAN M 000642347 E a.brooch@modan.com.au |
| | | PROJECT Springvale South | STATUS RFI Response | VERSION E | | |

2.3.1 Town Planning Application - No. 639-649 Springvale Road, Springvale South (Planning Application No. PLN22/0359 & PLN22/0361) (Cont.)



- NOTATIONS**
1. PROPOSED TO LINK WADSWORTH CRESENT TO NORTH AND SOUTH
 2. PROPOSED TO LINK WADSWORTH CRESENT TO CANAWA PARK UTILITY LAND WHICH IS SPRINGVALE ROAD RESERVE. POTENTIAL TO CONVERT THIS TO SERVICE LANE

LEGEND

- EXIST. BOUNDARY REQUIREMENTS
- STANDARD TREATMENT NOTATION:
- GAPS BETWEEN UPPER FLOORS OF DWELLINGS TO MINIMIZE VISUAL IMPACT
- MINIMISING OVERHEADS/UNDERWIRE
- PROPOSED TO BE LINK 1700MM ABOVE FTL WHERE WINDOWS ARE WITHIN 5M OF EXISTING DRIVE OPEN SPACES
- POTENTIAL SERVICE ROAD
- POTENTIAL ROAD CONNECTION
- POTENTIAL ACTIVATE FRONTAGE EXISTING EASEMENT REQUIRED TO BE RETAINED
- NOTATION NUMBER
- 1 IN CONTOUR LINE IN ALL D
- URBANISE DIRECTION

Design Response Plan
 Scale: 1:500 (B1)

CLIENT: SOHO
PROJECT: Springvale South
ADDRESS: 639-649 Springvale Rd, Springvale Sth
STATUS: CFA Status
RF Response: RF Response

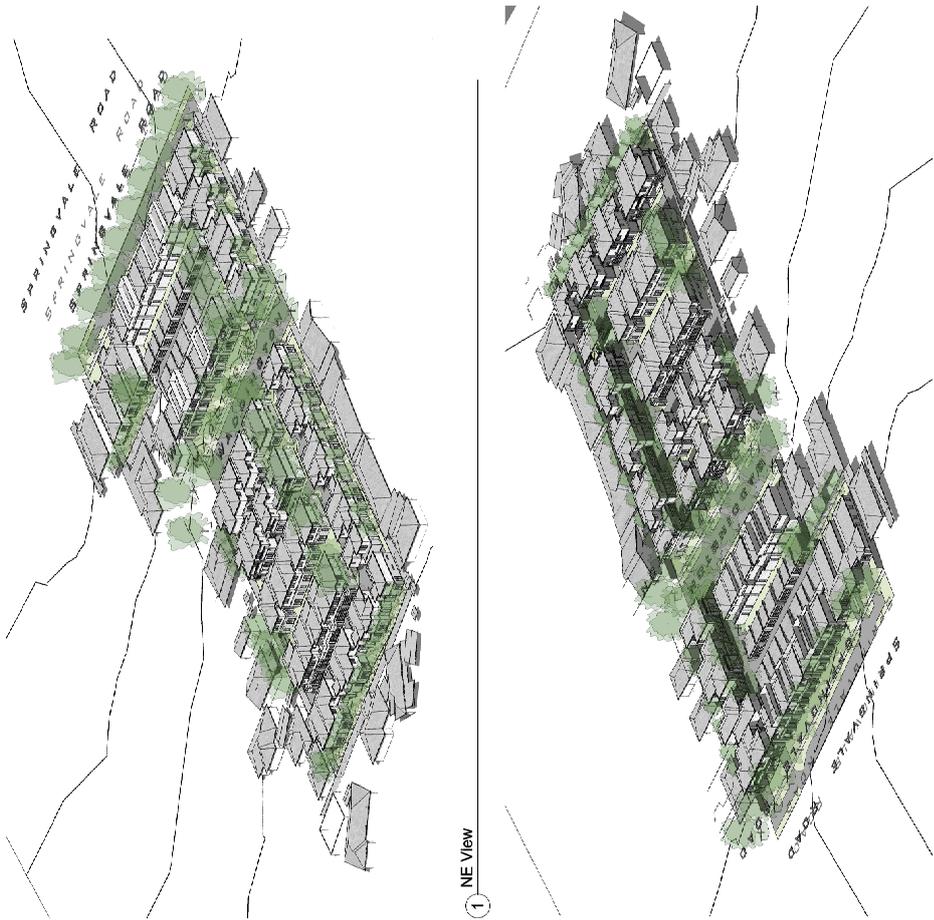
DATE: 14/02/2023
VERSION: E

SOHO LIVING

M O D D A N
 14 04 00 643 247
 E: j.madden@moddan.com.au

A102

2.3.1 Town Planning Application - No. 639-649 Springvale Road, Springvale South (Planning Application No. PLN22/0359 & PLN22/0361) (Cont.)



1 NE View

2 SW View

| | | | | |
|--------------|------------|--|--------------|---------|
| Perspectives | DATE | ADDRESS | DATE | VERSION |
| Scale | 14/02/2023 | 639-649 Springvale Rd, Springvale, Vic | 14/02/2023 | E |
| | | CLIENT | STATUS | |
| | | Soho | RFP Response | |
| | | PROJECT | | |
| | | Springvale South | | |

A104

SOHO
LIVING

M O D D A N
11 04 2024 13:37
Ej@moddand@moddand.com.au

2.3.1 Town Planning Application - No. 639-649 Springvale Road, Springvale South (Planning Application No. PLN22/0359 & PLN22/0361) (Cont.)



M O D D A N
 11 040042347
 E:\a.maddam@moddand.com.au

SOHO
 LIVING



DATE
 14/02/2023
 VERSION
 E

ADDRESS
 639-649 Springvale Rd, Springvale Sth
 STATUS
 RFP Response

CLIENT
 SOHO
 PROJECT
 Springvale South
 Scale
 1:300 @A1

Site Plan
 A201

2.3.1 Town Planning Application - No. 639-649 Springvale Road, Springvale South (Planning Application No. PLN22/0359 & PLN22/0361) (Cont.)



M O D D A N
 M. 040042347
 E. moddan@moddan.com.au

SOHO
 LIVING



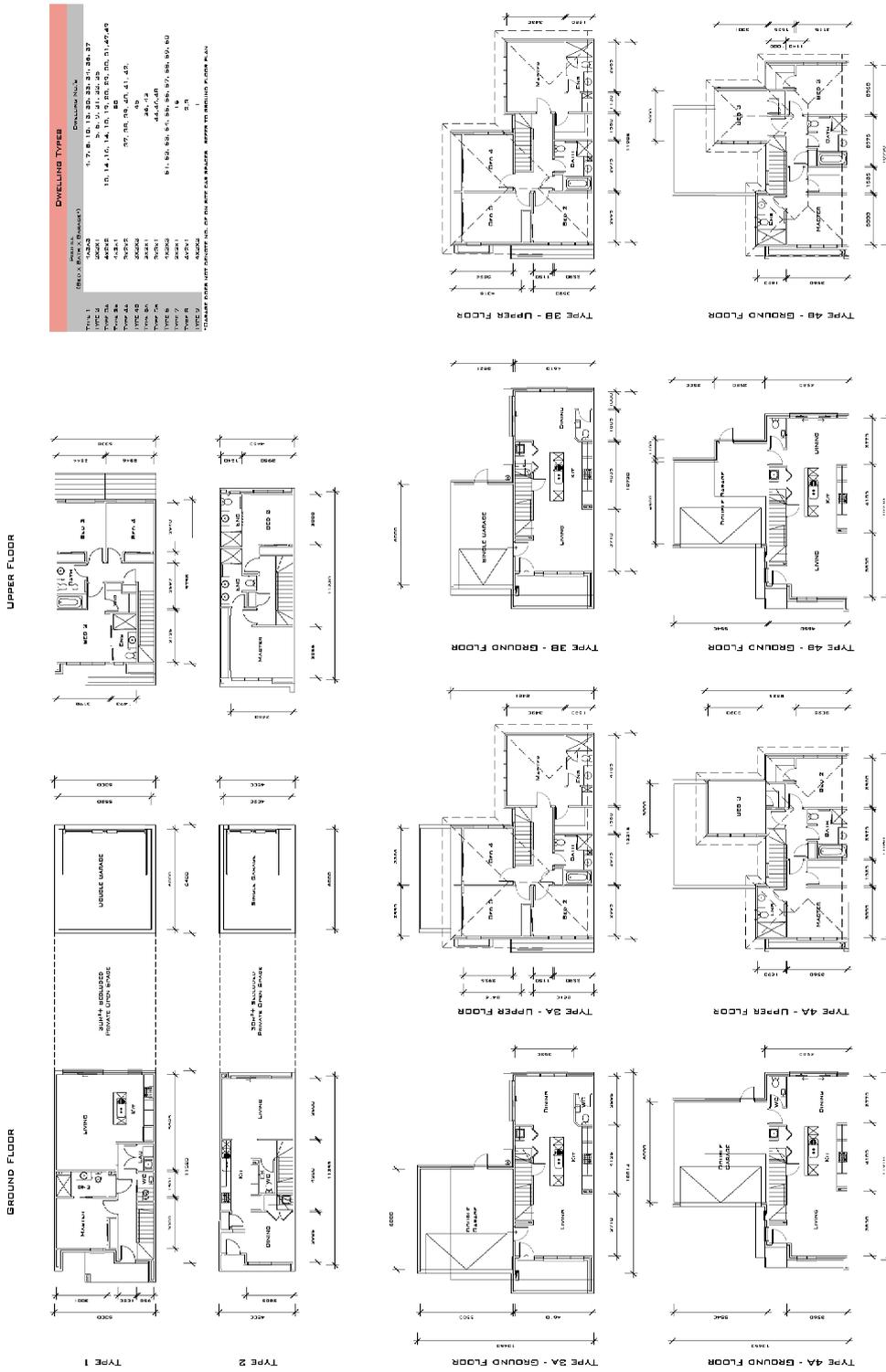
DATE
 14/02/2023
 VERSION
 E

ADDRESS
 639-649 Springvale Rd, Springvale Sth
 CLIENT
 RFF Respacor

CLIENT
 RFF Respacor
 PROJECT
 Springvale South
 Scale
 1:300 @A1

A203

2.3.1 Town Planning Application - No. 639-649 Springvale Road, Springvale South (Planning Application No. PLN22/0359 & PLN22/0361) (Cont.)



DWELLING TYPES

| APPLICABLE DWELLING TYPES | CONSTRUCTION DATE |
|---------------------------|--|
| TYPE 1 | 1, 7, 8, 10, 13, 20, 22, 23, 24, 26, 27 |
| TYPE 2 | 2, 3, 4, 5, 6, 9, 11, 12, 14, 15, 16, 17, 18, 19, 21, 25, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000 |

SOHO MODAN
 LIVING
 M. 0430462347
 E: info@sohomodan.com.au

Typical Floorplans
 CLIENT: SOHO
 PROJECT: Springvale South
 ADDRESS: 639-649 Springvale Rd, Springvale Sth
 DATE: 14/02/2023
 VERSION: E

A204

2.3.1 Town Planning Application - No. 639-649 Springvale Road, Springvale South (Planning Application No. PLN22/0359 & PLN22/0361) (Cont.)



DWELLING TYPES

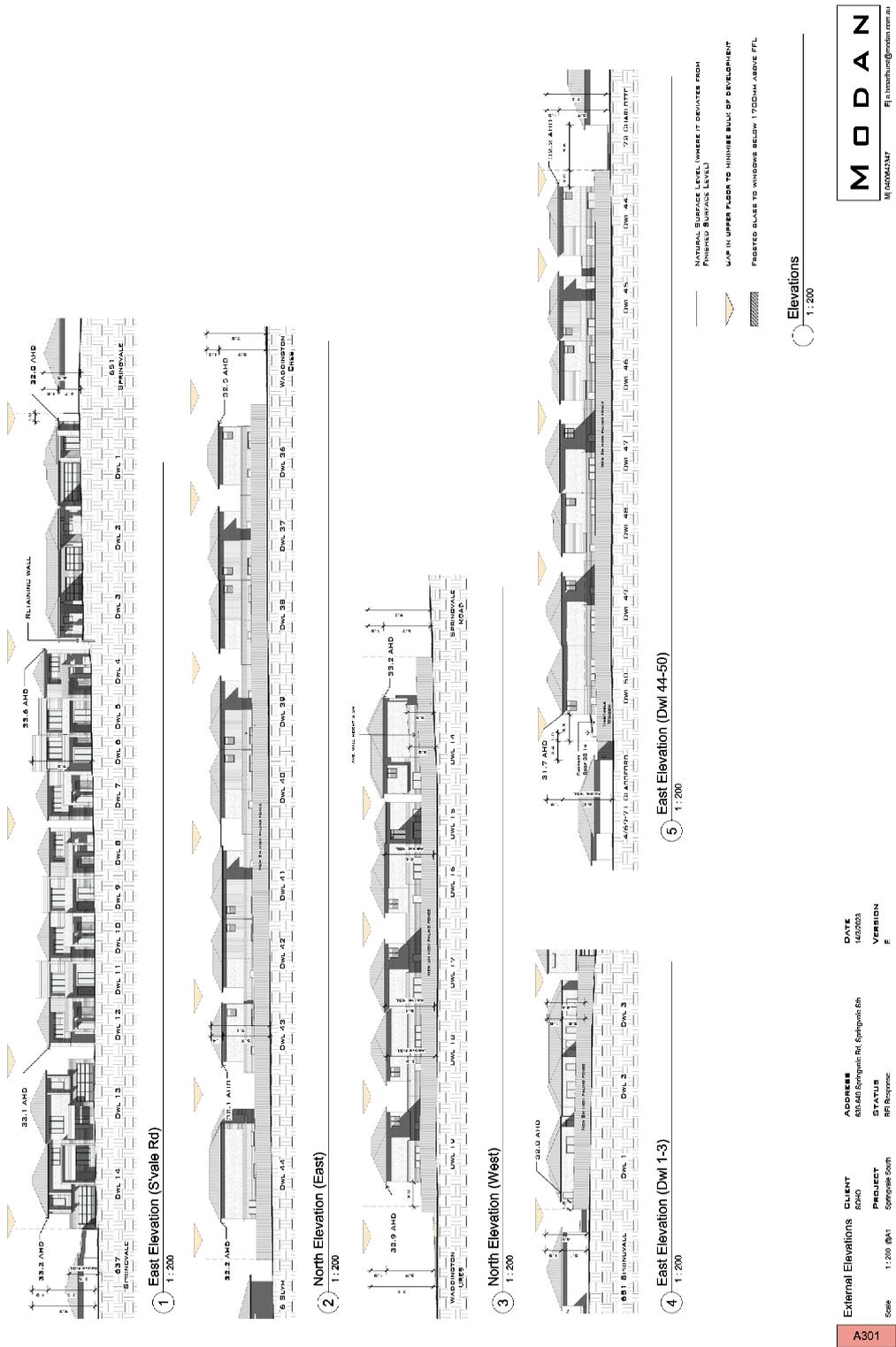
| Type | Area (sqm) | Volume (m³) | Height (m) | Number of Units |
|----------|------------|-------------|------------|-----------------|
| Type 1 | 100.00 | 1000.00 | 10.00 | 1 |
| Type 2 | 120.00 | 1200.00 | 10.00 | 1 |
| Type 3 | 150.00 | 1500.00 | 10.00 | 1 |
| Type 4 | 180.00 | 1800.00 | 10.00 | 1 |
| Type 5 | 210.00 | 2100.00 | 10.00 | 1 |
| Type 6 | 240.00 | 2400.00 | 10.00 | 1 |
| Type 7 | 270.00 | 2700.00 | 10.00 | 1 |
| Type 8 | 300.00 | 3000.00 | 10.00 | 1 |
| Type 9 | 330.00 | 3300.00 | 10.00 | 1 |
| Type 10 | 360.00 | 3600.00 | 10.00 | 1 |
| Type 11 | 390.00 | 3900.00 | 10.00 | 1 |
| Type 12 | 420.00 | 4200.00 | 10.00 | 1 |
| Type 13 | 450.00 | 4500.00 | 10.00 | 1 |
| Type 14 | 480.00 | 4800.00 | 10.00 | 1 |
| Type 15 | 510.00 | 5100.00 | 10.00 | 1 |
| Type 16 | 540.00 | 5400.00 | 10.00 | 1 |
| Type 17 | 570.00 | 5700.00 | 10.00 | 1 |
| Type 18 | 600.00 | 6000.00 | 10.00 | 1 |
| Type 19 | 630.00 | 6300.00 | 10.00 | 1 |
| Type 20 | 660.00 | 6600.00 | 10.00 | 1 |
| Type 21 | 690.00 | 6900.00 | 10.00 | 1 |
| Type 22 | 720.00 | 7200.00 | 10.00 | 1 |
| Type 23 | 750.00 | 7500.00 | 10.00 | 1 |
| Type 24 | 780.00 | 7800.00 | 10.00 | 1 |
| Type 25 | 810.00 | 8100.00 | 10.00 | 1 |
| Type 26 | 840.00 | 8400.00 | 10.00 | 1 |
| Type 27 | 870.00 | 8700.00 | 10.00 | 1 |
| Type 28 | 900.00 | 9000.00 | 10.00 | 1 |
| Type 29 | 930.00 | 9300.00 | 10.00 | 1 |
| Type 30 | 960.00 | 9600.00 | 10.00 | 1 |
| Type 31 | 990.00 | 9900.00 | 10.00 | 1 |
| Type 32 | 1020.00 | 10200.00 | 10.00 | 1 |
| Type 33 | 1050.00 | 10500.00 | 10.00 | 1 |
| Type 34 | 1080.00 | 10800.00 | 10.00 | 1 |
| Type 35 | 1110.00 | 11100.00 | 10.00 | 1 |
| Type 36 | 1140.00 | 11400.00 | 10.00 | 1 |
| Type 37 | 1170.00 | 11700.00 | 10.00 | 1 |
| Type 38 | 1200.00 | 12000.00 | 10.00 | 1 |
| Type 39 | 1230.00 | 12300.00 | 10.00 | 1 |
| Type 40 | 1260.00 | 12600.00 | 10.00 | 1 |
| Type 41 | 1290.00 | 12900.00 | 10.00 | 1 |
| Type 42 | 1320.00 | 13200.00 | 10.00 | 1 |
| Type 43 | 1350.00 | 13500.00 | 10.00 | 1 |
| Type 44 | 1380.00 | 13800.00 | 10.00 | 1 |
| Type 45 | 1410.00 | 14100.00 | 10.00 | 1 |
| Type 46 | 1440.00 | 14400.00 | 10.00 | 1 |
| Type 47 | 1470.00 | 14700.00 | 10.00 | 1 |
| Type 48 | 1500.00 | 15000.00 | 10.00 | 1 |
| Type 49 | 1530.00 | 15300.00 | 10.00 | 1 |
| Type 50 | 1560.00 | 15600.00 | 10.00 | 1 |
| Type 51 | 1590.00 | 15900.00 | 10.00 | 1 |
| Type 52 | 1620.00 | 16200.00 | 10.00 | 1 |
| Type 53 | 1650.00 | 16500.00 | 10.00 | 1 |
| Type 54 | 1680.00 | 16800.00 | 10.00 | 1 |
| Type 55 | 1710.00 | 17100.00 | 10.00 | 1 |
| Type 56 | 1740.00 | 17400.00 | 10.00 | 1 |
| Type 57 | 1770.00 | 17700.00 | 10.00 | 1 |
| Type 58 | 1800.00 | 18000.00 | 10.00 | 1 |
| Type 59 | 1830.00 | 18300.00 | 10.00 | 1 |
| Type 60 | 1860.00 | 18600.00 | 10.00 | 1 |
| Type 61 | 1890.00 | 18900.00 | 10.00 | 1 |
| Type 62 | 1920.00 | 19200.00 | 10.00 | 1 |
| Type 63 | 1950.00 | 19500.00 | 10.00 | 1 |
| Type 64 | 1980.00 | 19800.00 | 10.00 | 1 |
| Type 65 | 2010.00 | 20100.00 | 10.00 | 1 |
| Type 66 | 2040.00 | 20400.00 | 10.00 | 1 |
| Type 67 | 2070.00 | 20700.00 | 10.00 | 1 |
| Type 68 | 2100.00 | 21000.00 | 10.00 | 1 |
| Type 69 | 2130.00 | 21300.00 | 10.00 | 1 |
| Type 70 | 2160.00 | 21600.00 | 10.00 | 1 |
| Type 71 | 2190.00 | 21900.00 | 10.00 | 1 |
| Type 72 | 2220.00 | 22200.00 | 10.00 | 1 |
| Type 73 | 2250.00 | 22500.00 | 10.00 | 1 |
| Type 74 | 2280.00 | 22800.00 | 10.00 | 1 |
| Type 75 | 2310.00 | 23100.00 | 10.00 | 1 |
| Type 76 | 2340.00 | 23400.00 | 10.00 | 1 |
| Type 77 | 2370.00 | 23700.00 | 10.00 | 1 |
| Type 78 | 2400.00 | 24000.00 | 10.00 | 1 |
| Type 79 | 2430.00 | 24300.00 | 10.00 | 1 |
| Type 80 | 2460.00 | 24600.00 | 10.00 | 1 |
| Type 81 | 2490.00 | 24900.00 | 10.00 | 1 |
| Type 82 | 2520.00 | 25200.00 | 10.00 | 1 |
| Type 83 | 2550.00 | 25500.00 | 10.00 | 1 |
| Type 84 | 2580.00 | 25800.00 | 10.00 | 1 |
| Type 85 | 2610.00 | 26100.00 | 10.00 | 1 |
| Type 86 | 2640.00 | 26400.00 | 10.00 | 1 |
| Type 87 | 2670.00 | 26700.00 | 10.00 | 1 |
| Type 88 | 2700.00 | 27000.00 | 10.00 | 1 |
| Type 89 | 2730.00 | 27300.00 | 10.00 | 1 |
| Type 90 | 2760.00 | 27600.00 | 10.00 | 1 |
| Type 91 | 2790.00 | 27900.00 | 10.00 | 1 |
| Type 92 | 2820.00 | 28200.00 | 10.00 | 1 |
| Type 93 | 2850.00 | 28500.00 | 10.00 | 1 |
| Type 94 | 2880.00 | 28800.00 | 10.00 | 1 |
| Type 95 | 2910.00 | 29100.00 | 10.00 | 1 |
| Type 96 | 2940.00 | 29400.00 | 10.00 | 1 |
| Type 97 | 2970.00 | 29700.00 | 10.00 | 1 |
| Type 98 | 3000.00 | 30000.00 | 10.00 | 1 |
| Type 99 | 3030.00 | 30300.00 | 10.00 | 1 |
| Type 100 | 3060.00 | 30600.00 | 10.00 | 1 |

SOHO LIVING
 M O D D A N
 11 03 00 43 37
 E: moddan@moddan.com.au

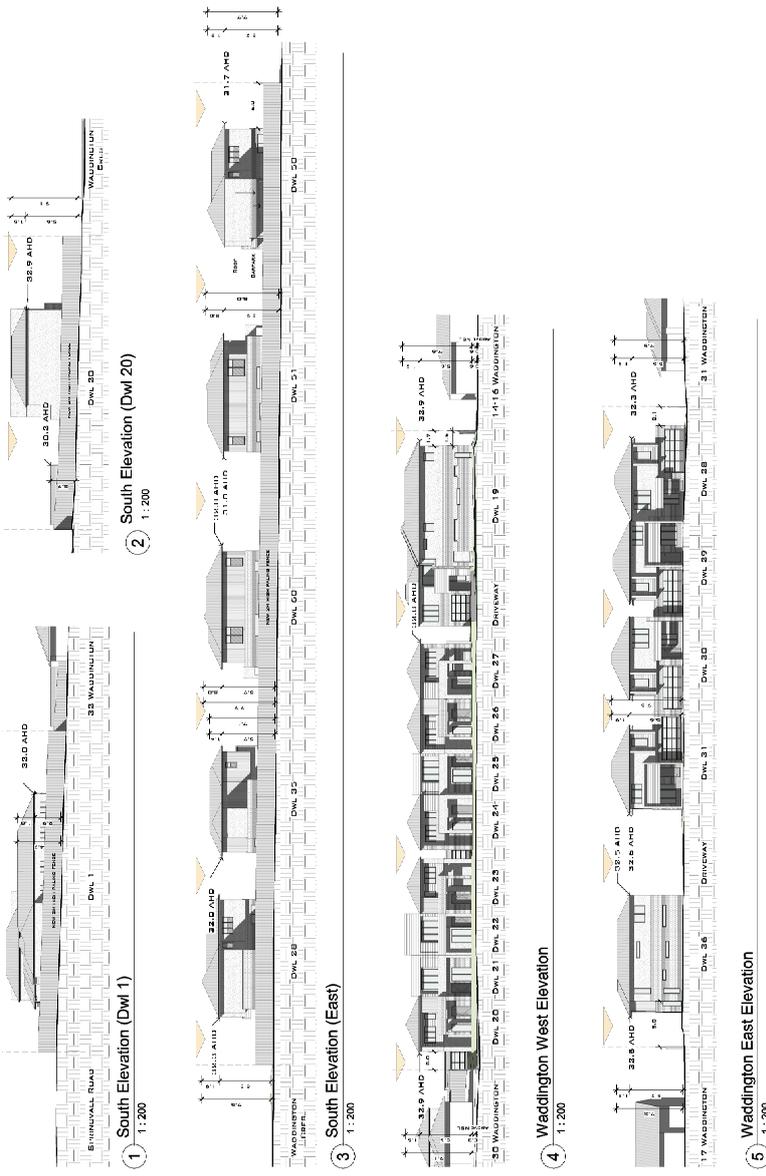
Typical Floorplans
 CLIENT: SOHO
 PROJECT: Springvale South
 ADDRESS: 639-649 Springvale Rd, Springvale Sth
 STATUS: CE 14/15
 RE: Response
 DATE: 14/03/2023
 VERSION: E

A205

2.3.1 Town Planning Application - No. 639-649 Springvale Road, Springvale South (Planning Application No. PLN22/0359 & PLN22/0361) (Cont.)



2.3.1 Town Planning Application - No. 639-649 Springvale Road, Springvale South (Planning Application No. PLN22/0359 & PLN22/0361) (Cont.)



NATURAL SURFACE LEVEL, WHERE IT DEVIATES FROM FINISHED SURFACE LEVEL
 W/A IN UPPER FLOOR TO MINIMIZE BULK OF DEVELOPMENT
 FROSTED GLASS TO WINDOWS BELOW 1750MM ABOVE FFL

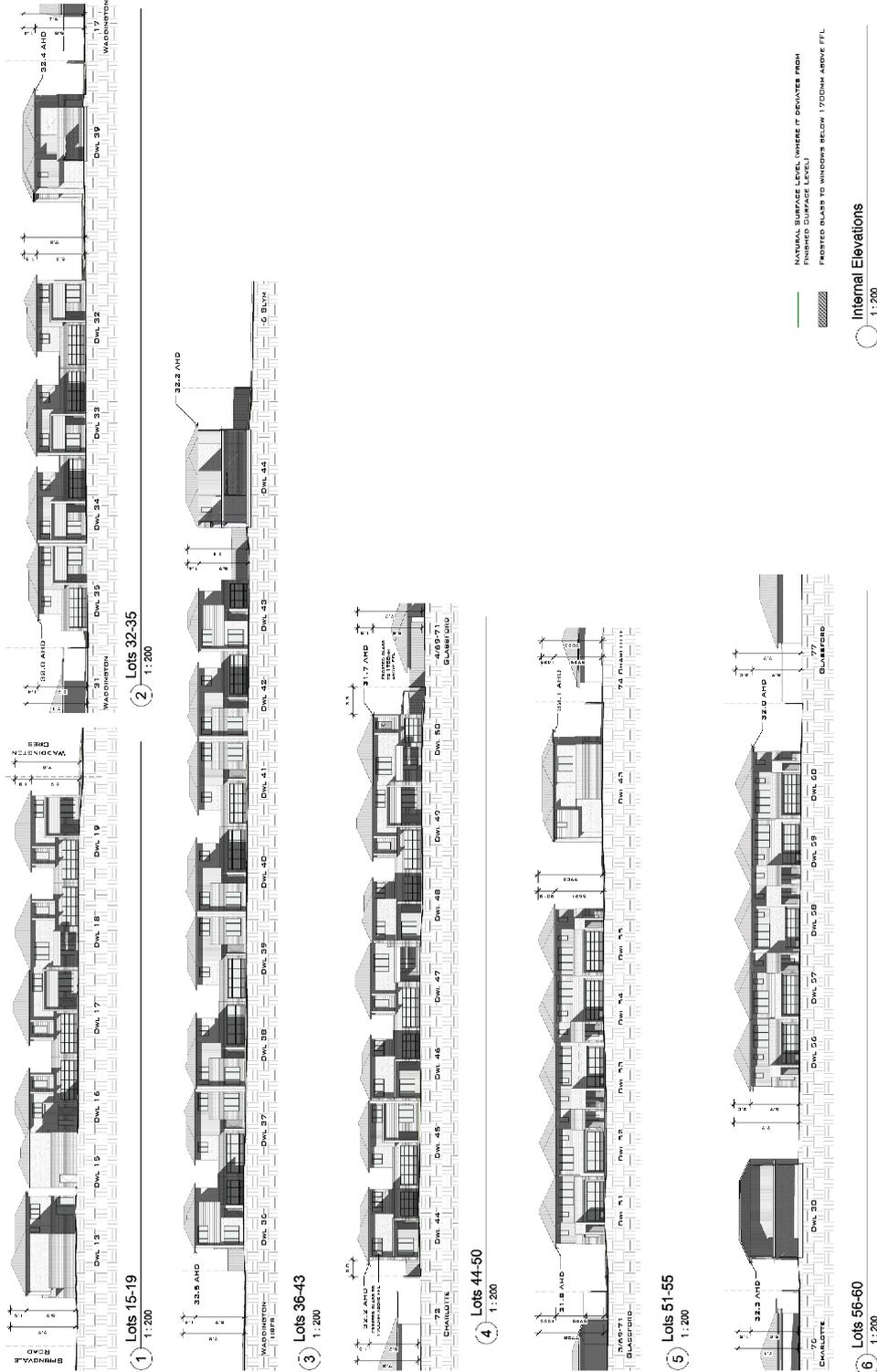
Elevations
 1:200



| | | | |
|---------------------|------------------|---------------------------------------|------------|
| External Elevations | CLIENT | ADDRESS | DATE |
| Scale | SCHE | 639-649 Springvale Rd, Springvale Sth | 14/02/2023 |
| | PREPARED | STATUS | VERSION |
| | Springvale South | RF Response | E |

A302

2.3.1 Town Planning Application - No. 639-649 Springvale Road, Springvale South (Planning Application No. PLN22/0359 & PLN22/0361) (Cont.)



M O D D A N
 11 0100042347
 E: moddand@moddand.com.au

INTERNAL ELEVATIONS
 CLIENT: SMC
 PROJECT: Springvale South
 ADDRESS: 639-649 Springvale Rd, Springvale Sth
 STATUS: RFI Response
 DATE: 14/03/2023
 VERSION: E

Scale: 1:200 (R1)
 A303

2.3.1 Town Planning Application - No. 639-649 Springvale Road, Springvale South (Planning Application No. PLN22/0359 & PLN22/0361) (Cont.)



Tree Removal Plan
 CLIENT: SOHO
 PROJECT: Springvale South
 SCALE: 1:500 @A1

ADDRESS
 639-649 Springvale Rd, Springvale Sth
 CITY/ST/LIC: RFL Respacare

DATE
 14/02/2023

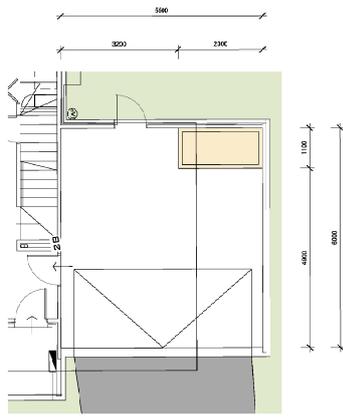
VERSION
 E

SOHO
 LIVING

M O D D A N
 M.040042347
 E: moddand@moddan.com.au

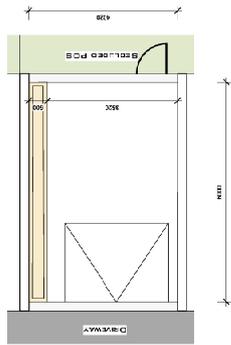
A403

2.3.1 Town Planning Application - No. 639-649 Springvale Road, Springvale South (Planning Application No. PLN22/0359 & PLN22/0361) (Cont.)



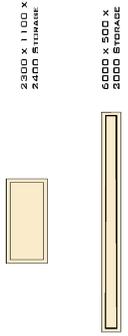
CARPARKING NOTES:
 DOUBLE GARAGE DIMENSIONATION IN ACCORDANCE WITH THE BUILDING REGULATIONS 2006 (VIC) - RES 4.1.3 AND 4.1.4
 5.3 THE FIRST CARPARKING SPACE IS 6M LONG
 5.4 THE SECOND CARPARKING SPACE IS 4.1M LONG
 5.4 ADJOINING CARPARKING SPACES ARE 8.8M IN WIDTH
STORAGE NOTES:
 INTERIOR IN ACCORDANCE WITH CLAUSE 55.03.4
 STANDARD BED TO PROVIDE 6M² OF STORAGE:
 1.1M X 2.3M X 2.4M = 6.07M²

① Double Garage
 1:50



CARPARKING NOTES:
 SINGLE CARPARKING SPACE:
 6.0M X 3.0M
STORAGE NOTES:
 STORAGE IN ACCORDANCE WITH CLAUSE 55.03.4
 STANDARD BED TO PROVIDE 6M² OF STORAGE:
 1.1M X 2.3M X 2.4M = 6.07M²

② Detached Single Garage
 1:50



Storage Legend
 1:50

ATTACHED SINGLE GARAGES:
 DIMENSIONS AND STORAGE CAPACITY ARE SHOWN IN AN OUTLINE WITHIN EACH PLAN.

A404

Details - Storage and Garages
 Scale 1:50 0/1

| | | | |
|-------------|---------------------------------------|---------|----------|
| PROJECT | 639-649 Springvale Rd, Springvale Sth | DATE | 14/03/23 |
| CLIENT | CPA PLUS | VERSION | 2 |
| PREPARED BY | RFI Resources | | |

M O D A N
 14 010061247
 #11 modan@modan.com.au

2.3.1 Town Planning Application - No. 639-649 Springvale Road, Springvale South (Planning Application No. PLN22/0359 & PLN22/0361) (Cont.)

STATUTORY PLANNING APPLICATIONS

**TOWN PLANNING APPLICATION - NO. 639-649 SPRINGVALE ROAD,
SPRINGVALE SOUTH (PLANNING APPLICATION NO. PLN22/0359 &
PLN22/0361)**

ATTACHMENT 2

PLN22/0361 Assessed Plans

PAGES 2 (including cover)

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

2.3.1 Town Planning Application - No. 639-649 Springvale Road, Springvale South (Planning Application No. PLN22/0359 & PLN22/0361) (Cont.)

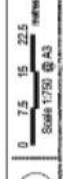


PLAN NOTES
 1. Refer to the site plan for lot boundaries.
 2. Easements and other matters about an adjacent property may be required to transfer such burden, easements, & encumbrances to allow.

PLAN FOR ENDORSEMENT

639-649 Springvale Road
 SPRINGVALE SOUTH 3172
 Greater Dandenong Council

233861 COMP 1 V3
 17/06/2023
 S. BUN
 RTW



2.3.1 Town Planning Application - No. 639-649 Springvale Road, Springvale South (Planning Application No. PLN22/0359 & PLN22/0361) (Cont.)

STATUTORY PLANNING APPLICATIONS

**TOWN PLANNING APPLICATION - NO. 639-649 SPRINGVALE ROAD,
SPRINGVALE SOUTH (PLANNING APPLICATION NO. PLN22/0359 &
PLN22/0361)**

ATTACHMENT 3

LOCATION OF OBJECTORS

PAGES 2 (including cover)

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

2.3.1 Town Planning Application - No. 639-649 Springvale Road, Springvale South (Planning Application No. PLN22/0359 & PLN22/0361) (Cont.)



-  = Subject site
-  = Location of objectors

2.3.1 Town Planning Application - No. 639-649 Springvale Road, Springvale South (Planning Application No. PLN22/0359 & PLN22/0361) (Cont.)

STATUTORY PLANNING APPLICATIONS

**TOWN PLANNING APPLICATION - NO. 639-649 SPRINGVALE ROAD,
SPRINGVALE SOUTH (PLANNING APPLICATION NO. PLN22/0359 &
PLN22/0361)**

ATTACHMENT 4

CLAUSE 22.09 ASSESSMENT

PAGES 9 (including cover)

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

2.3.1 Town Planning Application - No. 639-649 Springvale Road, Springvale South (Planning Application No. PLN22/0359 & PLN22/0361) (Cont.)

Assessment Table for Clause 22.09

Clause 22.09-3.1 Design Principles for all residential developments

| Title & Objective | Standard (Summarised) | Standard Met/Standard Not Met/NA |
|-------------------|---|---|
| Safety | <p>To encourage the provision of safer residential neighbourhoods, new development should enable passive surveillance through designs that:</p> <p>Incorporate active frontages including ground floor habitable room windows.</p> <p>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.</p> | <p>Standard Met/Standard Not Met/NA</p> <p>enable passive surveillance through designs that:</p> <p>✓ Principle met Ground floor habitable room windows are provided to all dwellings, except dwellings 15 and 51-60. 83% of dwellings have ground level habitable room windows. It is considered acceptable that dwellings 15 and 51-60 do not incorporate a ground level habitable room window as these dwellings are located in an area which has other dwellings overlooking the public realm with a ground level habitable room window. In addition, these dwellings provide first floor habitable room windows facing the street.</p> <p>✗ Principle not met. Condition required Dwelling 19 east facing living room window is shown as a highlight window on the Waddington Crescent eastern elevation. There is opportunity to reduce the sill height of this window, to improve passive surveillance to Waddington Crescent. Dwelling 36 west facing living room window is shown as a highlight window on the Waddington Crescent western elevation. There is opportunity to reduce the sill height of this window, to improve passive surveillance to Waddington Crescent. Dwelling 19 first floor rear bedroom and ensuite has the opportunity to be rearranged, to allow the bedroom window to face the street, with a clear outlook to the street, which will improve internal amenity and improve passive surveillance to the street.</p> <p>✗ Principle not met. Condition required No front fences are proposed for the dwellings. Dwelling 19 faces the internal common accessway and has a fence along the Waddington Crescent boundary. There is opportunity to set this fence further back from the frontage, to allow the east facing living room window to provide passive surveillance to Waddington Crescent.</p> <p>✓ Principle met with condition Permit conditions can require lighting of the garages and entries.</p> <p>✓ Principle met The entrance of the front dwellings are clearly identifiable from the street, providing the development with a strong sense of address.</p> |

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

2.3.1 Town Planning Application - No. 639-649 Springvale Road, Springvale South (Planning Application No. PLN22/0359 & PLN22/0361) (Cont.)

| | | |
|---------------------------|---|---|
| | <p>Locate non-habitable rooms such as bathrooms, away from entrances and street frontage.</p> | <p>✘ Principle not met. Condition required Dwelling 19 first floor rear bedroom and ensuite has the opportunity to be rearranged, to allow the bedroom window to face the street, with a clear outlook to the street, which will improve internal amenity and improve passive surveillance to the street.</p> |
| <p>Landscaping</p> | <p>Residential development should:</p> | |
| | <p>Provide substantial, high quality on-site landscaping, including screen planting and canopy trees along ground level front and side and rear boundaries.</p> | <p>✔ Principle met A landscape plan has been provided, however, is not consistent with the dwelling layout shown on the site plan. Permit conditions can require the landscape plan to be amended to accord with the site plan. The submitted landscape plan shows extensive opportunity for landscaping and canopy trees throughout the development.</p> |
| | <p>Provide substantial, high quality landscaping along vehicular accessways.</p> | <p>✔ Principle met As above.</p> |
| | <p>Include the planting of at least one substantial canopy tree to each front setback and ground level secluded private open space area.</p> | <p>✔ Principle met A landscape plan has been provided, however, is not consistent with the dwelling layout shown on the site plan. Permit conditions can require the landscape plan to be amended to accord with the site plan. Melbourne Water landscape guidelines require trees to be planted at least 5m from underground pipe assets. The plans show that dwellings along the eastern boundary are adequately setback to enable a tree to be planted in the rear SPOS, while still meeting Melbourne Water landscape guidelines.</p> |
| | <p>Planting trees that are common to and perform well in the area.</p> | <p>✔ Principle met As above.</p> |
| | <p>Avoid the removal of existing mature trees by incorporating their retention into the site design.</p> | <p>✔ Principle met Arboricultural report identifies that all vegetation on the site was planted vegetation. The report identifies that 9 trees are Victorian native species. Pursuant to Clause 52.17-7, a planning permit is not required to remove Native vegetation that was either planted or grown as a result of direct seeding. Arboricultural report identifies that all trees on the site have a retention value of 'low' or 'none', as they are either weeds, trees in poor condition, shrubs or small trees in poor condition or exotic plants.</p> |
| | <p>Use landscaping to soften the appearance of the built form when viewed from the street and to respect the amenity of adjoining properties.</p> | <p>✔ Principle met Extensive landscaping is proposed to all boundaries.</p> |
| | <p>Ensure that landscaping also addresses the Safety Design Principles.</p> | <p>✔ Principle met Proposed landscaping will not generate any unsafe conditions.</p> |

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

2.3.1 Town Planning Application - No. 639-649 Springvale Road, Springvale South (Planning Application No. PLN22/0359 & PLN22/0361) (Cont.)

| | | |
|---|--|--|
| | <p>Canopy trees should be planted in well proportioned setbacks/private open space that are sufficient to accommodate their future growth to maturity.</p> <p>Landscaping should minimise the impact of increased storm water runoff through water sensitive urban design and reduced impervious surfaces.</p> <p>Landscaping should be sustainable, drought tolerant, and include indigenous species and be supported through the provision of rainwater tanks.</p> <p>The existing level of on-street car parking should be maintained by avoiding second crossovers on allotments with frontage widths less than 17 metres.</p> <p>On-site car parking should be:</p> <ul style="list-style-type: none"> Well integrated into the design of the building, Generally hidden from view or appropriately screened where necessary, Located to the side or rear of the site, so as to not dominate the streetscape and to maximise soft landscaping opportunities at ground level. <p>Where car parking is located within the front setback it should be:</p> <ul style="list-style-type: none"> Fully located within the site boundary; and Capable of fully accommodating a vehicle between a garage or carport and the site boundary. <p>Developments with basement car parking should consider flooding concerns where applicable.</p> | <p>✓ Principle met Sufficient space is provided for trees to grow.</p> <p>✓ Principle met Rain water tanks are provided to each dwelling. Conditions can require paving to be on pervious surfaces.</p> <p>✓ Principle met An efficient landscaping response has been provided.</p> <p>N/A</p> <p>✓ Principle met Garages are well integrated into the design.</p> <p>✗ Principle not met. Condition required Car parking is fully located within the site boundaries. Dwelling 30 and 31 garage setback is only 4.9m. Cars will overhang the footpath on Waddington Crescent. The garage setback should be increased to 5.4 metres.</p> <p>N/A</p> |
| <p>Setbacks, front boundary and width</p> | <p>Residential developments should:</p> <p>Provide a front setback with fence design and height in keeping with the predominant street pattern.</p> <p>Maintain the apparent frontage width pattern.</p> <p>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.</p> <p>Provide open or low scale front fences to allow a visual connection between landscaping in front gardens and street tree planting.</p> | <p>✓ Principle met No front fences proposed. Front setbacks are a gradual change from neighbouring front setbacks and considered to meet the objective in Clause 55- See Clause 55 assessment.</p> <p>✓ Principle met Adequate space is provided throughout the site for canopy trees.</p> <p>✓ Principle met No front fences proposed for dwellings.</p> |

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

2.3.1 Town Planning Application - No. 639-649 Springvale Road, Springvale South (Planning Application No. PLN22/0359 & PLN22/0361) (Cont.)

| | | |
|--------------------|--|---|
| Private open space | <p>All residential developments should provide good quality, useable private open space for each dwelling directly accessible from the main living area.</p> <p>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.</p> <p>Private open space should be positioned to maximise solar access.</p> <p>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.</p> <p>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.</p> | <p>✓ Principle met Each dwelling would have secluded private open space directly accessible from the main living area.</p> <p>✓ Principle met Services can be readily accommodated within the areas of POS and accommodate landscaping and outdoor furniture.</p> <p>✓ Principle met POS is positioned to maximise solar access where possible</p> <p>✓ Principle met No first floor overhang.</p> <p>✓ Principle met No first floor overhang.</p> |
| Bulk & Built Form | <p>All residential developments should respect the dominant façade pattern of the streetscape by:</p> <ul style="list-style-type: none"> • Using similarly proportioned roof forms, windows, doors, and verandahs, and • Maintaining the proportion of wall space to windows and door openings. <p>Balconies should be designed to reduce the need for screening from adjoining dwellings and properties.</p> <p>The development of new dwellings to the rear of existing retained dwellings is discouraged where:</p> <ul style="list-style-type: none"> • The siting of the retained dwelling would not enable an acceptable future site layout for either the proposed or future dwelling; or • The retention of the existing dwelling detracts from the identified future character. <p>On sites adjacent to identified heritage buildings, infill development should respect the adjoining heritage by:</p> <ul style="list-style-type: none"> • Not exceeding the height of the neighbouring significant building; • Minimising the visibility of higher sections of the new building; and • Setting higher sections back at least the depth of one room from the frontage. | <p>✓ Principle met Similarly proportioned roof forms, windows, doors and verandahs are proposed.</p> <p>✓ Principle met No balconies proposed.</p> <p>N/A</p> <p>N/A</p> |
| Site Design | <p>Residential development should:</p> <p>Preserve the amenity of adjoining dwellings through responsive site design that considers the privacy, solar access and outlook of adjoining properties.</p> | <p>✓ Principle met The privacy, solar access and outlook of adjoining properties to relevant boundaries are maintained.</p> |

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

2.3.1 Town Planning Application - No. 639-649 Springvale Road, Springvale South (Planning Application No. PLN22/0359 & PLN22/0361) (Cont.)

| | | |
|--|--|--|
| | <p>Maximise thermal performance and energy efficiency of the built form by addressing orientation, passive design and fabric performance</p> <p>Ensure that building height, massing articulation responds sensitively to existing residential interfaces, site circumstances, setbacks and streetscape and reduces the need for screening.</p> <p>Provide sufficient setbacks (including the location of basements) to ensure the retention of existing trees and to accommodate the future growth of new trees.</p> <p>Provide suitable storage provisions for the management of operational waste</p> <p>Appropriately located suitable facilities to encourage public transport use, cycling and walking.</p> | <p>✓ Principle met ESD conditions will achieve best practice.</p> <p>✓ Principle met No overlooking issues to adjoining dwellings are generated by the proposal.</p> <p>✓ Principle met Sufficient space is provided.</p> <p>✓ Principle met</p> <p>✗ Principle not met. Condition required The proposal has not provided pedestrian/cycling connection from Springvale Road to the eastern side of the development. Permit conditions can require a pedestrian/ cycling path connection through the development.</p> |
| Materials & Finishes | <p>Residential development should:</p> <p>Use quality, durable building materials and finishes that are designed for residential purposes.</p> <p>Avoid the use of commercial or industrial style building materials and finishes.</p> <p>Avoid using materials such as rendered cement sheeting, unarticulated surfaces, and excessive repetitive use of materials.</p> <p>Use a consistent simple palette of materials, colours, finishes and architectural detailing.</p> <p>Maximise the ongoing affordability and sustainability of residential developments through the selection of low maintenance, resource and energy efficient materials and finishes that can be reasonably expected to endure for the life of the building.</p> <p>In order to minimise the impact of domestic and building services on the streetscape, adjacent properties, public realm and amenity of future residents, new residential development should:</p> | <p>✓ Principle met An appropriate colour and finishes scheme is provided.</p> <p>✓ Principle met No commercial style or industrial style building materials and finishes are proposed.</p> <p>✓ Principle met The colour and finishes scheme provided has been appropriately applied to all elevations.</p> <p>✓ Principle met The one palette proposed is utilised to all architectural schemes.</p> <p>✓ Principle met The materials are low maintenance, energy efficient and durable.</p> |
| Domestic services normal to a dwelling and Building services | <p>Ensure that all domestic and building services are visually integrated into the design of the building and appropriately positioned or screened so as to not be seen from the street or adjoining properties.</p> <p>Be designed to avoid the location of domestic and building services:</p> <ul style="list-style-type: none"> • Within secluded private open space areas, including balconies; and • Where they may have noise impacts on adjoining habitable rooms and secluded private open space areas. <p style="text-align: right;"><i>If the details of the attachment are unclear please contact Governance on 8571 5309.</i></p> | <p>✓ Principle met Domestic and building services are not sited to the frontage and to of lots, sited so as to not be visible from any public spaces.</p> <p>✓ Principle met The location of domestic and building services are satisfactory.</p> |

2.3.1 Town Planning Application - No. 639-649 Springvale Road, Springvale South (Planning Application No. PLN22/0359 & PLN22/0361) (Cont.)

| | | |
|------------------|---|--|
| Internal Amenity | Residential development should: | |
| | Ensure that dwelling layouts have connectivity between the main living area and private open space. | <p>✓ Principle met All POS is accessed via main living areas.</p> |
| | Be designed to avoid reliance on borrowed light to habitable rooms. | <p>✓ Principle met All dwellings have direct access to daylight and no habitable rooms rely on borrowed light.</p> |
| | Ensure that balconies and habitable room windows are designed and located to reduce the need for excessive screening. | <p>✗ Principle not met. Condition required Dwelling 19 first floor rear bedroom and ensuite has the opportunity to be rearranged, to allow the bedroom window to face the street, with a clear outlook to the street, which will improve internal amenity and improve passive surveillance to the street..</p> |
| | 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. | <p>✓ Principle met All standards have been met.</p> |

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

2.3.1 Town Planning Application - No. 639-649 Springvale Road, Springvale South (Planning Application No. PLN22/0359 & PLN22/0361) (Cont.)

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

| Standard Met/Standard Not Met/NA | |
|------------------------------------|---|
| Title & Objective | Standard (Summarised) |
| 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 met Maximum 2 storeys 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 with conditions Landscape plan is inconsistent with the site plan and permit conditions can require an amended landscape plan. The plans show adequate space for substantial landscaping and canopy trees throughout the development. |
| 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 Parking and paving in the front of dwellings is minimised, particularly through the rear loaded dwellings facing Springvale Road and Weddington Crescent. |
| 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 Private open space is located at the site or rear. |
| 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; Provide separation between dwellings at the upper level; ✓ Principle met For the north, east and south interfaces of the development with adjoining residential properties, separation is provided at first floor for at least every second dwelling. This is considered acceptable given the design response, which incorporates significant space for landscaping and canopy trees. Upper level separation has been provided at view points from neighbouring sensitive POS areas. |

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

2.3.1 Town Planning Application - No. 639-649 Springvale Road, Springvale South (Planning Application No. PLN22/0359 & PLN22/0361) (Cont.)

| | | |
|--|--|--|
| | <p>Retain spines of open space at the rear of properties to maximise landscaping opportunities and protect private secluded open space;</p> <p>Position more intense and higher elements of built form towards the front and centre of a site, transitioning to single storey elements to the rear of the lot.</p> <p>The rearmost dwelling on a lot should be single storey to ensure the identified future character of the area and the amenity of adjoining properties is respected by maximising landscaping opportunities and protecting adjoining private secluded open space.</p> <p>Two storey dwellings to the rear of a lot may be considered where:</p> <ul style="list-style-type: none"> • The visual impact of the building bulk does not adversely affect the identified future character of the area; • Overlooking and/or overshadowing does not adversely affect the amenity of neighbouring properties; • The building bulk does not adversely affect the planting and future growth of canopy trees to maturity; • Sufficient side and rear boundary landscaping can be provided to screen adjoining properties; • Upper storey components are well recessed from adjoining sensitive interfaces. <p>Residential development should be well articulated through the use of contrast, texture, variation in forms, materials and colours.</p> | <p>✓ Principle met The proposal responds to neighbouring sensitive open space areas by providing setbacks and landscaping opportunities in these areas.</p> <p>✓ Principle met More intense elements of this proposal have been positioned in the centre of the site, away from neighbouring interfaces.</p> <p>✓ Principle met Rear dwellings are double storey and have been provided with significant upper level setbacks and adequate space for landscaping and canopy trees. In addition, the dwellings incorporate a significant amount of articulation through forms, colours and materials.</p> <p>✓ Principle met Dwellings incorporate a significant amount of articulation through forms, colours and materials.</p> |
|--|--|--|

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

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

2.3.1 Town Planning Application - No. 639-649 Springvale Road, Springvale South (Planning Application No. PLN22/0359 & PLN22/0361) (Cont.)

STATUTORY PLANNING APPLICATIONS

**TOWN PLANNING APPLICATION - NO. 639-649 SPRINGVALE ROAD,
SPRINGVALE SOUTH (PLANNING APPLICATION NO. PLN22/0359 &
PLN22/0361)**

ATTACHMENT 5

CLAUSE 52.06 ASSESSMENT

PAGES 7 (including cover)

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

2.3.1 Town Planning Application - No. 639-649 Springvale Road, Springvale South (Planning Application No. PLN22/0359 & PLN22/0361) (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 | Assessment | Requirement met/Requirement not met/NA |
|--|---|---|
| <p>Design standard 1 - Accessways</p> | <p>Accessways must:</p> <ul style="list-style-type: none"> • Be at least 3 metres wide. • Have an internal radius of at least 4 metres at changes of direction or intersection or be at least 4.2 metres wide. • 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. • Provide at least 2.1 metres headroom beneath overhead obstructions, calculated for a vehicle with a wheel base of 2.8 metres. • If the accessway serves four or more car spaces or connects to a road in a Transport Zone, the accessway must be designed to that cars can exit the site in a forward direction. | <p>✓ Standard met The common property accessways vary from 3.5m to 6m wide.</p> <p>✓ Standard met The common accessway is at least 4.2m wide, except for a small section in the south east corner of the site. The section that is less than 4.2m wide is on a straight section of accessway, widening to more than 4.2m at the corner.</p> <p>NA. No public car park proposed.</p> <p>✓ Standard met Garages have a clearance height of more than 2.1m</p> <p>Variation required. Cars can exit forwards from the common accessway. Dwellings 1-3, 13 and 14 propose reversing onto a road in a Transport Zone 2. In this instance, reversing onto the road in a Transport Zone 2 is acceptable as vehicles will be reversing on to a service road, where traffic will be at lower speeds than the main road. The application has been referred to the Department of Transport (formally VicRoads) and Council's internal Transport Department. Department of Transport and Councils internal Transport Department have not objected to the proposal, subject to conditions relating to construction of the service road. Subject to these conditions, it is considered that the accessways to dwellings 1-3, 13 and 14 will create a safe environment for users.</p> |

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

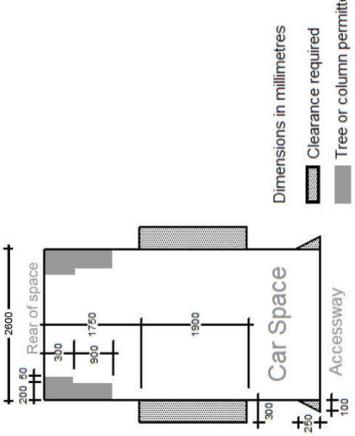
2.3.1 Town Planning Application - No. 639-649 Springvale Road, Springvale South (Planning Application No. PLN22/0359 & PLN22/0361) (Cont.)

| | | |
|--|--|--|
| | <ul style="list-style-type: none"> Provide a passing area at the entrance at least 6.1 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. | <p>Variation required. The accessways are more than 50m long and both serve more than 10 car parking spaces.</p> <p>The accessways are 5.5m wide at the entrance. While this is 0.6m less than the standard, it is considered acceptable in this instance given Waddington Crescent is a local road, in the eastern precinct, visitor car spaces and dwelling driveways provide adequate space for passing. The application has been referred to Council's Transport Department, who did not raise concerns with the width of the accessway at the entrance.</p> |
| | <ul style="list-style-type: none"> 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. | <p>✓ Standard met Corners splays provided. Permit condition can also be included to require the corners splay.</p> |
| | <p>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.</p> | <p>✓ Standard met The accessways off the Springvale Road service road do not serve more than 3 car spaces.</p> |
| | <p>If entry to the car space is from a road, the width of the accessway may include the road.</p> | <p>✓ Standard met</p> |

2.3.1 Town Planning Application - No. 639-649 Springvale Road, Springvale South (Planning Application No. PLN22/0359 & PLN22/0361) (Cont.)

| <p>Design standard 2 – Car parking spaces</p> | <p>Car parking spaces and accessways must have the minimum dimensions as outlined in Table 2.</p> <p>Table 2: Minimum dimensions of car parking spaces and accessways</p> <table border="1"> <thead> <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> </thead> <tbody> <tr> <td>Parallel</td> <td>3.6 m</td> <td>2.3 m</td> <td>6.7 m</td> </tr> <tr> <td>45°</td> <td>3.5 m</td> <td>2.6 m</td> <td>4.9 m</td> </tr> <tr> <td>60°</td> <td>4.9 m</td> <td>2.6 m</td> <td>4.9 m</td> </tr> <tr> <td>90°</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> </tbody> </table> <p><i>Note to Table 2: Some dimensions in Table 2 vary from those shown in the Australian Standard AS2890.1-2004 (off street). The dimensions shown in Table 2 allocate more space to aisle widths and less to marked spaces to provide improved operation and access. The dimensions in Table 2 are to be used in preference to the Australian Standard AS2890.1-2004 (off street) except for disabled spaces which must achieve Australian Standard AS2890.6-2009 (disabled).</i></p> | Angle of car parking spaces to access way | Accessway width | Car space width | Car space length | Parallel | 3.6 m | 2.3 m | 6.7 m | 45° | 3.5 m | 2.6 m | 4.9 m | 60° | 4.9 m | 2.6 m | 4.9 m | 90° | 6.4 m | 2.6 m | 4.9 m | | 5.8 m | 2.8 m | 4.9 m | | 5.2 m | 3.0 m | 4.9 m | | 4.8 m | 3.2 m | 4.9 m | <p>✓ Standard met</p> <p>Parallel spaces are 6.7m long x 2.3m wide, with an adjoining accessway width of 5.5m</p> |
|--|---|---|------------------|-----------------|------------------|----------|-------|-------|-------|-----|-------|-------|-------|-----|-------|-------|-------|-----|-------|-------|-------|--|-------|-------|-------|--|-------|-------|-------|--|-------|-------|-------|--|
| Angle of car parking spaces to access way | Accessway width | Car space width | Car space length | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Parallel | 3.6 m | 2.3 m | 6.7 m | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 45° | 3.5 m | 2.6 m | 4.9 m | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 60° | 4.9 m | 2.6 m | 4.9 m | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 90° | 6.4 m | 2.6 m | 4.9 m | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | 5.8 m | 2.8 m | 4.9 m | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | 5.2 m | 3.0 m | 4.9 m | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | 4.8 m | 3.2 m | 4.9 m | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

2.3.1 Town Planning Application - No. 639-649 Springvale Road, Springvale South (Planning Application No. PLN22/0359 & PLN22/0361) (Cont.)

| | | | | | |
|--|---|------------------------------|--|---|--|
| | <p>A wall, fence, column, tree, tree guard or any other structure that abuts a car space must not encroach into the area marked 'clearance required' on Diagram 1, other than:</p> <ul style="list-style-type: none"> • A column, tree or tree guard, which may project into a space if it is within the area marked 'tree or column permitted' on Diagram 1. • A structure, which may project into the space if it is at least 2.1 metres above the space. <p>Diagram 1 Clearance to car parking spaces</p>  <p>Dimensions in millimetres ■ Clearance required ■ Tree or column permitted</p> <p>Car spaces in garages or carports must be at least 6 metres long and 3.5 metres wide for a single space and 5.5 metres wide for a double space measured inside the garage or carport.</p> <p>Where parking spaces are provided in tandem (one space behind the other) an additional 500mm in length must be provided between each space.</p> <p>Where two or more car parking spaces are provided for a dwelling, at least one space must be under cover.</p> | <p>✓ Standard met</p> | <p>✗ Standard not met, condition required. Some of the storage spaces within the garages encroach on the car parking space. Therefore, permit conditions can require these storage space to be relocated clear of the car space.</p> | <p>✓ Standard met Dwellings 36, 43, 44, 46, 48, 2 and 3 all propose a tandem space behind the single garage. The garages are all setback at least 5.6m, allowing for the tandem space of 4.9m plus 0.5m gap.</p> | <p>✓ Standard met All dwellings provide at least one car parking space under cover</p> |
|--|---|------------------------------|--|---|--|

2.3.1 Town Planning Application - No. 639-649 Springvale Road, Springvale South (Planning Application No. PLN22/0359 & PLN22/0361) (Cont.)

| <p>Design standard 3: Gradients</p> | <p>Disabled car parking spaces must be designed in accordance with Australian Standard AS2890.6-2009 (disabled) and the Building Code of Australia. Disabled car parking spaces may encroach into an accessway width specified in Table 2 by 500mm.</p> <p>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.</p> <p>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.</p> | <p>✓ Standard met</p> <p>✓ Standard met No ramps proposed.</p> <p>✓ Standard met No ramps proposed.</p> | | | | | | | | | | | | | | | |
|---|--|--|----------------|---------------|------------------|-------------------|-----------|--|-----------------------|-------------|----------------------------------|-------------------|-----------|--|-----------------------|-----------|--|
| <p>Design standard 4: Mechanical parking</p> | <p>Table 3: Ramp gradients</p> <table border="1" data-bbox="499 875 710 1559"> <thead> <tr> <th>Type of car park</th> <th>Length of ramp</th> <th>Maximum grade</th> </tr> </thead> <tbody> <tr> <td>Public car parks</td> <td>20 metres or less</td> <td>1:5 (20%)</td> </tr> <tr> <td></td> <td>longer than 20 metres</td> <td>1:6 (16.7%)</td> </tr> <tr> <td>Private or residential car parks</td> <td>20 metres or less</td> <td>1:4 (25%)</td> </tr> <tr> <td></td> <td>longer than 20 metres</td> <td>1:5 (20%)</td> </tr> </tbody> </table> <p>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.</p> <p>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.</p> <p>Mechanical parking may be used to meet the car parking requirement provided:</p> <ul style="list-style-type: none"> At least 25 per cent of the mechanical car parking spaces can accommodate a vehicle clearance height of at least 1.8 metres. Car parking spaces the require the operation of the system are not allowed to visitors unless used in a valet parking situation. The design and operation is to the satisfaction of the responsible authority. <p>Ground level car parking, garage doors and accessways must not visually dominate public space.</p> | 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%) | <p>✓ Standard met No ramps proposed.</p> <p>✓ Standard met No ramps proposed.</p> <p>✓ Standard met No ramps proposed.</p> <p>✓ Standard met No mechanical parking proposed.</p> <p>✓ Standard met No mechanical parking proposed.</p> <p>✓ Standard met No mechanical parking proposed.</p> <p>✓ Standard met Garages are integrated and setback behind the front building line.</p> |
| 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%) | | | | | | | | | | | | | | | |

2.3.1 Town Planning Application - No. 639-649 Springvale Road, Springvale South (Planning Application No. PLN22/0359 & PLN22/0361) (Cont.)

| | | |
|--|--|---|
| | <p>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.</p> <p>Design of car parks must take into account their use as entry points to the site.</p> <p>Design of new internal streets in developments must maximise on street parking opportunities.</p> | <p>✓ Standard met Garages are integrated and setback behind the front building line.</p> <p>✓ Standard met</p> <p>✓ Standard met 18 new on street car parking spaces are created by this proposal.</p> |
| <p>Design standard 6: Safety</p> | <p>Car parking must be well lit and clearly signed.</p> | <p>✓ Standard met with conditions Condition can be included to require lighting of the entries.</p> |
| | <p>The design of car parks must maximise natural surveillance and pedestrian visibility from adjacent buildings.</p> | <p>✓ Standard met</p> |
| | <p>Pedestrian access to car parking areas from the street must be convenient.</p> | <p>✓ Standard met</p> |
| | <p>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.</p> | <p>✓ Standard met</p> |
| <p>Design standard 7: Landscaping</p> | <p>The layout of car parking areas must provide for water sensitive urban design treatment and landscaping.</p> | <p>✓ Standard met</p> |
| | <p>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.</p> | <p>✓ Standard met</p> |
| | <p>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.</p> | <p>✓ Standard met</p> |

2.3.1 Town Planning Application - No. 639-649 Springvale Road, Springvale South (Planning Application No. PLN22/0359 & PLN22/0361) (Cont.)

STATUTORY PLANNING APPLICATIONS

**TOWN PLANNING APPLICATION - NO. 639-649 SPRINGVALE ROAD,
SPRINGVALE SOUTH (PLANNING APPLICATION NO. PLN22/0359 &
PLN22/0361)**

ATTACHMENT 6

CLAUSE 55 ASSESSMENT

PAGES 41 (including cover)

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

2.3.1 Town Planning Application - No. 639-649 Springvale Road, Springvale South (Planning Application No. PLN22/0359 & PLN22/0361) (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. | <p>✓ Standard met See Clause 22.09 assessment.</p> <p>The double and single storey is considered appropriate due to the site context. All dwelling have traditional format, with ground level living and private open space areas.</p> <p>Dwellings 1, 2 and 3 are of similar size, density and scale to match neighbouring dwellings south along Springvale Road. Dwellings 4-12 and 20-27 are generally located central to the site and provide extensive opportunity for landscaping along the front setback (due to the rear loaded design). In addition, they are grouped, with separation every 4 dwellings.</p> <p>The dwellings along the northern boundary are generally grouped, with substantial separation at the upper level between every second dwelling.</p> <p>The dwellings along the eastern boundary are generally grouped, with substantial separation at the upper level between every second dwelling. In addition, substantial setbacks of at least 5m is provided.</p> |
| Decision Guidelines | <p>The proposed design response must respect the existing or preferred neighbourhood character and respond to the features of the site.</p> <p>Any relevant neighbourhood character objective, policy or statement set out in this scheme.</p> <p>The neighbourhood and site description.</p> <p>The design response.</p> | <p>✓ Standard met The proposal is generally in accordance with the approved development plan and Clause 22.09, as outlined in other sections of this report.</p> |
| Objectives | <p>To ensure that the design respects the existing neighbourhood character or contributes to a preferred neighbourhood character.</p> <p>To ensure that development responds to the features of the site and the surrounding area.</p> | |

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

2.3.1 Town Planning Application - No. 639-649 Springvale Road, Springvale South (Planning Application No. PLN22/0359 & PLN22/0361) (Cont.)

Clause 55.02-2 Residential policy objectives

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

2.3.1 Town Planning Application - No. 639-649 Springvale Road, Springvale South (Planning Application No. PLN22/0359 & PLN22/0361) (Cont.)

Clause 55.02-3 Dwelling diversity objective

| Title & Objective | Standard (Summarised) | Standard Met/Standard Not Met/NA |
|--------------------|--|---|
| Standard B3 | Developments of ten or more dwellings should provide a range of dwelling sizes and types, including: <ul style="list-style-type: none"> • Dwellings with a different number of bedrooms. • At least one dwelling that contains a kitchen, bath or shower, and a toilet and wash basin at ground floor level. | ✓ Standard met 12 different dwelling types are proposed. A mix of 2, 3 and 4 bedroom dwellings are proposed. All have a ground level kitchen, and toilet. Some have ground level showers. |
| Objective | To encourage a range of dwellings sizes and types in developments of ten or more dwellings. | |

2.3.1 Town Planning Application - No. 639-649 Springvale Road, Springvale South (Planning Application No. PLN22/0359 & PLN22/0361) (Cont.)

Clause 55.02-4 Infrastructure objectives

| Title & Objective | Standard (Summarised) | Standard Met/Standard Not Met/NA |
|----------------------------|--|---|
| Standard B4 | <p>Development should be connected to reticulated services, including reticulated sewerage, drainage, electricity and gas, if available.</p> <p>Development should not unreasonably exceed the capacity of utility services and infrastructure, including reticulated services and roads.</p> <p>In areas where utility services or infrastructure have little or no spare capacity, developments should provide for the upgrading or mitigation of the impact on services or infrastructure.</p> <p>The capacity of the existing infrastructure.</p> <p>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.</p> <p>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.</p> <p>To ensure development is provided with appropriate utility services and infrastructure.</p> <p>To ensure development does not unreasonably overload the capacity of utility services and infrastructure.</p> | <p>Standard Met/Standard Not Met/NA</p> <p>✓ Standard met Site is within an established area and can be connected to existing systems.</p> <p>✓ Standard met Site is within an established area and can be connected to existing systems.</p> <p>✓ Standard met Site is within an established area and can be connected to existing systems.</p> |
| Decision Guidelines | | |
| Objectives | | |

2.3.1 Town Planning Application - No. 639-649 Springvale Road, Springvale South (Planning Application No. PLN22/0359 & PLN22/0361) (Cont.)

Clause 55.02-5 Integration with the street objective

| Title & Objective | Standard (Summarised) | Standard Met/Standard Not Met/NA |
|----------------------------|---|---|
| Standard B5 | Developments should provide adequate vehicle and pedestrian links that maintain or enhance local accessibility. | <p>✓ Standard met Dwellings front the public roads where possible. All other dwellings front the proposed internal road. No fencing is proposed forward of the dwellings</p> |
| | Developments should be oriented to front existing and proposed streets. | <p>✓ Standard met Dwellings front the public roads where possible. All other dwellings front the proposed internal road</p> |
| | High fencing in front of dwellings should be avoided if practicable. | <p>✓ Standard met No fencing is proposed forward of the dwellings</p> |
| | Development next to existing public open space should be laid out to complement the open space. | <p>✓ Standard met The site is not next to existing public open space.</p> |
| 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. | |

2.3.1 Town Planning Application - No. 639-649 Springvale Road, Springvale South (Planning Application No. PLN22/0359 & PLN22/0361) (Cont.)

| <p>Clause 55.03-1 Street setback objective</p> <p>Title & Objective</p> <p>Standard B6</p> | | <p>Standard Met/Standard Not Met/NA</p> | | | | | | | | | | | | | | | |
|---|---|--|--|---|--|--|----------------|--|---|----------------|---|--|----------------|--------------------------|---|--|---|
| <p>Walls of buildings should be set back from streets:</p> <ul style="list-style-type: none"> At least the distance specified in a schedule to the zone, or If no distance is specified in a schedule to the zone, the distance specified in Table B1. <p>Porches, pergolas, and verandahs that are less than 3.6 metres high, and eaves may encroach not more than 2.5 metres into the setbacks of this standard</p> <p>RGZ & GRZ3: 5 metres or as per Table B1, whichever is the lesser.</p> <p>GRZ 1 & 2: 7.5 metres or as per Table B1, whichever is the lesser.</p> <p>NRZ: As per Table B1.</p> <p>Table B1 Street setback</p> <table border="1"> <thead> <tr> <th>Development context</th> <th>Minimum setback from front street (metres)</th> <th>Minimum setback from a side street (metres)</th> </tr> </thead> <tbody> <tr> <td>There is an existing building on both the abutting allotments facing the same street, and the site is not on a corner.</td> <td>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.</td> <td>Not applicable</td> </tr> <tr> <td>There is an existing building on one abutting allotment facing the same street and no other building on either abutting allotment facing the same street, and the site is not on a corner.</td> <td>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.</td> <td>Not applicable</td> </tr> <tr> <td>There is no existing building on either of the abutting allotments facing the same street, and the site is not on a corner.</td> <td>6 metres for streets in a Transport Zone 2 and 4 metres for other streets.</td> <td>Not applicable</td> </tr> <tr> <td>The site is on a corner.</td> <td>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 Transport Zone 2 and 4 metres for other streets.</td> <td>Front walls of new development facing 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.</td> </tr> </tbody> </table> | | 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 other building on either abutting allotment facing the same street, and the site is not on a corner. | The same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 9 metres, whichever is the lesser. | Not applicable | There is no existing building on either of the abutting allotments facing the same street, and the site is not on a corner. | 6 metres for streets in a Transport Zone 2 and 4 metres for other streets. | Not applicable | The site is on a corner. | 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 Transport Zone 2 and 4 metres for other streets. | Front walls of new development facing 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. | <p>Standard not met</p> <p>Dwellings fronting Springvale Road:</p> <p>The setback of the existing neighbouring dwelling to the south is 8.2m.</p> <p>The setback of the existing neighbouring dwelling to the north is 6.2m.</p> <p>The average front setback of neighbouring dwellings fronting Springvale Road is 7.27m. Therefore, the standard requires a front setback to Springvale Road of 7.27m.</p> <p>Dwelling 1 is proposed to be setback 8.2m from Springvale Road.</p> <p>Dwellings 2-12 are proposed to be setback 6.1m from Springvale Road.</p> <p>Dwellings 13 and 14 are proposed to be setback 5.6 and 5.5m from Springvale Road.</p> <p>Does not comply</p> <p>Dwellings fronting Waddington Crescent on the west:</p> <p>The setback of the existing neighbouring dwelling to the south is 7.1m.</p> <p>The setback of the existing neighbouring dwelling to the north is 4.62m.</p> <p>The average front setback of neighbouring dwellings fronting Waddington Crescent on the west is 5.86m. Therefore, the standard requires a front setback to Waddington Crescent on the west of 5.86m.</p> <p>Dwellings 20-27 have a front setback of 7.2m.</p> <p>Complies</p> <p>Dwellings fronting Waddington Crescent on the east:</p> <p>The setback of the existing neighbouring dwelling to the south is 6m.</p> <p>The dwelling on the site to the north does not front Waddington Crescent</p> <p>Therefore, the standard requires a front setback to Waddington Crescent on the west of 6m.</p> <p>Dwelling 28 has a setback of 6m.</p> <p>Dwellings 29-31 have a front setbacks of 4-5.1m.</p> <p>Does not comply</p> |
| 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 other building on either abutting allotment facing the same street, and the site is not on a corner. | The same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 9 metres, whichever is the lesser. | Not applicable | | | | | | | | | | | | | | | |
| There is no existing building on either of the abutting allotments facing the same street, and the site is not on a corner. | 6 metres for streets in a Transport Zone 2 and 4 metres for other streets. | Not applicable | | | | | | | | | | | | | | | |
| The site is on a corner. | 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 Transport Zone 2 and 4 metres for other streets. | Front walls of new development facing 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. | | | | | | | | | | | | | | | |

2.3.1 Town Planning Application - No. 639-649 Springvale Road, Springvale South (Planning Application No. PLN22/0359 & PLN22/0361) (Cont.)

| | | |
|-----------------------------------|--|---|
| <p>Decision Guidelines</p> | <p>Any relevant neighbourhood character objective, policy or statement set out in this scheme.</p> <p>The design response.</p> <p>Whether a different setback would be more appropriate taking into account the prevailing setbacks of existing buildings on nearby lots.</p> <p>The visual impact of the building when viewed from the street and from adjoining properties.</p> <p>The value of retaining vegetation within the front setback.</p> <p>To ensure that the setbacks of buildings from a street respect the existing or preferred neighbourhood character and make efficient use of the site.</p> | <p>In this instance, the reduced setbacks are considered acceptable as the proposed dwellings which immediately adjoin neighbouring existing dwellings comply with the standard. The reduced setbacks are minor, gradual, and the overall design response allows for substantial landscaping within the front setbacks. For these reasons, it is considered that the proposed reduced setbacks will still respect the existing and preferred neighbourhood character.</p> |
| <p>Objective</p> | | |

2.3.1 Town Planning Application - No. 639-649 Springvale Road, Springvale South (Planning Application No. PLN22/0359 & PLN22/0361) (Cont.)

| Clause 55.03-2 Building height objective | | Standard Met/Standard Not Met/NA |
|---|---|--|
| Title & Objective | Standard (Summarised) | |
| Standard B7 | <p>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.</p> <p>GRZ: 11 metres / 3 storeys mandatory maximum (refer Clause 32.08-9)</p> | <p>✓ Standard met Maximum 2 storey, 7.7m height proposed.</p> |
| | <p>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.</p> | <p>N/A</p> |
| | <p>Changes of building height between existing buildings and new buildings should be graduated.</p> | <p>✓ Standard met Neighbouring dwelling are single storey. Proposed are single and double storey.</p> |
| Decision Guidelines | <p>Any relevant neighbourhood character objective, policy or statement set out in this scheme.</p> <p>Any maximum building height specified in the zone, a schedule to the zone or an overlay applying to the land.</p> <p>The design response.</p> <p>The effect of the slope of the site on the height of the building.</p> <p>The relationship between the proposed building height and the height of existing adjacent buildings.</p> <p>The visual impact of the building when viewed from the street and from adjoining properties.</p> | |
| Objective | <p>To ensure that the height of buildings respects the existing or preferred neighbourhood character</p> | |

2.3.1 Town Planning Application - No. 639-649 Springvale Road, Springvale South (Planning Application No. PLN22/0359 & PLN22/0361) (Cont.)

Clause 55.03-3 Site coverage objective

| Title & Objective | Standard (Summarised) | 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. GRZ1: 60% (none specified) | ✓ Standard met 38.2% |
| 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. To ensure that the site coverage respects the existing or preferred neighbourhood character and responds to the features of the site. | |
| Objective | | |

2.3.1 Town Planning Application - No. 639-649 Springvale Road, Springvale South (Planning Application No. PLN22/0359 & PLN22/0361) (Cont.)

| Clause 55.03-4 Permeability and stormwater management objectives | | Standard Met/Standard Not Met/NA |
|---|---|---|
| Title & Objective | Standard (Summarised) | |
| Standard B9 | <p>The site area covered by the pervious surfaces should be at least:</p> <ul style="list-style-type: none"> The minimum areas specified in a schedule to the zone, or If no minimum is specified in a schedule to the zone, 20 per cent of the site. <p>GRZ1: 30%</p> <p>The stormwater management system should be designed to:</p> <ul style="list-style-type: none"> Meet the current best practice performance objectives for stormwater quality as contained in the Urban Stormwater - Best Practice Environmental Management Guidelines (Victorian Stormwater Committee, 1999). Contribute to cooling, improving local habitat and providing attractive and enjoyable spaces. | <p>✓ Standard met 36.5%</p> |
| Decision Guidelines | <p>The design response.</p> <p>The capacity of the site to incorporate stormwater retention and reuse.</p> <p>The existing site coverage and any constraints imposed by existing development.</p> <p>The capacity of the drainage network to accommodate additional stormwater.</p> <p>The capacity of the site to absorb run-off.</p> <p>The practicality of achieving the minimum site coverage of pervious surfaces, particularly on lots of less than 300 square metres.</p> <p>Whether the owner has entered into an agreement to contribute to off-site stormwater management in lieu of providing an on-site stormwater management system.</p> | |
| Objectives | <p>To reduce the impact of increased stormwater run-off on the drainage system.</p> <p>To facilitate on-site stormwater infiltration.</p> <p>To encourage stormwater management that maximises the retention and reuse of stormwater</p> | |

2.3.1 Town Planning Application - No. 639-649 Springvale Road, Springvale South (Planning Application No. PLN22/0359 & PLN22/0361) (Cont.)

Clause 55.03-5 Energy efficiency objectives

| Title & Objective | Standard (Summarised) | Standard Met/Standard Not Met/NA |
|--|---|--|
| <p>Standard B10</p> <p>Buildings should be:</p> <ul style="list-style-type: none"> • Oriented to make appropriate use of solar energy. • Sited and designed to ensure that the energy efficiency of existing dwellings on adjoining lots is not unreasonably reduced. • Sited and designed to ensure that the performance of existing rooftop solar energy systems on dwellings on adjoining lots in a General Residential Zone, Neighbourhood Residential Zone or Township Zone are not unreasonably reduced. The existing rooftop solar energy system must exist at the date the application is lodged. <p>Living areas and private open space should be located on the north side of the development, if practicable.</p> <p>Developments should be designed so that solar access to north-facing windows is maximised.</p> | <p>Buildings should be:</p> <ul style="list-style-type: none"> • Oriented to make appropriate use of solar energy. • Sited and designed to ensure that the energy efficiency of existing dwellings on adjoining lots is not unreasonably reduced. • Sited and designed to ensure that the performance of existing rooftop solar energy systems on dwellings on adjoining lots in a General Residential Zone, Neighbourhood Residential Zone or Township Zone are not unreasonably reduced. The existing rooftop solar energy system must exist at the date the application is lodged. <p>Living areas and private open space should be located on the north side of the development, if practicable.</p> <p>Developments should be designed so that solar access to north-facing windows is maximised.</p> | <p>Standard met/Standard Not Met/NA</p> <p>✓ Standard met</p> <p>Where possible, the habitable room windows and SPOS of the proposed development are on the north to enable solar access. Due to the orientation of the site, it is not possible for all dwellings to face north. As such, dwellings have maximised alternative solar access where possible.</p> <p>The proposed setbacks for the development would not unreasonably reduce the energy efficiency of neighbouring lots.</p> <p>✓ Standard met</p> <p>As previously stated, it is impractical to provide all proposed dwellings with living areas and private open space on the north side, but this has been maximised from the site layout.</p> <p>✓ Standard met</p> <p>The number of north-facing windows has been maximised.</p> |
| <p>Decision Guidelines</p> <p>The design response.</p> <p>The size, orientation and slope of the lot.</p> <p>The existing amount of solar access to abutting properties.</p> <p>The availability of solar access to north-facing windows on the site.</p> <p>The extent to which an existing rooftop solar energy system on an adjoining lot is overshadowed by existing buildings or other permanent structures.</p> <p>Whether the existing rooftop solar energy system on an adjoining lot is appropriately located</p> <p>The effect of overshadowing on an existing rooftop solar energy system on an adjoining lot.</p> | <p>The design response.</p> <p>The size, orientation and slope of the lot.</p> <p>The existing amount of solar access to abutting properties.</p> <p>The availability of solar access to north-facing windows on the site.</p> <p>The extent to which an existing rooftop solar energy system on an adjoining lot is overshadowed by existing buildings or other permanent structures.</p> <p>Whether the existing rooftop solar energy system on an adjoining lot is appropriately located</p> <p>The effect of overshadowing on an existing rooftop solar energy system on an adjoining lot.</p> | |
| <p>Objectives</p> <p>To achieve and protect energy efficient dwellings and residential buildings.</p> <p>To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy.</p> | <p>To achieve and protect energy efficient dwellings and residential buildings.</p> <p>To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy.</p> | |

2.3.1 Town Planning Application - No. 639-649 Springvale Road, Springvale South (Planning Application No. PLN22/0359 & PLN22/0361) (Cont.)

Clause 55.03-6 Open space objective

| Title & Objective | Standard (Summarised) | Standard Met/Standard Not Met/NA |
|----------------------------|---|--|
| Standard B11 | If any public or communal open space is provided on site, it should: <ul style="list-style-type: none"> • Be substantially fronted by dwellings, where appropriate. • Provide outlook for as many dwellings as practicable. • Be designed to protect any natural features on the site. • Be accessible and useable. | ✓ Standard met No public or communal open space proposed. |
| Decision Guidelines | Any relevant plan or policy for open space in the PPF 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. | |

2.3.1 Town Planning Application - No. 639-649 Springvale Road, Springvale South (Planning Application No. PLN22/0359 & PLN22/0361) (Cont.)

Clause 55.03-7 Safety objective

| Title & Objective | Standard (Summarised) | Standard Met/Standard Not Met/NA |
|----------------------------|--|---|
| Standard B12 | Entrances to dwellings and residential buildings should not be obscured or isolated from the street and internal accessways. | <p>✓ Standard met All dwelling entries visible from the street.</p> |
| | Planting which creates unsafe spaces along streets and accessways should be avoided. | <p>✓ Standard met Planting areas do not appear to create unsafe spaces.</p> |
| | Developments should be designed to provide good lighting, visibility and surveillance of car parks and internal accessways. | <p>✓ Standard met / Condition required Street lighting would be required as a condition of any permit.</p> |
| | Private spaces within developments should be protected from inappropriate use as public thoroughfares. | <p>✓ Standard met Fencing layout ensures the protection of private spaces.</p> |
| Decision Guidelines | The design response. | |
| Objectives | To ensure the layout of development provides for the safety and security of residents and property. | |

2.3.1 Town Planning Application - No. 639-649 Springvale Road, Springvale South (Planning Application No. PLN22/0359 & PLN22/0361) (Cont.)

Clause 55.03-8 Landscaping objectives

| Title & Objective | Standard (Summarised) | Standard Met/Standard Not Met/NA |
|--|--|----------------------------------|
| <p>Standard B13</p> <p>The landscape layout and design should:</p> <ul style="list-style-type: none"> • Protect any predominant landscape features of the neighbourhood. • Take into account the soil type and drainage patterns of the site. • Allow for intended vegetation growth and structural protection of buildings. • In locations of habitat importance, maintain existing habitat and provide for new habitat for plants and animals. • Provide a safe, attractive and functional environment for residents. <p>Development should provide for the retention or planting of trees, where these are part of the character of the neighbourhood.</p> <p>Development should provide for the replacement of any significant trees that have been removed in the 12 months prior to the application being made</p> <p>The landscape design should specify landscape themes, vegetation (location and species), paving and lighting.</p> <p>Development should meet any additional landscape requirements specified in a schedule to the zone.</p> <p>All schedules to all residential zones: "70% of ground level front setback, and side and rear setbacks, planted with substantial landscaping and canopy trees."</p> | <p>Standard met with conditions</p> <p>A landscape plan has been provided, however, is not consistent with the dwelling layout shown on the site plan. Permit conditions can require the landscape plan to be amended to accord with the site plan.</p> <p>The submitted landscape plan shows extensive opportunity for landscaping and canopy trees throughout the development.</p> <p>Standard met</p> <p>Standard met / Condition required</p> <p>No significant trees on site. Landscape plan make provision for a significant amount of canopy tree planting.</p> <p>Standard met with conditions</p> <p>The plans show adequate space for substantial landscaping and canopy trees throughout the development.</p> <p>Standard met</p> <p>Most dwellings fronting Springvale Road and Waddington Crescent are rear loaded, meaning that the majority of these frontages can be planted with extensive landscaping.</p> | |
| <p>Decision Guidelines</p> <p>Any relevant neighbourhood character objective, policy or statement set out in this scheme.</p> <p>Any relevant plan or policy for landscape design in the PPF and the LPPF, including the MSS and local planning policies.</p> <p>The design response.</p> <p>The location and size of gardens and the predominant plant types in the neighbourhood.</p> <p>The health of any trees to be removed.</p> <p>Whether a tree was removed to gain a development advantage.</p> <p>To encourage development that respects the landscape character of the neighbourhood.</p> | | |
| <p>Objectives</p> | | |

2.3.1 Town Planning Application - No. 639-649 Springvale Road, Springvale South (Planning Application No. PLN22/0359 & PLN22/0361) (Cont.)

| Clause 55.03-9 Access objective | | Standard Met/Standard Not Met/NA |
|--|---|--|
| Title & Objective | Standard (Summarised) | |
| Standard B14 | The width of accessways or car spaces should not exceed: | Standard met Five crossovers are proposed to Springvale Road service road. |
| | <ul style="list-style-type: none"> • 33 per cent of the street frontage, or • if the width of the street frontage is less than 20 metres, 40 per cent of the street frontage. | Standard met 4 accessways are proposed off Waddington Crescent. Two common accessways are proposed off Waddington Crescent. |
| | No more than one single-width crossover should be provided for each dwelling fronting a street. | Standard met As above |
| | The location of crossovers should maximise retention of on-street car parking spaces. | Not applicable As above |
| | The number of access points to a road in a Transport Zone 2 or a Transport Zone 3 should be minimised. | Standard met Access points to Springvale Road have been minimised. |
| Decision Guidelines | Developments must provide for access for service, emergency and delivery vehicles. | Standard met |
| | The design response. | |
| | The impact on neighbourhood character. | |
| | The reduction of on-street car parking spaces. | |
| Objectives | The effect on any significant vegetation on the site and footpath. | |
| | To ensure the number and design of vehicle crossovers respects the neighbourhood character. | |

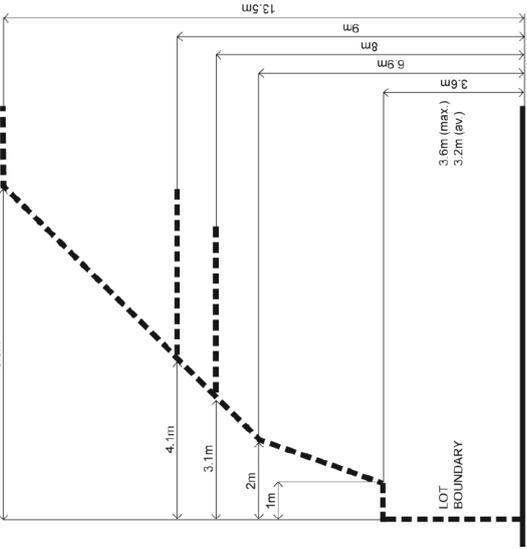
2.3.1 Town Planning Application - No. 639-649 Springvale Road, Springvale South (Planning Application No. PLN22/0359 & PLN22/0361) (Cont.)

Clause 55.03-10 Parking location objectives

| Title & Objective | Standard (Summarised) | Standard Met/Standard Not Met/NA |
|----------------------------|---|---|
| Standard B15 | Car parking facilities should: <ul style="list-style-type: none"> • Be reasonably close and convenient to dwellings and residential buildings. • Be secure. • Be well ventilated if enclosed. Shared accessways or car parks of other dwellings and residential buildings should be located at least 1.5 metres from the windows of habitable rooms. This setback may be reduced to 1 metre where there is a fence at least 1.5 metres high or where window sills are at least 1.4 metres above the accessway. | <p>Standard met Each dwelling is provided with an attached garage.</p> <p>Standard not met Dwelling 36 and 43 front habitable room window is setback 0.9m from the shared accessway.</p> |
| Decision Guidelines | The design response. | In this instance, the variation is considered acceptable as the applicant has proposed that the front window to dwelling 36 and 43 will have double glazing and, in addition, the rooms are living spaces, not bedrooms, therefore, it is considered that the proposal will still protect residents from vehicular noise. |
| Objectives | To provide convenient parking for residents and visitors vehicles. To protect residents from vehicular noise within developments. | |

2.3.1 Town Planning Application - No. 639-649 Springvale Road, Springvale South (Planning Application No. PLN22/0359 & PLN22/0361) (Cont.)

Clause 55.04-1 Side and rear setbacks objective

| Title & Objective | Standard (Summarised) | Standard Met/Standard Not Met/NA |
|---|---|--|
| <p>Standard B17</p> <p>A new building not on or within 200mm of a boundary should be setback from side or rear boundaries:</p> <ul style="list-style-type: none"> At least the distance specified in a schedule to the zone, or If no distance is specified in a schedule to the zone, 1 metre, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres. <p>Diagram B1 Side and rear setbacks</p>  <p>The diagram illustrates a lot boundary (dashed line) and various setback distances. From the bottom-left corner, setbacks are shown as follows: 1m, 2m, 3.1m, 4.1m, 5.9m, 6.9m, 8m, 9m, and 13.5m. A vertical setback of 8.6m is also indicated. A note specifies setbacks of 3.6m (max) and 3.2m (av.) for a specific area.</p> | <p>Standard Met/Standard Not Met/NA</p> <p>★ Standard not met</p> <p>Dwelling 16 and 17 northern elevation is 6 and 6.1m high= 1.75m setback required. 1.7m proposed. Does not comply</p> | <p>Sunblinds, verandahs, porches, eaves, fascias, gutters, masonry chimneys, flues, pipes, domestic fuel or water tanks, and heating or cooling equipment or other services may encroach not more than 0.5 metres into the setbacks of this standard.</p> <p>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</p> |

2.3.1 Town Planning Application - No. 639-649 Springvale Road, Springvale South (Planning Application No. PLN22/0359 & PLN22/0361) (Cont.)

| | | |
|--------------------------|---|--|
| | <p>this standard.</p> <p>Any relevant neighbourhood character objective, policy or statement set out in this scheme.</p> <p>The design response.</p> <p>The impact on the amenity of the habitable room windows and secluded private open space of existing dwellings.</p> <p>Whether the wall is opposite an existing or simultaneously constructed wall built to the boundary.</p> <p>Whether the wall abuts a side or rear lane.</p> | <p>Dwellings 16 and 17 have a minor non-compliance (5cm). In this instance it is considered acceptable for the following reasons.</p> <ul style="list-style-type: none"> The non-compliance is almost negligible (only 5cm) and will not be discernible. the non-compliance is on a northern elevation (ie, neighbouring dwelling is on the north and will therefore not be impacted by any additional shadowing. No window are located on this elevation; therefore, no overflooking will occur. <p>These dwellings still provide substantial opportunity for landscaping along this boundary.</p> |
| <p>Objectives</p> | <p>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.</p> | |

2.3.1 Town Planning Application - No. 639-649 Springvale Road, Springvale South (Planning Application No. PLN22/0359 & PLN22/0361) (Cont.)

Clause 55.04-2 Walls on boundaries objective

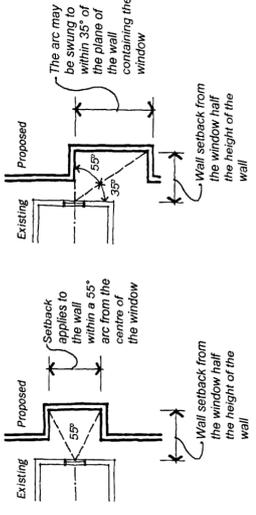
| Title & Objective | Standard (Summarised) | Standard Met/Standard Not Met/NA |
|---|---|----------------------------------|
| <p>Standard B18</p> <p>A new wall constructed on or within 200mm of a side or rear boundary of a lot or a carport constructed on or within 1 metre of a side or rear boundary of lot should not abut the boundary:</p> <ul style="list-style-type: none"> • For a length of more than the distance specified in the schedule to the zone; or • If no distance is specified in a schedule to the zone, for a length of more than: <ul style="list-style-type: none"> - 10 metres plus 25 per cent of the remaining length of the boundary of an adjoining lot, or - Where there are existing or simultaneously constructed walls or carports abutting the boundary on an abutting lot, the length of the existing or simultaneously constructed walls or carports, whichever is the greater. <p>A new wall or carport may fully abut a side or rear boundary where slope and retaining walls or fences would result in the effective height of the wall or carport being less than 2 metres on the abutting property.</p> <p>A building on a boundary includes a building set back up to 200mm from a boundary.</p> <p>The height of a new wall constructed on or within 200 mm of a side or rear boundary of a carport constructed on or within 1 metre of a side or rear boundary should not exceed an average of 3.2 metres with no part higher than 3.6 metres unless abutting a higher existing or simultaneously constructed wall.</p> | <p>Standard met</p> <p>Only 1 wall proposed on the boundary (dwelling 14). The wall is immediately adjacent to a neighbouring wall on boundary.</p> | <p>Standard met</p> |
| <p>Decision Guidelines</p> <p>Any relevant neighbourhood character objective, policy or statement set out in this scheme.</p> <p>The design response.</p> <p>The extent to which walls on boundaries are part of the neighbourhood character.</p> <p>The impact on the amenity of existing dwellings.</p> <p>The opportunity to minimise the length of walls on boundaries by aligning a new wall on a boundary with an existing wall on a lot of an adjoining property.</p> <p>The orientation of the boundary that the wall is being built on.</p> <p>The width of the lot.</p> <p>The extent to which the slope and retaining walls or fences reduce the effective height of the wall.</p> <p>Whether the wall abuts a side or rear lane.</p> <p>The need to increase the wall height to screen a box gutter.</p> | | <p>Standard met</p> |

2.3.1 Town Planning Application - No. 639-649 Springvale Road, Springvale South (Planning Application No. PLN22/0359 & PLN22/0361) (Cont.)

| | | |
|-------------------|---|--|
| Objectives | To ensure that the location, length and height of a wall on a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings. | |
|-------------------|---|--|

2.3.1 Town Planning Application - No. 639-649 Springvale Road, Springvale South (Planning Application No. PLN22/0359 & PLN22/0361) (Cont.)

Clause 55.04-3 Daylight to existing windows objective

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

2.3.1 Town Planning Application - No. 639-649 Springvale Road, Springvale South (Planning Application No. PLN22/0359 & PLN22/0361) (Cont.)

Clause 55.04-4 North-facing windows objective

| Title & Objective | Standard (Summarised) | Standard Met/Standard Not Met/NA |
|--|---|---|
| <p>Standard B20</p> <p>If a north-facing habitable room window of an existing dwelling is within 3 metres of a boundary on an abutting lot, a building should be setback from the boundary 1 metre, plus 0.6 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres, for a distance of 3 metres from the edge of each side of the window.</p> <p>Diagram B3 North-facing windows</p> <p>Standard B20</p> <p>A north facing window is a window with an axis perpendicular to its surface orientated north 20 degrees west to north 30 degrees east.</p> | <p>Standard met</p> <p>No north facing windows on abutting lots within 3 metres of the boundary.</p> | <p>Standard Met/Standard Not Met/NA</p> <p>✓ Standard met</p> <p>No north facing windows on abutting lots within 3 metres of the boundary.</p> |
| <p>Decision Guidelines</p> <p>The design response.</p> <p>Existing sunlight to the north-facing habitable room window of the existing dwelling.</p> | | |

2.3.1 Town Planning Application - No. 639-649 Springvale Road, Springvale South (Planning Application No. PLN22/0359 & PLN22/0361) (Cont.)

Clause 55.04-5 Overshadowing open space objective

| Standard Met/Standard Not Met/NA | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|--|---|--|-------------------|---|---|-----|--|--|------|--|--|------|----------|----------|------|----------|----------|-----|----------|----------|-----|--|--|-----|--|--|
| <p>Title & Objective</p> <p>Standard B21</p> <p>Where sunlight to the secluded private open space of an existing dwelling is reduced, at least 75 per cent, or 40 square metres with a minimum dimension of 3 metres, whichever is the lesser area, of the secluded private open space should receive a minimum of five hours of sunlight between 9am and 3pm on 22 Sept.</p> | <p>Standard not met</p> <p>Shadows cast to the secluded private open space of existing dwellings by the proposed development satisfy Standard B21 for all existing dwellings except for 4/69-71 Glassford Street.</p> <p>Overshadowing to the SPOS of 4/69-71 Glassford Street does not meet Standard B21 as the SPOS does not currently receive 5 hours of sunlight between 9am and 3pm to 4.0sqm dimension of 3m.</p> <table border="1"> <thead> <tr> <th colspan="2">OVERSHADOWING CALCULATIONS</th> </tr> <tr> <th>4/69-71 GLASSFORD</th> <th>SQM OF SECLUDED PRIVATE OPEN SPACE IN SUNLIGHT (EXISTING)</th> <th>SQM OF SECLUDED PRIVATE OPEN SPACE IN SUNLIGHT (PROPOSED)</th> </tr> </thead> <tbody> <tr> <td>9AM</td> <td></td> <td>NO OVERSHADOWING FROM PROPOSED DEVELOPMENT</td> </tr> <tr> <td>10AM</td> <td></td> <td></td> </tr> <tr> <td>11AM</td> <td>54.33SQM</td> <td>50.43SQM</td> </tr> <tr> <td>NOON</td> <td>62.41SQM</td> <td>60.58SQM</td> </tr> <tr> <td>1PM</td> <td>62.99SQM</td> <td>62.18SQM</td> </tr> <tr> <td>2PM</td> <td></td> <td></td> </tr> <tr> <td>3PM</td> <td></td> <td>NO OVERSHADOWING FROM PROPOSED DEVELOPMENT</td> </tr> </tbody> </table> | OVERSHADOWING CALCULATIONS | | 4/69-71 GLASSFORD | SQM OF SECLUDED PRIVATE OPEN SPACE IN SUNLIGHT (EXISTING) | SQM OF SECLUDED PRIVATE OPEN SPACE IN SUNLIGHT (PROPOSED) | 9AM | | NO OVERSHADOWING FROM PROPOSED DEVELOPMENT | 10AM | | | 11AM | 54.33SQM | 50.43SQM | NOON | 62.41SQM | 60.58SQM | 1PM | 62.99SQM | 62.18SQM | 2PM | | | 3PM | | NO OVERSHADOWING FROM PROPOSED DEVELOPMENT |
| OVERSHADOWING CALCULATIONS | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 4/69-71 GLASSFORD | SQM OF SECLUDED PRIVATE OPEN SPACE IN SUNLIGHT (EXISTING) | SQM OF SECLUDED PRIVATE OPEN SPACE IN SUNLIGHT (PROPOSED) | | | | | | | | | | | | | | | | | | | | | | | | | |
| 9AM | | NO OVERSHADOWING FROM PROPOSED DEVELOPMENT | | | | | | | | | | | | | | | | | | | | | | | | | |
| 10AM | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 11AM | 54.33SQM | 50.43SQM | | | | | | | | | | | | | | | | | | | | | | | | | |
| NOON | 62.41SQM | 60.58SQM | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1PM | 62.99SQM | 62.18SQM | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2PM | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3PM | | NO OVERSHADOWING FROM PROPOSED DEVELOPMENT | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>Decision Guidelines</p> <p>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.</p> <p>The design response.</p> <p>The impact on the amenity of existing dwellings.</p> <p>Existing sunlight penetration to the secluded private open space of the existing dwelling.</p> <p>The time of day that sunlight will be available to the secluded private open space of the existing dwelling.</p> <p>The effect of a reduction in sunlight on the existing use of the secluded private open space.</p> | <p>In this instance, the non compliance is considered acceptable for the following reasons:</p> <ul style="list-style-type: none"> The additional shadowing is minor in area (approx. 4sqm at 11am and 2sqm at noon). The additional shadowing is located in a service area to the side of the dwelling (not the main SPOS area for the dwelling). Notice of the application was given to the owner and occupier of this dwelling and no objections were received. | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>Objective</p> <p>To ensure buildings do not significantly overshadow existing secluded private open space.</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | |

2.3.1 Town Planning Application - No. 639-649 Springvale Road, Springvale South (Planning Application No. PLN22/0359 & PLN22/0361) (Cont.)

Clause 55.04-6 Overlooking objective

| Title & Objective | Standard (Summarised) | Standard Met/Standard Not Met/NA |
|----------------------------|--|--|
| <p>Standard B22</p> | <p>A habitable room window, balcony, terrace, deck, or patio should be located and designed to avoid direct views into the secluded private open space of an existing dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio. Views should be measured within a 45 degree angle from the plane of the window or perimeter of the balcony, terrace, deck or patio, and from a height of 1.7 metres above floor level.</p> <p>Diagram B4 Overlooking open space</p> <p>Diagram B4 Overlooking open space</p> | <p>Standard met</p> <p>Frosting to 1.7m for all upper level windows facing neighbouring properties.</p> |
| | <p>A habitable room window, balcony, terrace, deck or patio with a direct view into a habitable room window of existing dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio should be either:</p> <ul style="list-style-type: none"> • 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. | |

2.3.1 Town Planning Application - No. 639-649 Springvale Road, Springvale South (Planning Application No. PLN22/0359 & PLN22/0361) (Cont.)

| | | |
|-----------------------------------|--|--|
| | <p>Obscure glazing in any part of the window below 1.7 metres above floor level may be operable provided that there are no direct views as specified in this standard.</p> <p>Screens used to obscure a view should be:</p> <ul style="list-style-type: none"> • Perforated panels or trellis with a maximum of 25 per cent openings or solid translucent panels. • Permanent, fixed, and durable. • Designed and coloured to blend in with the development. <p>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.</p> | |
| <p>Decision Guidelines</p> | <p>The design response.</p> <p>The impact on the amenity of the secluded private open space or habitable room window.</p> <p>The existing extent of overlooking into the secluded private open space and habitable room window of existing dwellings.</p> <p>The internal daylight to and amenity of the proposed dwelling or residential building.</p> <p>To limit views into existing secluded private open space and habitable room windows.</p> | |
| <p>Objective</p> | | |

2.3.1 Town Planning Application - No. 639-649 Springvale Road, Springvale South (Planning Application No. PLN22/0359 & PLN22/0361) (Cont.)

Clause 55.04-7 Internal views objective

| Title & Objective | Standard (Summarised) | Standard Met/Standard Not Met/NA |
|----------------------------|---|--|
| Standard B23 | Windows and balconies should be designed to prevent overlooking of more than 50 per cent of the secluded private open space of a lower-level dwelling or residential building directly below and within the same development. | ✓ Standard met No lower level dwellings |
| 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. | |

2.3.1 Town Planning Application - No. 639-649 Springvale Road, Springvale South (Planning Application No. PLN22/0359 & PLN22/0361) (Cont.)

Clause 55.04-8 Noise impacts objectives

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

2.3.1 Town Planning Application - No. 639-649 Springvale Road, Springvale South (Planning Application No. PLN22/0359 & PLN22/0361) (Cont.)

Clause 55.05-1 Accessibility objective

| Title & Objective | Standard (Summarised) | Standard Met/Standard Not Met/NA |
|---------------------|--|--|
| Standard B25 | The dwelling entries of the ground floor of dwellings and residential buildings should be accessible or able to be easily made accessible to people with limited mobility. | <p>Standard met</p> <p>All dwellings would be directly accessible via the common accessway or the public roads. Dwelling entries include a small step, easily able to be made accessible.</p> |
| Objective | To encourage the consideration of the needs of people with limited mobility in the design of developments. | |

2.3.1 Town Planning Application - No. 639-649 Springvale Road, Springvale South (Planning Application No. PLN22/0359 & PLN22/0361) (Cont.)

Clause 55.05-2 Dwelling entry objective

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

2.3.1 Town Planning Application - No. 639-649 Springvale Road, Springvale South (Planning Application No. PLN22/0359 & PLN22/0361) (Cont.)

Clause 55.05-3 Daylight to new windows objective

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

2.3.1 Town Planning Application - No. 639-649 Springvale Road, Springvale South (Planning Application No. PLN22/0359 & PLN22/0361) (Cont.)

Clause 55.05-4 Private open space objective

| Title & Objective | Standard (Summarised) | Standard Met/Standard Not Met/NA | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|--|----------------------------------|-----------------------------|--------------------------------|--------------------------------------|--------------------------------|--------------------------------------|---|---|------|-----|----|-----|---|---|------|-----|----|-----|---|---|------|-----|----|----|---|---|------|-----|----|----|---|---|------|----|----|----|---|---|------|----|----|----|---|---|------|-----|----|----|---|---|------|----|----|----|---|---|------|----|----|----|----|---|------|-----|----|----|----|---|------|-----|----|----|----|---|------|-----|----|----|----|---|------|----|----|-----|----|---|------|----|----|-----|----|---|------|----|----|----|----|---|------|----|----|----|----|---|------|----|----|----|----|---|------|----|----|----|----|---|------|----|----|----|----|---|------|----|----|----|----|---|------|----|----|----|----|---|------|----|----|----|----|---|------|-----|----|----|----|---|------|-----|----|----|----|---|------|----|----|----|----|---|------|----|----|----|----|---|------|-----|----|----|----|---|------|----|----|-----|----|---|------|----|----|-----|----|---|------|----|----|-----|----|---|------|----|----|-----|----|---|------|----|----|-----|----|---|------|----|----|----|----|---|------|----|----|----|----|---|------|----|----|----|----|---|------|----|----|----|----|---|------|----|----|----|----|---|------|----|----|----|----|---|------|----|----|----|----|---|------|----|----|----|----|---|------|----|----|----|----|---|------|----|----|----|----|---|------|----|----|----|----|---|------|----|----|----|----|---|------|----|----|-----|----|---|------|----|----|-----|----|---|------|----|----|-----|----|---|------|----|----|-----|----|---|------|----|----|-----|----|---|------|----|-----|-----|----|---|------|----|-----|-----|----|---|------|----|-----|-----|----|---|------|----|-----|-----|----|---|------|----|-----|-----|----|---|------|----|-----|-----|----|---|------|----|-----|-----|----|---|------|----|-----|-----|----|---|------|----|-----|-----|----|---|------|----|-----|-----|----|---|------|----|-----|-----|--|
| <p>Standard B28</p> <p>A dwelling or residential building should have private open space of an area and dimensions specified in a schedule to the zone.</p> <p>GRZ1: <i>“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</i> <i>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.”</i></p> | <p>Standard met</p> <table border="1"> <thead> <tr> <th>DWELLING NO.</th> <th>BEDROOMS</th> <th>BUILDING HEIGHT (M)</th> <th>FOOTPRINT (M²)</th> <th>SECLUDED PBS (M²)</th> <th>PRIVATE OPEN SPACE (M²)</th> </tr> </thead> <tbody> <tr><td>1</td><td>4</td><td>1.76</td><td>176</td><td>78</td><td>224</td></tr> <tr><td>2</td><td>4</td><td>1.56</td><td>156</td><td>57</td><td>140</td></tr> <tr><td>3</td><td>4</td><td>1.12</td><td>112</td><td>30</td><td>87</td></tr> <tr><td>4</td><td>4</td><td>1.12</td><td>112</td><td>30</td><td>87</td></tr> <tr><td>5</td><td>2</td><td>0.81</td><td>81</td><td>30</td><td>56</td></tr> <tr><td>6</td><td>2</td><td>0.81</td><td>81</td><td>30</td><td>56</td></tr> <tr><td>7</td><td>4</td><td>1.12</td><td>112</td><td>30</td><td>91</td></tr> <tr><td>8</td><td>2</td><td>0.81</td><td>81</td><td>30</td><td>56</td></tr> <tr><td>9</td><td>2</td><td>0.81</td><td>81</td><td>30</td><td>56</td></tr> <tr><td>10</td><td>4</td><td>1.12</td><td>112</td><td>30</td><td>63</td></tr> <tr><td>11</td><td>4</td><td>1.12</td><td>112</td><td>30</td><td>63</td></tr> <tr><td>12</td><td>4</td><td>1.12</td><td>112</td><td>30</td><td>63</td></tr> <tr><td>13</td><td>4</td><td>0.89</td><td>89</td><td>39</td><td>128</td></tr> <tr><td>14</td><td>4</td><td>0.89</td><td>89</td><td>39</td><td>128</td></tr> <tr><td>15</td><td>2</td><td>0.82</td><td>82</td><td>40</td><td>51</td></tr> <tr><td>16</td><td>4</td><td>0.94</td><td>94</td><td>39</td><td>62</td></tr> <tr><td>17</td><td>4</td><td>0.94</td><td>94</td><td>39</td><td>62</td></tr> <tr><td>18</td><td>4</td><td>0.95</td><td>95</td><td>39</td><td>64</td></tr> <tr><td>19</td><td>4</td><td>0.95</td><td>95</td><td>39</td><td>64</td></tr> <tr><td>20</td><td>4</td><td>0.95</td><td>95</td><td>39</td><td>64</td></tr> <tr><td>21</td><td>2</td><td>0.81</td><td>81</td><td>30</td><td>52</td></tr> <tr><td>22</td><td>2</td><td>0.81</td><td>81</td><td>30</td><td>52</td></tr> <tr><td>23</td><td>4</td><td>1.12</td><td>112</td><td>34</td><td>73</td></tr> <tr><td>24</td><td>4</td><td>1.12</td><td>112</td><td>34</td><td>73</td></tr> <tr><td>25</td><td>2</td><td>0.81</td><td>81</td><td>30</td><td>63</td></tr> <tr><td>26</td><td>2</td><td>0.81</td><td>81</td><td>30</td><td>63</td></tr> 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<tr><td>51</td><td>4</td><td>0.82</td><td>82</td><td>104</td><td>117</td></tr> <tr><td>52</td><td>4</td><td>0.82</td><td>82</td><td>104</td><td>117</td></tr> <tr><td>53</td><td>4</td><td>0.82</td><td>82</td><td>104</td><td>117</td></tr> <tr><td>54</td><td>4</td><td>0.82</td><td>82</td><td>104</td><td>117</td></tr> <tr><td>55</td><td>4</td><td>0.82</td><td>82</td><td>104</td><td>117</td></tr> <tr><td>56</td><td>4</td><td>0.82</td><td>82</td><td>104</td><td>117</td></tr> <tr><td>57</td><td>4</td><td>0.82</td><td>82</td><td>104</td><td>117</td></tr> <tr><td>58</td><td>4</td><td>0.82</td><td>82</td><td>104</td><td>117</td></tr> <tr><td>59</td><td>4</td><td>0.82</td><td>82</td><td>104</td><td>117</td></tr> <tr><td>60</td><td>4</td><td>0.82</td><td>82</td><td>104</td><td>117</td></tr> </tbody> </table> | DWELLING NO. | BEDROOMS | BUILDING HEIGHT (M) | FOOTPRINT (M ²) | SECLUDED PBS (M ²) | PRIVATE OPEN SPACE (M ²) | 1 | 4 | 1.76 | 176 | 78 | 224 | 2 | 4 | 1.56 | 156 | 57 | 140 | 3 | 4 | 1.12 | 112 | 30 | 87 | 4 | 4 | 1.12 | 112 | 30 | 87 | 5 | 2 | 0.81 | 81 | 30 | 56 | 6 | 2 | 0.81 | 81 | 30 | 56 | 7 | 4 | 1.12 | 112 | 30 | 91 | 8 | 2 | 0.81 | 81 | 30 | 56 | 9 | 2 | 0.81 | 81 | 30 | 56 | 10 | 4 | 1.12 | 112 | 30 | 63 | 11 | 4 | 1.12 | 112 | 30 | 63 | 12 | 4 | 1.12 | 112 | 30 | 63 | 13 | 4 | 0.89 | 89 | 39 | 128 | 14 | 4 | 0.89 | 89 | 39 | 128 | 15 | 2 | 0.82 | 82 | 40 | 51 | 16 | 4 | 0.94 | 94 | 39 | 62 | 17 | 4 | 0.94 | 94 | 39 | 62 | 18 | 4 | 0.95 | 95 | 39 | 64 | 19 | 4 | 0.95 | 95 | 39 | 64 | 20 | 4 | 0.95 | 95 | 39 | 64 | 21 | 2 | 0.81 | 81 | 30 | 52 | 22 | 2 | 0.81 | 81 | 30 | 52 | 23 | 4 | 1.12 | 112 | 34 | 73 | 24 | 4 | 1.12 | 112 | 34 | 73 | 25 | 2 | 0.81 | 81 | 30 | 63 | 26 | 2 | 0.81 | 81 | 30 | 63 | 27 | 4 | 1.12 | 112 | 35 | 79 | 28 | 4 | 0.95 | 95 | 50 | 151 | 29 | 4 | 0.95 | 95 | 50 | 151 | 30 | 4 | 0.95 | 95 | 50 | 151 | 31 | 4 | 0.95 | 95 | 50 | 151 | 32 | 3 | 0.95 | 95 | 43 | 110 | 33 | 3 | 0.95 | 95 | 50 | 82 | 34 | 3 | 0.95 | 95 | 50 | 82 | 35 | 3 | 0.95 | 95 | 50 | 82 | 36 | 3 | 0.95 | 95 | 50 | 82 | 37 | 3 | 0.95 | 95 | 50 | 82 | 38 | 3 | 0.95 | 95 | 50 | 82 | 39 | 3 | 0.95 | 95 | 50 | 84 | 40 | 3 | 0.95 | 95 | 50 | 84 | 41 | 3 | 0.95 | 95 | 50 | 84 | 42 | 3 | 0.95 | 95 | 50 | 80 | 43 | 3 | 0.95 | 95 | 50 | 80 | 44 | 3 | 0.95 | 95 | 50 | 80 | 45 | 3 | 0.89 | 89 | 63 | 111 | 46 | 3 | 0.89 | 89 | 63 | 111 | 47 | 4 | 0.94 | 94 | 67 | 109 | 48 | 3 | 0.94 | 94 | 67 | 109 | 49 | 3 | 0.94 | 94 | 67 | 109 | 50 | 4 | 0.82 | 82 | 104 | 117 | 51 | 4 | 0.82 | 82 | 104 | 117 | 52 | 4 | 0.82 | 82 | 104 | 117 | 53 | 4 | 0.82 | 82 | 104 | 117 | 54 | 4 | 0.82 | 82 | 104 | 117 | 55 | 4 | 0.82 | 82 | 104 | 117 | 56 | 4 | 0.82 | 82 | 104 | 117 | 57 | 4 | 0.82 | 82 | 104 | 117 | 58 | 4 | 0.82 | 82 | 104 | 117 | 59 | 4 | 0.82 | 82 | 104 | 117 | 60 | 4 | 0.82 | 82 | 104 | 117 | |
| DWELLING NO. | BEDROOMS | BUILDING HEIGHT (M) | FOOTPRINT (M ²) | SECLUDED PBS (M ²) | PRIVATE OPEN SPACE (M ²) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1 | 4 | 1.76 | 176 | 78 | 224 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2 | 4 | 1.56 | 156 | 57 | 140 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3 | 4 | 1.12 | 112 | 30 | 87 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 4 | 4 | 1.12 | 112 | 30 | 87 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 5 | 2 | 0.81 | 81 | 30 | 56 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 6 | 2 | 0.81 | 81 | 30 | 56 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 7 | 4 | 1.12 | 112 | 30 | 91 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 8 | 2 | 0.81 | 81 | 30 | 56 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 9 | 2 | 0.81 | 81 | 30 | 56 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 10 | 4 | 1.12 | 112 | 30 | 63 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 11 | 4 | 1.12 | 112 | 30 | 63 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 12 | 4 | 1.12 | 112 | 30 | 63 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 13 | 4 | 0.89 | 89 | 39 | 128 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 14 | 4 | 0.89 | 89 | 39 | 128 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 15 | 2 | 0.82 | 82 | 40 | 51 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 16 | 4 | 0.94 | 94 | 39 | 62 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 17 | 4 | 0.94 | 94 | 39 | 62 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| 22 | 2 | 0.81 | 81 | 30 | 52 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 23 | 4 | 1.12 | 112 | 34 | 73 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 24 | 4 | 1.12 | 112 | 34 | 73 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 25 | 2 | 0.81 | 81 | 30 | 63 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 26 | 2 | 0.81 | 81 | 30 | 63 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 27 | 4 | 1.12 | 112 | 35 | 79 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| 32 | 3 | 0.95 | 95 | 43 | 110 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| 34 | 3 | 0.95 | 95 | 50 | 82 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| 36 | 3 | 0.95 | 95 | 50 | 82 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| 38 | 3 | 0.95 | 95 | 50 | 82 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| 41 | 3 | 0.95 | 95 | 50 | 84 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| 45 | 3 | 0.89 | 89 | 63 | 111 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 46 | 3 | 0.89 | 89 | 63 | 111 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| 53 | 4 | 0.82 | 82 | 104 | 117 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 54 | 4 | 0.82 | 82 | 104 | 117 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 55 | 4 | 0.82 | 82 | 104 | 117 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 56 | 4 | 0.82 | 82 | 104 | 117 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 57 | 4 | 0.82 | 82 | 104 | 117 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 58 | 4 | 0.82 | 82 | 104 | 117 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 59 | 4 | 0.82 | 82 | 104 | 117 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 60 | 4 | 0.82 | 82 | 104 | 117 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

2.3.1 Town Planning Application - No. 639-649 Springvale Road, Springvale South (Planning Application No. PLN22/0359 & PLN22/0361) (Cont.)

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

2.3.1 Town Planning Application - No. 639-649 Springvale Road, Springvale South (Planning Application No. PLN22/0359 & PLN22/0361) (Cont.)

Clause 55.05-5 Solar access to open space objective

| Title & Objective | | Standard (Summarised) | Standard Met/Standard Not Met/NA |
|----------------------------|--|-----------------------|--|
| Standard B29 | The private open space should be located on the north side of the dwelling or residential building, if appropriate. 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 | | <p>Standard met</p> <p>Standard not met</p> <p>All dwellings meet the standard except for dwellings 29 and 31 which have walls to the northern side or part of their SPOS of 5.28m height with SPOS widths of 5.52m and 5.44m in lieu of 6.76m.</p> |
| Decision Guidelines | The design response. The useability and amenity of the secluded private open space based on the sunlight it will receive. | | <p>In this instance, the variation is considered acceptable for the following reasons:</p> <ul style="list-style-type: none"> these dwellings have part of their SPOS exceeding Standard B29 minimums 58 out of 60 dwellings proposed in this development meet the standard. The proportion of dwellings not satisfying standard in the whole development is only 3.3% |
| Objective | To allow solar access into the secluded private open space of new dwellings and residential buildings. | | |

2.3.1 Town Planning Application - No. 639-649 Springvale Road, Springvale South (Planning Application No. PLN22/0359 & PLN22/0361) (Cont.)

Clause 55.05-6 Storage objective

| Title & Objective | Standard (Summarised) | Standard Met/Standard Not Met/NA |
|---------------------|--|--|
| Standard B30 | Each dwelling should have convenient access to at least 6 cubic metres of externally accessible, secure storage space. | <p>✓ Standard met with conditions</p> <p>Storage spaces are provided, however, some of the storage space within the garages encroach on the car parking space required to meet design standards in Clause 52.06. Therefore, permit conditions can require these storage space to be relocated clear of the car space.</p> |
| Objective | To provide adequate storage facilities for each dwelling. | |

2.3.1 Town Planning Application - No. 639-649 Springvale Road, Springvale South (Planning Application No. PLN22/0359 & PLN22/0361) (Cont.)

Clause 55.06-1 Design detail objective

| Title & Objective | Standard (Summarised) | Standard Met/Standard Not Met/NA |
|----------------------------|---|---|
| Standard B31 | <p>The design of buildings, including:</p> <ul style="list-style-type: none"> • Façade articulation and detailing, • Window and door proportions, • Roof form, and • Verandahs, eaves, and parapets, <p>should respect the existing or preferred neighbourhood character.</p> <p>Garages and carports should be visually compatible with the development and the existing or preferred neighbourhood character.</p> | <p>Standard met</p> <p>The housing typologies have a variety of façades, roof forms, materials and colours.</p> <p>All dwellings would have a porch at the dwelling entry with entry doors accompanied by a sidelight window at a minimum, to enhance passive surveillance to the street and create a sense of address.</p> |
| | | <p>Standard met</p> <p>The ground floor elevations of some dwelling frontages would include a garage door, entry door and sidelight window at a minimum. Some dwellings have rear loaded vehicle access which provides all habitable room windows to the street at the ground floor. There are also a number of dwellings which have habitable room windows oriented to the street in addition to the garage door, entry door and sidelight window. Overall the garages would be visually compatible with the development.</p> |
| Decision Guidelines | <p>Any relevant neighbourhood character objective, policy or statement set out in this scheme.</p> <p>The design response.</p> <p>The effect on the visual bulk of the building and whether this is acceptable in the neighbourhood setting.</p> <p>Whether the design is innovative and of a high architectural standard.</p> | |
| Objective | <p>To encourage design detail that respects the existing or preferred neighbourhood character.</p> | |

2.3.1 Town Planning Application - No. 639-649 Springvale Road, Springvale South (Planning Application No. PLN22/0359 & PLN22/0361) (Cont.)

Clause 55.06-2 Front fences objective

| Title & Objective | Standard (Summarised) | Standard Met/Standard Not Met/NA | | | | | | |
|--|----------------------------|----------------------------------|-------------------------------|----------|---------------|------------|---|--|
| <p>Standard B32</p> <p>The design of front fences should complement the design of the dwelling or residential building and any front fences on adjoining properties.</p> <p>A front fence within 3 metres of a street should not exceed:</p> <ul style="list-style-type: none"> The maximum height specified in a schedule to the zone, or <p>All schedules to all residential zones:</p> <p>“Maximum 1.5 metre height in streets in Transport Road Zone 2 1.2 metre maximum height for other streets”</p> <ul style="list-style-type: none"> If no maximum height is specified in a schedule to the zone, the maximum height specified in Table B3. <table border="1" data-bbox="539 1025 643 1552"> <caption>Table B3 Maximum front fence height</caption> <thead> <tr> <th>Street Context</th> <th>Maximum front fence height</th> </tr> </thead> <tbody> <tr> <td>Streets in a Transport Zone 2</td> <td>2 metres</td> </tr> <tr> <td>Other streets</td> <td>1.5 metres</td> </tr> </tbody> </table> | Street Context | Maximum front fence height | Streets in a Transport Zone 2 | 2 metres | Other streets | 1.5 metres | <p>✓ Standard met No front fences proposed</p> <p>✓ Standard met No front fences proposed</p> | |
| Street Context | Maximum front fence height | | | | | | | |
| Streets in a Transport Zone 2 | 2 metres | | | | | | | |
| Other streets | 1.5 metres | | | | | | | |
| <p>Decision Guidelines</p> <p>Any relevant neighbourhood character objective, policy or statement set out in this scheme.</p> <p>The design response.</p> <p>The setback, height and appearance of front fences on adjacent properties.</p> <p>The extent to which slope and retaining walls reduce the effective height of the front fence.</p> <p>Whether the fence is needed to minimise noise intrusion.</p> | | | | | | | | |
| <p>Objective</p> <p>To encourage front fence design that respects the existing or preferred neighbourhood character.</p> | | | | | | | | |

2.3.1 Town Planning Application - No. 639-649 Springvale Road, Springvale South (Planning Application No. PLN22/0359 & PLN22/0361) (Cont.)

Clause 55.06-3 Common property objectives

| Title & Objective | Standard (Summarised) | Standard Met/Standard Not Met/NA |
|---------------------|---|--|
| Standard B33 | Developments should clearly delineate public, communal, and private areas. | <p>Standard met</p> <p>Common property includes:</p> <ul style="list-style-type: none"> • Internal roads; • Visitor car parking; • Landscaped areas along private roads; |
| Objectives | <p>Common property, where provided, should be functional and capable of efficient management.</p> <p>To ensure that communal open space, car parking, access areas and site facilities are practical, attractive, and easily maintained.</p> <p>To avoid future management difficulties in areas of common ownership.</p> | <p>Standard met</p> <p>All common property would be capable of efficient management.</p> |

2.3.1 Town Planning Application - No. 639-649 Springvale Road, Springvale South (Planning Application No. PLN22/0359 & PLN22/0361) (Cont.)

Clause 55.06-4 Site services objectives

| Title & Objective | Standard (Summarised) | Standard Met/Standard Not Met/NA |
|----------------------------|--|--|
| Standard B34 | The design and layout of dwellings and residential buildings should provide sufficient space (including easements where required) and facilities for services to be installed and maintained efficiently and economically. | ✓ 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 Location of mail boxes can be required via permit conditions. |
| | Bin and recycling enclosures should be located for convenient access by residents. | ✓ Standard met The location of bins would be adequate and capable of being transferred to the designated collection points. The provision of waste collection would be via a private contractor. |
| | Mailboxes should be provided and located for convenient access as required by Australia Post. | ✓ Standard met Location of mail boxes can be required via permit conditions. |
| 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. | |

2.3.1 Town Planning Application - No. 639-649 Springvale Road, Springvale South (Planning Application No. PLN22/0359 & PLN22/0361) (Cont.)

STATUTORY PLANNING APPLICATIONS

**TOWN PLANNING APPLICATION - NO. 639-649 SPRINGVALE ROAD,
SPRINGVALE SOUTH (PLANNING APPLICATION NO. PLN22/0359 &
PLN22/0361)**

ATTACHMENT 7

CLAUSE 56 ASSESSMENT

PAGES 14 (including cover)

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

2.3.1 Town Planning Application - No. 639-649 Springvale Road, Springvale South (Planning Application No. PLN22/0359 & PLN22/0361) (Cont.)

Assessment Table – Residential Subdivision (Clause 56)

Assessment Table – Residential Subdivision (Clause 56)
639-649 Springvale Road

| OBJECTIVE | STANDARD | RESPONSE |
|--|--|--|
| <p>Cl.56.02-1 - Strategic Implementation To ensure that the layout and design of a subdivision is consistent with and implements any objective, policy, strategy or plan for the area set out in this scheme.</p> | <p>Standard C1 Application must be accompanied by a written statement that describes how the subdivision is consistent with and implements any relevant growth area, activity centre, housing, access and mobility, community facilities, open space and recreation, landscape (including any native vegetation precinct plan) and urban design objective, policy, strategy or plan for the area.</p> | <p>A planning assessment report prepared by Taylors Development Strategists in respect of the proposal has been submitted with the application. The report submits that the subdivision is consistent with relevant policies in the Greater Dandenong Planning Scheme. The subdivision provides for a medium density style of residential development. Accessible to existing local shopping and community facilities, the subject site is a suitable candidate for residential development given its proximity to the existing residential community in the area.</p> <p>Subject to conditions, the proposed layout and design of the subdivision is appropriate for the envisaged residential development of the land.</p> |
| <p>Clause 56.03-1 Compact and walkable neighbourhoods To create compact neighbourhoods that are oriented around easy walking distances to activity centres, schools and community facilities, public open space and public transport. To allow easy movement through and between neighbourhoods for all people.</p> | <p>Standard C1 A subdivision should implement any relevant growth area or any approved land-use and development strategy, plan or policy for the area set out in this scheme. An application for subdivision must include a plan of the layout of the subdivision that: <ul style="list-style-type: none"> • Meets the objectives (if relevant to the class of subdivision specified in the zone) of: <ul style="list-style-type: none"> - Clause 56.03-2 Activity centres - Clause 56.03-3 Planning for community facilities - Clause 56.04-1 Lot diversity and distribution - Clause 56.06-2 Walking and cycling network - Clause 56.06-3 Public transport network - Clause 56.06-4 Neighbourhood street network • Shows the 400 metre street walking distance around each existing or proposed bus stop, 600 metres street walking distance around each existing or proposed tram stop and 800 metres street walking distance around each existing or </p> | <p>The proposal has not provided pedestrian/cycling connection from Springvale Road to the eastern side of the development. Permit conditions can require a pedestrian/ cycling path connection through the development. Inclusion of the pedestrian path will connect the development to Springvale Road cycling and pedestrian networks, and the bus services that operate along this road.</p> |

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

2.3.1 Town Planning Application - No. 639-649 Springvale Road, Springvale South (Planning Application No. PLN22/0359 & PLN22/0361) (Cont.)

| | | |
|--|---|---|
| | <p>proposed railway station and shows the estimated number of dwellings within those distances.</p> <ul style="list-style-type: none"> Shows the layout of the subdivision in relation to the surrounding area. Is designed to be accessible for people with disabilities. | |
| <p>Clause 56.03-2 Activity Centre</p> | <p>Standard C3 A subdivision should implement any relevant activity centre strategy, plan or policy for the area set out in this scheme. Subdivision should be supported by activity centres that are:</p> <ul style="list-style-type: none"> Accessible by neighbourhood and regional walking and cycling networks. Served by public transport that is connected to the regional public transport network. Located at public transport interchange points for the convenience of passengers and easy connections between public transport services. Located on arterial roads or connector streets. Of appropriate size to accommodate a mix of uses that meet local community needs. Oriented to support active street frontages, support street-based community interaction and pedestrian safety. | <p>The site is not part of an activity centre. However, the site is located in close proximity to the Springvale Activity Centre.</p> <p>The proposal has not provided pedestrian/cycling connection from Springvale Road to the eastern side of the development. Permit conditions can require a pedestrian/ cycling path connection through the development. Inclusion of the pedestrian path will connect the development to Springvale Road cycling and pedestrian networks, and the bus services that operate along this road.</p> |
| <p>Clause 56.03-3 Planning for community facilities</p> | <p>Standard C4 A subdivision should:</p> <ul style="list-style-type: none"> Implement any relevant regional and local community facility strategy, plan or policy for the area set out in this scheme. Locate community facilities on sites that are in or near activity centres and public transport. <p>School sites should:</p> <ul style="list-style-type: none"> Be integrated with the neighbourhood and located near activity centres. Be located on walking and cycling networks. Have a bus stop located along the school site boundary. Have student drop-off zones, bus parking and on-street parking in addition to other street functions in abutting streets. Adjoin the public open space network and community sporting and other recreation facilities. Be integrated with community facilities. Be located on land that is not affected by | <p>A number of existing community facilities such as primary schools, churches, major open spaces and retail facilities are conveniently located in the wider area.</p> |

2.3.1 Town Planning Application - No. 639-649 Springvale Road, Springvale South (Planning Application No. PLN22/0359 & PLN22/0361) (Cont.)

| | | |
|---|---|--|
| | <p>physical, environmental or other constraints. Schools should be accessible by the Principal Public Transport Network in Metropolitan Melbourne and on the regional public transport network outside Metropolitan Melbourne. Primary schools should be located on connector streets and not on arterial roads. New State Government school sites must meet the requirements of the Department of Education and Training and about at least two streets with sufficient widths to provide student drop-off zones, bus parking and on-street parking in addition to other street functions.</p> | <p>The proposed subdivision would allow for a built environment which provides a functional, safe and attractive living environment for future residents.</p> <p>The proposed layout and road infrastructure achieves a functional design that is safe both internally and at the site's interface with surrounding land uses. The lot design orientation will allow dwellings to maximise private open space and energy efficiency</p> |
| <p>Clause 56.03-4 Built Environment</p> | <p>Standard C5 The built environment should:</p> <ul style="list-style-type: none"> • Implement any relevant urban design strategy, plan or policy for the area set out in this scheme. • Provide living and working environments that are functional, safe and attractive. • Provide an integrated layout, built form and urban landscape. • Contribute to a sense of place and cultural identity. <p>An application should describe the identity and character to be achieved and the elements that contribute to that identity and character.</p> | <p>NA. Does not apply to a subdivision of 60 or more lots.</p> |
| <p>Clause 56.03-5 - Neighbourhood Character To design subdivisions that respond to neighbourhood character.</p> | <p>Standard C6 Subdivision should:</p> <ul style="list-style-type: none"> • Respect the existing neighbourhood character or achieve a preferred neighbourhood character consistent with any relevant neighbourhood character objective, policy or statement. • Respond to and integrate with the surrounding urban environment. • Protect significant vegetation and site features. | |
| <p>Clause 56.05-1- Lot Diversity and distribution To achieve housing densities that support compact and walkable neighbourhoods and the efficient provision of public transport services. To provide higher housing densities within walking distance of activity centres. To achieve increased housing densities in designated growth areas. To provide a range of lot sizes to suit a variety of dwelling and household types.</p> | <p>Standard C7 A subdivision should implement any relevant housing strategy, plan or policy for the area set out in this scheme. Lot sizes and mix should achieve the average residential density specified in any zone or overlay that applies to the land or in any relevant policy for the area set out in this scheme. A range and mix of lot sizes should be provided including lots suitable for the development of:</p> <ul style="list-style-type: none"> • Single dwellings. • Two dwellings or more. | <p>The site is not in an area bound by any policy specifying lot density requirements.</p> <p>The proposal provides a range of lot sizes and allows for diversity of dwelling design. The site is within walking distance of bus routes along Springvale Road (a major arterial connecting to Springvale Train Station).</p> <p>The proposal has not provided pedestrian/cycling connection from Springvale Road to the eastern side of the development. Permit conditions can require a pedestrian/ cycling path connection through the development. Inclusion of the pedestrian path will connect the development to Springvale Road cycling and</p> |

2.3.1 Town Planning Application - No. 639-649 Springvale Road, Springvale South (Planning Application No. PLN22/0359 & PLN22/0361) (Cont.)

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| <p>Clause 56.04-2 - Lot Area and Building Envelopes To provide lots with areas and dimensions that enable the appropriate siting and construction of a dwelling, solar access, private open space, vehicle access and parking, water management, easements and the retention of significant vegetation and site features.</p> | <ul style="list-style-type: none"> Higher density housing. Residential buildings and Retirement villages. <p>Unless the site is constrained by topography or other site conditions, lot distribution should provide for 95 per cent of dwellings to be located no more than 400 metre street walking distance from the nearest existing or proposed bus stop, 600 metres street walking distance from the nearest existing or proposed tram stop and 800 metres street walking distance from the nearest existing or proposed railway station.</p> <p>Lots of 300 square metres or less in area, lots suitable for the development of two dwellings or more, lots suitable for higher density housing and lots suitable for Residential buildings and Retirement villages should be located in and within 400 metres street walking distance of an activity centre.</p> | <p>pedestrian networks, and the bus services that operate along this road.</p> |
| <p>Clause 56.04-2 - Lot Area and Building Envelopes</p> | <p>Standard C8</p> <ul style="list-style-type: none"> Lots less than 300m² should be accompanied by information that shows that the lots are consistent or contain a building envelope consistent with a development approved under the scheme, or that a dwelling may be constructed on each lot in accordance with the requirements of this scheme. Lots of between 300 and 500m² should contain a building envelope that is consistent with a development of the lot approved under this scheme; or, if no development has been approved, contain a rectangle building envelope measuring 10m x 15m, or 9m x 15m if a boundary wall is nominated as part of the building envelope. Lots greater than 500m² should be able to contain a 10m x 15m rectangle, and may contain a building envelope. A building envelope may specify or incorporate any relevant siting and design requirement. Any requirement should meet the relevant standards of Clause 54 unless the objectives of the standard are met and the building envelope is shown as a restriction on a plan of subdivision, or is specified as a covenant in an agreement under Section 173 of the Act. Lot dimensions and building envelopes should protect solar access and allow for the energy rating requirements of the Building Regulations to be achieved; existing or proposed easements; and, significant vegetation and site features. <p>Standard C9</p> | <p>Only 1 lot is greater than 300sqm. A concurrent development application has been submitted showing a dwelling layout that is consistent with the requirements of the planning scheme.</p> <p>Permit conditions can require all dwellings to be constructed in accordance with the development plans prior to SOC, or a S173 agreement entered into to ensure dwellings are developed in accordance with PLN22/0359.</p> |
| <p>Clause 56.04-3 - Solar Orientation of</p> | | <p>All lots have a north south or east west alignment. Dwellings in the</p> |

2.3.1 Town Planning Application - No. 639-649 Springvale Road, Springvale South (Planning Application No. PLN22/0359 & PLN22/0361) (Cont.)

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| <p>Lots To provide good solar orientation of lots and solar access for future dwellings.</p> | <p>Unless the site is constrained by topography or other site conditions, at least 70% of lots should have appropriate solar orientation. Lots have appropriate solar orientation when:</p> <ul style="list-style-type: none"> The long axis of lots are within the range north 20 degrees west to north 30 degrees east, or east 20 degrees north to east 30 degrees south. Lots between 300m² and 500m² are proposed to contain dwellings that are built to the boundary, the long axis of the lots should be within 30 degrees east and 20 degrees west of north. Dimensions of lots are adequate to protect solar access to the lot, taking into account likely dwelling size and the relationship of each lot to the street. | <p>concurrent development application have been designed to maximise solar access.</p> <p>Permit conditions can require all dwellings to be constructed in accordance with the development plans prior to SOC, or a S173 agreement entered into to ensure dwellings are developed in accordance with PLN22/0359.</p> |
| <p>Clause 56.04-4 Street orientation To provide a lot layout that contributes to community social interaction, personal safety and property security.</p> | <p>Standard C10 Subdivision should increase visibility and surveillance by:</p> <ul style="list-style-type: none"> Ensuring lots front all roads and streets and avoid the side or rear of lots being oriented to connector streets and arterial roads. Providing lots of 300 square metres or less in area and lots for 2 or more dwellings around activity centres and public open space. Ensuring streets and houses look onto public open space and avoiding sides and rears of lots along public open space boundaries. Providing roads and streets along public open space boundaries. | <p>The lots have been designed and oriented to facilitate social interaction, personal safety and property security, as appropriate.</p> |
| <p>Clause 56.04-5 - Common Area To identify common areas and the purpose for which the area is commonly held. To ensure the provision of common area is appropriate and that necessary management arrangements are in place. To maintain direct public access throughout the neighbourhood street network.</p> | <p>Standard C11 An application to subdivide land that creates common land must be accompanied by a plan and a report identifying:</p> <ul style="list-style-type: none"> The common area to be owned by the body corporate, including any streets and open space. The reasons why the area should be commonly held. Lots participating in the body corporate. The proposed management arrangements including maintenance standards for streets and open spaces to be commonly held. | <p>The subdivision of land which creates common property has been accompanied by a development layout. The development layout demonstrates an acceptable layout of common property that can be managed by a body corporate.</p> <p>The internal road network of the development lot must be held in common property as it does not meet Council's standards for a collector road.</p> <p>Permit conditions can require all common property to be constructed in accordance with the development plans prior to SOC.</p> <p>Permit conditions can require a plan of subdivision to show liability entitlement for the common property.</p> |

2.3.1 Town Planning Application - No. 639-649 Springvale Road, Springvale South (Planning Application No. PLN22/0359 & PLN22/0361) (Cont.)

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| <p>CI.56.05-1 - Integrated Urban Landscape</p> <ul style="list-style-type: none"> To provide attractive and continuous landscaping in streets and public open spaces that contribute to the character and identity of new neighbourhoods and urban places or to existing or preferred neighbourhood character in existing urban areas. To incorporate natural and cultural features in the design of streets and public open space where appropriate. To protect and enhance native habitat and discourage the planting and spread of noxious weeds. To provide for integrated water management systems and contribute to drinking water conservation. <p>Practice note: May be appropriate to be met as a permit condition</p> | <p>Standard C12</p> <p>An application that creates streets or public open space should be accompanied by a landscape design that:</p> <ul style="list-style-type: none"> Implement any relevant streetscape, landscape, urban design or native vegetation precinct plan, strategy or policy for the area. Create attractive landscapes that visually emphasise streets and public open spaces. Respond to site and context description. Maintain significant vegetation where possible. Take account of the physical features of the land. Protect and enhance significant features. Protect and link areas of significant local habitat. Support integrated water management systems with appropriate landscape design techniques for managing urban run-off including wetlands and other water sensitive urban design features in streets and public open space. Promote use of drought tolerant and low maintenance plants and avoid species likely to spread into the surrounding environment. Ensure landscaping supports surveillance and provides shade in streets, parks and public open space. Develop appropriate landscapes for public open space including areas for passive and active recreation the exercising of pets, playgrounds and shaded areas. Provide for walking and cycling networks. Provide appropriate pathways, signage, fencing, public lighting and street furniture. Create low maintenance, durable landscapes that are capable of a long life. <p>The landscape design must include a maintenance plan that sets out maintenance responsibilities, requirements and costs.</p> | <p>A landscape plan is required to be prepared for such planting within the public realm, which will ensure its consistency with Council's standards and specifications.</p> |
| <p>CI.56.05-2 - Public Open Space Provision</p> <ul style="list-style-type: none"> To provide a network of quality, well-distributed, multi-functional and cost-effective public open space that includes local parks, active open space, linear parks and trails and links to regional open space. To provide a network of public open space that caters for a broad range of users. To encourage healthy and active communities. | <p>C13</p> <p>The provision of public open space should:</p> <ul style="list-style-type: none"> Implement any relevant open space plan, strategy or policy for the area. Provide a network of well-distributed neighbourhood public open space that includes: local parks within 400m safe walking distance of at least 95% of all dwellings; additional small local parks or public squares in activity centres and higher density residential areas; active open space of at least 8 hectares in area within 1km of 95% of all dwellings; and, linear parks and trails along waterways. | <p>The site is not located in an area subject to a PSP, approved Development Plan or a other open space policy.</p> <p>No public open space is land contribution is proposed.</p> <p>Permit conditions can require public open space contribution as a cash contribution, to enable Council to provide for additional/upgraded public open space in the municipality.</p> |

2.3.1 Town Planning Application - No. 639-649 Springvale Road, Springvale South (Planning Application No. PLN22/0359 & PLN22/0361) (Cont.)

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| <ul style="list-style-type: none"> To provide adequate unencumbered land for public open space and integrate any encumbered land with the open space network. To ensure land provided for public open space can be managed in an environmentally sustainable way and contributes to the development of sustainable neighbourhoods. | <p>vegetation corridors and road reserves within 1km of 95% of all dwellings.</p> <ul style="list-style-type: none"> Be provided along foreshores, streams and permanent water bodies. Be linked to existing or proposed future public open spaces where appropriate. Integrate with floodways and encumbered land accessible for public recreation. Be suitable for the intended use. Be of an area and dimension to allow easy adaptation to different uses. Maximise passive surveillance. Be integrated with urban water management systems, waterways and other water bodies. Incorporate natural and cultural features where appropriate. | |
| <p>CI.56.06-1 - Integrated Mobility</p> <ul style="list-style-type: none"> To achieve an urban structure where compact and walkable neighbourhoods are clustered to support larger activity centres on the Principal Public Transport Network in Metropolitan Melbourne and on the regional public transport network outside Metropolitan Melbourne. To provide for walking (including persons with impaired mobility), cycling, public transport and other motor vehicles in an integrated manner. <p>To contribute to reduced car dependence, improved energy efficiency, improved transport efficiency, reduced greenhouse gas emissions and reduced air pollution.</p> | <p>C14</p> <p>An application for a subdivision must include a plan of the layout of the neighbourhood that meets the objectives of:</p> <ul style="list-style-type: none"> Clause 56.06-2 Walking and cycling network. Clause 56.06-3 Public transport network. Clause 56.06-4 Neighbourhood street network. | <p>Subject to conditions requiring a pedestrian/cycling connection to Springvale Road, the layout will meet the objectives of these clauses.</p> |
| <p>CI.56.06-2 - Walking and Cycling Network</p> <ul style="list-style-type: none"> To contribute to community health and well being by encouraging walking and cycling as part of the daily lives of residents, employees and visitors. To provide safe and direct movement through and between neighbourhoods by pedestrians and cyclists. To reduce car use, greenhouse gas emissions and air pollution. | <p>C15</p> <p>The walking and cycling network should be designed to:</p> <ul style="list-style-type: none"> Implement any relevant regional and local walking and cycling strategy, plan or policy for the area. Link to existing pedestrian and cycling networks. Provide safe walkable distances to activity centres, community facilities, public transport stops and public open spaces. Provide interconnected and continuous network of safe, efficient and convenient footpaths, shared paths, cycle paths and cycle lanes based primarily on the network of arterial roads, neighbourhood streets and regional public open spaces. Provide direct cycling routes for regional journeys to major activity centres, community facilities, public | <p>The proposal has not provided a direct pedestrian/cycling connection from Springvale Road to the eastern side of the development.</p> <p>There is a bus stop approximately 112m to the north of the subject site along Springvale Road.</p> <p>Permit conditions can require a pedestrian/ cycling path connection through the development.</p> |

2.3.1 Town Planning Application - No. 639-649 Springvale Road, Springvale South (Planning Application No. PLN22/0359 & PLN22/0361) (Cont.)

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| <p>CI.56.06-3 - Public Transport Network</p> <ul style="list-style-type: none"> To provide an arterial road and neighbourhood street network that supports a direct, efficient and safe public transport system. To encourage maximum use of public transport. | <p>transport and other regional activities and for regional recreational cycling.</p> <ul style="list-style-type: none"> Ensure safe street and road crossings including the provision of traffic controls where required. Provide an appropriate level of priority for pedestrians and cyclists. Have natural surveillance along streets and from abutting dwellings and be designed for personal safety and security particularly at night. <p>Be accessible to people with disabilities.</p> <p>C16</p> <p>The public transport network should be designed to:</p> <ul style="list-style-type: none"> Implement any relevant public transport strategy, plan or policy for the area. Connect new public transport routes to existing and proposed routes to the satisfaction of the relevant public transport authority. Provide for public transport links between activity centres and other locations that attract people using the Principal Public Transport Network in Metropolitan Melbourne and the regional public transport network outside Metropolitan Melbourne. <p>Locate regional bus routes principally on arterial roads and locate local bus services principally on connector streets.</p> | <p>The site is within an established area with bus routes along Springvale Road and Paterson Road.</p> |
| <p>CI.56.06-4 - Neighbourhood Street Network</p> <p>To provide for direct, safe and easy movement through and between neighbourhoods for pedestrians, cyclists, public transport and other motor vehicles using the neighbourhood street network.</p> | <p>C17</p> <p>The neighbourhood street network must:</p> <ul style="list-style-type: none"> Take account of the existing mobility network of arterial roads, neighbourhood streets, cycle paths, cycle paths, footpaths and public transport routes. Provide clear physical distinctions between arterial roads and neighbourhood street types. Comply with the Roads Corporation's arterial road access management policies. Provide an appropriate speed environment and movement priority for the safe and easy movement of pedestrians and cyclists and for accessing public transport. Provide safe and efficient access to activity centres for commercial and freight vehicles. Provide safe and efficient access to all lots for service and emergency vehicles. Provide safe movement for all vehicles. <p>Incorporate any necessary traffic control measures and traffic management infrastructure.</p> | <p>The proposal has not provided a direct pedestrian/cycling connection from Springvale Road to the eastern side of the development.</p> <p>There is a bus stop approximately 112m to the north of the subject site along Springvale Road.</p> <p>Permit conditions can require a pedestrian/ cycling path connection through the development.</p> <p>All corner splays are provided where there are road intersections.</p> |

2.3.1 Town Planning Application - No. 639-649 Springvale Road, Springvale South (Planning Application No. PLN22/0359 & PLN22/0361) (Cont.)

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| <p>CI.56.06-5 - Walking and Cycling Network Detail</p> <ul style="list-style-type: none"> To design and construct footpaths, shared path and cycle path networks that are safe, comfortable, well constructed and accessible for people with disabilities. To design footpaths to accommodate wheelchairs, prams, scooters and other footpath bound vehicles. <p>Practice note: May be appropriate to be met as a permit condition</p> | <p>C18</p> <p>Footpaths, shared paths, cycle paths and cycle lanes should be designed to:</p> <ul style="list-style-type: none"> Be part of a comprehensive design of the road or street reservation. Be continuous and connect. Provide for public transport stops, street crossings for pedestrians and cyclists and kerb crossovers for access to lots. Accommodate projected user volumes and mix. Meet the requirements of Table C1. Provide pavement edge, kerb, channel and crossover details that support safe travel for pedestrians, footpath bound vehicles and cyclists, perform required drainage functions and are structurally sound. Provide appropriate signage. Be constructed to allow access to lots without damage to the footpath or shared path surfaces. Be constructed with a durable, non-skid surface. Be of a high quality and durability to ensure safe passage, discharge or urban runoff, preservation of all weather access, a reasonable, comfortable riding quality and a minimum 20 year life span. <p>Be accessible to people with disabilities and include tactile ground surface indicators, audible signals and kerb ramps required for the movement of people with disabilities.</p> | <p>The proposed private road width has been considered and is appropriate. Footpaths along Waddington Crescent and Springvale Road are adequate.</p> |
| <p>CI.56.06-6 - Public Transport Network Detail</p> <ul style="list-style-type: none"> To provide for the safe, efficient operation of public transport and the comfort and convenience of public transport users. To provide public transport stops that are accessible to people with disabilities. <p>Practice note: May be appropriate to be met as a permit condition</p> | <p>C19</p> <p>Bus priority measures must be provided along arterial roads forming part of the existing or proposed Principal Public Transport Network in Metropolitan Melbourne to the requirements of the relevant road authority. Road alignment and geometry along bus routes should provide for the efficient, unimpeded movement of buses and the safety and comfort of passengers. The design of public transport stops should not impede the movement of pedestrians. Bus and tram stops should have:</p> <ul style="list-style-type: none"> Surveillance from streets and adjacent roads. Safe street crossing conditions. Safe pedestrian crossings on arterial roads and at schools including the provision of traffic controls as required by the roads authority. Continuous hard pavement from the footpath to the kerb. Sufficient lighting and paved, sheltered waiting areas for forecast user volume at neighbourhood centres, schools and other locations with expected | <p>The site is within an established area with bus routes along Springvale Road and Paterson Road.</p> |

2.3.1 Town Planning Application - No. 639-649 Springvale Road, Springvale South (Planning Application No. PLN22/0359 & PLN22/0361) (Cont.)

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| <p>CI.56.06-7 - Neighbourhood Street Network Detail To design and construct street carriageways and verges so that the street geometry and traffic speeds provide an accessible and safe neighbourhood street system for all users.</p> | <p>high patronage. Appropriate signage. Public transport stops and associated waiting areas should be accessible to people with disabilities and include tactile ground surface indicators, audible signals and kerb ramps.</p> <p>C20 The design of streets and roads should: Meet the requirements of Table C1. Where the widths of access lanes, access places, and access streets do not comply with those requirements the requirements of the relevant fire authority and roads authority must be met. Where the widths of connector streets do not comply the requirements of the relevant public transport authority must be met. Provide street blocks that are generally between 120m and 240m in length and generally between 60m to 120m in width to facilitate pedestrian movement and control traffic speed. Have verges of sufficient width to accommodate footpaths, street tree planting, lighting, utility needs etc. Have street geometry appropriate to the street type and function. Provide a low speed environment while allowing road users to proceed without unreasonable inconvenience or delay. Provide a safe environment for all street users. Ensure intersection layouts clearly indicate the travel path and priority of movement for pedestrians, cyclists and vehicles. Provide a minimum 5m x 5m corner splay at junctions with arterial roads and 3m x 3m splay at other junctions unless a variation achieves safe sight lines across corners. Ensure streets are of sufficient strength. Ensure street pavements are of sufficient quality and durability. Ensure carriageways of planned arterial roads are designed to the requirements of the relevant road authority. Ensure carriageways of neighbourhood streets are designed for a minimum 20 year life span. Provide pavement edges, kerbs, channel and crossover details designed to perform the required integrated water management functions, delineate the edge of the carriageway, provide efficient and comfortable access and contribute to street design. Provide for safe and efficient collection of waste and</p> | <p>Waddington Crescent has been designed to Council road reserve standards and will be designed with footpaths on either side, to match the existing Waddington Crescent. The width of the internal common accessways have not been designed to Council's road reserve standards and therefore must be assessed against design standard 1- Accessways of Clause 52.06-9. The internal road width of 5.5 metres would provide adequate space for passing vehicles and waste truck manoeuvrability. However, slowly narrowing a carriageway from a two way width to a one way width is not recommended (it is safer to be clearly one or the other). Permit conditions can require The loop accessway in the eastern portion of the site designed as a one way accessway with appropriate line marking and signage to Council satisfaction.</p> <p>Given the closed internal road network of the development is only to be used by residents, the volume of traffic would be at the lower end of the scale with a familiarity amongst users. Therefore, the absence of a pedestrian path network along both sides of the internal accessways would not compromise the safety of pedestrians. As the proposal would comply with each of the requirements of the design standards under Clause 52.06-9, an acceptable road layout and provision of car parking has been provided, satisfying the purpose of Clause 52.06.</p> |
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2.3.1 Town Planning Application - No. 639-649 Springvale Road, Springvale South (Planning Application No. PLN22/0359 & PLN22/0361) (Cont.)

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| <p>Clause 56.06-8 - Lot Access To provide for safe vehicle access between roads and lots. <i>Practice note: May be appropriate to be met as a permit condition</i></p> | <p>recycling materials from lots. Be accessible to people with disabilities.</p> <p>Standard C21 Vehicle access to lots abutting arterial roads should be provided from service roads, side or rear access lanes, access places or access streets where appropriate and in accordance with the access management requirements of the relevant roads authority. Vehicle access to lots of 300m² or less in area and lots with a frontage of 7.5m or less should be provided via rear or side access lanes, places or streets. The design and construction of a crossover should meet the requirements of the relevant road authority.</p> | <p>Vehicle access for lot 1, 2, 3, 13 and 14 is from a newly extended service road. All other vehicle access points are from Waddington Crescent, a or the proposed common property. Waddington Crescent is proposed as a 16.76m wide road reserve, with footpaths on either side. Not all lots less than 300sqm with frontage less than 7.5m are provided with rear or side access, however, each lot is provided with acceptable and safe vehicle access. The application has been referred to South East Water who require potable water supply to the lots to their satisfaction, which will ensure that these objectives are satisfied.</p> |
| <p>Cl.56.07-1 - Drinking Water Supply To reduce the use of drinking water. To provide an adequate, cost-effective supply of drinking water. <i>Practice note: May be appropriate to be met as a permit condition</i></p> | <p>C22 The supply of drinking water must be: <ul style="list-style-type: none"> Designed and constructed in accordance with the requirements and to the satisfaction of the relevant water authority. Provided to the boundary of all lots in the subdivision to the satisfaction of the relevant water authority.</p> | <p>The application has been referred to South East Water who require potable water supply to the lots to their satisfaction, which will ensure that these objectives are satisfied.</p> |
| <p>Cl.56.07-2 - Reused and Recycled Water To provide for the substitution of drinking water for non-drinking purposes with reused and recycled water. <i>Practice note: May be appropriate to be met as a permit condition</i></p> | <p>C23 Reused and recycled water supply systems must be: <ul style="list-style-type: none"> Designed, constructed and managed in accordance with the requirements and to the satisfaction of the relevant water authority, Environment Protection Authority and Department of Human Services. Provided to the boundary of all lots in the subdivision where required by the relevant water authority.</p> | <p>As previously noted the application has been referred to South East Water. Any reused and recycled water will need to meet their requirements.</p> |
| <p>Cl.56.07-3 - Waste Water Management To provide a waste water system that is adequate for the maintenance of public health and the management of effluent in an environmentally friendly manner. <i>Practice note: May be appropriate to be met as a permit condition.</i></p> | <p>C24 Waste water systems must be: <ul style="list-style-type: none"> Designed, constructed and managed in accordance with the requirements and to the satisfaction of the relevant water authority and the Environment Protection Authority. Consistent with any relevant approved domestic waste water management plan. Reticulated waste water systems must be provided to the boundary of all lots in the subdivision where required by the relevant water authority.</p> | <p>South East Water requires appropriate sewerage provisions to be supplied to each lot to their satisfaction, which will ensure that this objective is satisfied.</p> |
| <p>Cl.56.07-4 - Urban Run-Off Management To minimise damage to properties and inconvenience to residents from urban run-off. To ensure that the street operates adequately during major storm events</p> | <p>C25 The urban stormwater management system must be: <ul style="list-style-type: none"> Designed and managed in accordance with the requirements and to the satisfaction of the relevant drainage authority. Designed and managed in accordance with the </p> | <p>The applicant submits that all stormwater drainage systems would be designed in accordance with the requirements of relevant authorities. Melbourne Water has advised that the site is not subject to flooding from Melbourne Water assets. Council's Asset planning</p> |

2.3.1 Town Planning Application - No. 639-649 Springvale Road, Springvale South (Planning Application No. PLN22/0359 & PLN22/0361) (Cont.)

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| <p>and provides for public safety. To minimise increases in stormwater run-off and protect the environmental values and physical characteristics of receiving waters from degradation by urban run-off. <i>Practice note: May be appropriate to be met as a permit condition</i></p> | <p>requirements and to the satisfaction of the water authority where reuse of urban run-off is proposed. Designed to meet the current best practice performance objectives for stormwater quality as contained in the Urban Stormwater – Best Practice Stormwater Committee 1999) as amended. Designed to ensure that flows downstream of the subdivision site are restricted to pre-development levels unless increased flows are approved by the relevant drainage authority and there are no detrimental downstream impacts. The stormwater management system should be integrated into the overall development.</p> | <p>team have specified conditions on the development permit to ensure appropriate stormwater design. Permit conditions can require the subdivision to be constructed in accordance with the development permit prior to Statement of Compliance.</p> |
| <p>Cl.56.08-1 - Site Management <ul style="list-style-type: none"> To protect drainage infrastructure and receiving waters from sedimentation and contamination. To protect the site and surrounding area from environmental degradation or nuisance prior to and during construction of subdivision works. <p>To encourage the re-use of materials from the site and recycled materials in the construction of subdivisions where practicable. <i>Practice note: May be appropriate to be met as a permit condition</i></p> </p> | <p>C26 A subdivision application must describe how the site will be managed prior to and during the construction period and may set out requirements for managing: <ul style="list-style-type: none"> Erosion and sediment. Dust. Run-off. Litter, concrete and other construction wastes. Chemical contamination. Vegetation and natural features planned for retention. <p>Recycled material should be used for the construction of streets, shared paths and other infrastructure where practicable.</p> </p> | <p>A Site Environmental Management Plan would be required to be submitted as a condition of any permit to be granted to ensure these objectives are met.</p> |
| <p>Cl.55.09-1 - Shared Trenching <ul style="list-style-type: none"> To maximise the opportunities for shared trenching. <p>To minimise constraints on landscaping within street reserves. <i>Practice note: May be appropriate to be met as a permit condition</i></p> </p> | <p>C27 Reticulated services for water, gas, electricity and telecommunications should be provided in shared trenching to minimise construction costs and land allocation for underground services.</p> | <p>The application was referred to the relevant water, gas, electricity and telecommunications authorities, with services to be provided to meet their requirements. It is considered that given this is a newly subdivided area that trenching throughout the sites would be minimised.</p> |
| <p>Clause 56.09-2 - Electricity, Telecommunications and Gas To provide public utilities to each lot in a timely, efficient and cost effective manner. To reduce greenhouse gas emissions by supporting generation and use of electricity from renewable sources. <i>Practice note: May be appropriate to be met</i></p> | <p>C28 The electricity supply system must be designed in accordance with the requirements of the relevant electricity supply agency and be provided to the boundary of all lots. Arrangements that support the generation or use of renewable energy are encouraged. The telecommunication system must be designed in accordance with the requirements of the relevant telecommunications servicing agency and should be</p> | <p>The application was referred to United Energy and Multinet Gas in relation to these provisions. It is considered that the supply of electricity, telecommunications and gas can be supplied to the lots to the satisfaction of these authorities to ensure these objectives are met. Relevant permit conditions will be placed on any permit to be granted.</p> |

2.3.1 Town Planning Application - No. 639-649 Springvale Road, Springvale South (Planning Application No. PLN22/0359 & PLN22/0361) (Cont.)

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| <p>as a permit condition</p> | <p>consistent with any approved strategy, policy or plan for the provision of advance telecommunications infrastructure. This must be provided to the boundary of all lots. Where available, the reticulated gas supply system must be designed in accordance with the requirements of the relevant gas supply agency and be provided to the boundary of all lots.</p> | |
| <p>CI.56.09-3 – Fire Hydrants To provide fire hydrants and fire plugs in positions that enable fire fighters to access water safely, effectively and efficiently. Practice note: May be appropriate to be met as a permit condition</p> | <p>C29 Fire hydrants should be provided a minimum distance of 120m from the rear of each lot and no more than 200m apart. Hydrants and plugs must be compatible with the relevant fire service equipment. Where the provision does not comply with these requirements, fire hydrants must be provided to the satisfaction of the relevant fire authority.</p> | <p>The application was referred to CFA. CFA have specified permit conditions for hydrants. Conditions would be included on any permit to be granted.</p> |
| <p>CI.56.09-4 – Public Lighting <ul style="list-style-type: none"> ▪ To provide public lighting to ensure the safety of pedestrians, cyclists and vehicles. ▪ To provide pedestrians with a sense of personal safety at night. To contribute to reducing greenhouse gas emissions and to saving energy. Practice note: May be appropriate to be met as a permit condition</p> | <p>C30 Public lighting should be provided to streets, footpaths, public telephones, public transport stops and to major pedestrian and cycle paths including public open spaces likely to be used at night. Public lighting should be designed in accordance with the relevant Australian Standards. Public lighting should be consistent with any strategy, policy or plan for the use of renewable energy and energy efficient fittings.</p> | <p>Lighting will be required to be installed within the development. Details would be required via a condition of any permit to be granted.</p> |

2.3.2 Planning Delegated Decisions Issued - April 2023

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| File Id: | A9744028 |
| Responsible Officer: | Director City Planning Design & Amenity |
| Attachments: | Planning Delegated Decisions Issued – April 2023 |

1. Report Summary

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

It provides a listing of Town Planning applications that were either decided or closed under delegation or withdrawn by applicants in April 2023.

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

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

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

2. Recommendation

That the items be received and noted.

2.3.2 Planning Delegated Decisions Issued - April 2023 (Cont.)

STATUTORY PLANNING APPLICATIONS

**PLANNING DELEGATED DECISIONS ISSUED -
APRIL 2023**

ATTACHMENT 1

**PLANNING DELEGATED
DECISIONS ISSUED
APRIL 2023**

PAGES 10 (including cover)

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

2.3.2 Planning Delegated Decisions Issued - April 2023 (Cont.)

City of Greater Dandenong

Planning Delegated Decisions Issued from 01/04/2023 to 30/04/2023

| Application ID | Category | VicSmart | Property Address | Applicant Name | Description | Notes | Authority | Decision | Decision Date | Ward |
|----------------|-----------|----------|---|---------------------------------------|--|--|-----------|-----------|---------------|------------|
| PLA22/0093 | PlnAppAmd | No | 27-31 Granito Court DANDENONG SOUTH VIC 3175 | Fieldmans Waste Management | AMENDMENT TO: Use and development of the land for the purpose of Materials Recycling (PLN12/0150) | Amend permit to include adjoining land parcel in current use and amend endorsed plans to allow changes to layout | Delegate | AmendPerm | 06/04/2023 | Dandenong |
| PLA22/0095 | PlnAppAmd | No | 1-15 Pound Road West DANDENONG SOUTH VIC 3175 | Dexus Property Services Pty Ltd | AMENDMENT TO: The development of an industrial/warehouse building with associated office, and a reduction of car parking under the Greater Dandenong Planning Scheme, all in accordance with the endorsed plans (PLN07/0014) | Amend endorsed plans to allow tree removal and construction of additional car parking and paving | Delegate | AmendPerm | 14/04/2023 | Dandenong |
| PLA22/0100 | PlnAppAmd | No | 503-505 Princes Highway NOBLE PARK VIC 3174 | Crosier Scott & Associates Pty Ltd | Application to Amend Planning Permit 98/140 | Amend permit to allow construction of new cool room and new staffroom additions | Delegate | AmendPerm | 06/04/2023 | Yarraman |
| PLA23/0013 | PlnAppAmd | No | 197 Corrigan Road NOBLE PARK VIC 3174 | C de la Pierre | AMENDMENT TO: Development of the land for two (2) double storey dwellings (one existing double storey dwelling and one proposed double storey dwelling) and Subdivision of the land into two lots (PLN21/0577) | Amend permit conditions to allow for a Section 173 Agreement | Delegate | AmendPerm | 21/04/2023 | Noble Park |
| PLA23/0021 | PlnAppAmd | No | 1/11 Maesters Street DANDENONG VIC 3175 | Victorian Survey Group Pty Ltd | AMENDMENT TO: Subdivision of the land into two (2) lots (PLN21/0415) SPEAR | Amend planning permit to delete condition relating to building regulations | Delegate | AmendPerm | 11/04/2023 | Dandenong |
| EANTOS | | | | | 1 | | | | 01/05/2023 | |

2.3.2 Planning Delegated Decisions Issued - April 2023 (Cont.)

| Application ID | Category | VicSmart | Property Address | Applicant Name | Description | Notes | Authority | Decision | Decision Date | Ward |
|----------------|-----------|----------|---|------------------------------------|--|--|-----------|------------|---------------|-------------------|
| PLA23/0023 | P/nAppAmd | No | 53 King Street DANDENONG VIC 3175 | HH Nguyen | LOGGED IN ERROR | Withdrawn - lodged in error by Applicant | Applicant | Withdrawn | 05/04/2023 | Cleland |
| PLN21/0410 | P/nApp | No | 43 Whitworth Avenue SPRINGVALE VIC 3171 | E Sakkas | Development of the land for a double-storey dwelling to the rear of an existing single-storey dwelling with alterations and additions to the existing dwelling | General Residential 1 Zone, 733sqm | Delegate | PlanPermit | 14/04/2023 | Springvale North |
| PLN21/0421.01 | P/nApp | No | 576 Frankston Dandenong Road BANGHOLME VIC 3175 | Plans in Motion | Use and development of the land for a transfer station and to alter access to a Transport Zone 2. | No response to further information request | Delegate | Lapsed | 17/04/2023 | Keysborough South |
| PLN21/0453 | P/nApp | No | 229 Corrigan Road NOBLE PARK VIC 3174 | CV Ma | Development of the land for one (1) double storey dwelling to rear of an existing single storey dwelling and additions to the existing dwelling | General Residential 1 Zone, 580sqm | Delegate | NOD | 20/04/2023 | Noble Park |
| PLN21/0580.01 | P/nApp | No | 7 Pau Street NOBLE PARK VIC 3174 | Fredman Malina Planning Pty Ltd | Development of the land for three (3) double storey dwellings | General Residential 1 Zone, 681sqm | Delegate | PlanPermit | 14/04/2023 | Yarraman |
| PLN21/0635 | P/nApp | No | 8 Egan Road DANDENONG VIC 3175 | S Kroyherr | Change of Use (Motor Vehicle Sales) | Industrial 1 Zone | Applicant | Withdrawn | 12/04/2023 | Dandenong |
| EANTOS | | | | | 2 | | | | 01/05/2023 | |

2.3.2 Planning Delegated Decisions Issued - April 2023 (Cont.)

| Application ID | Category | VicSmart | Property Address | Applicant Name | Description | Notes | Authority | Decision | Decision Date | Ward |
|----------------|----------|----------|---|--------------------------------|---|--|-----------|------------|---------------|------------------|
| PLN21/0719 | P/nApp | No | 556-576 Princes Highway NOBLE PARK NORTH VIC 3174 | Stephen D'Andrea Pty Ltd | Use and development of the land for two (2) Food and Drinks Premises, the development of the land for forty-one (41) Warehouse buildings, reduction to the car parking rate and alteration of access to a Transport Road Zone 2 | Commercial 2 Zone, 10529sqm, development of 41 warehouses, ancillary offices and creation of access to Road Zone, Category 1 | Delegate | PlanPermit | 24/04/2023 | Noble Park North |
| PLN21/0726 | P/nApp | No | 89 Herbert Street DANDENONG VIC 3175 | Tomic Prostor | Development of the land for three (3) double storey dwellings | General Residential 1 Zone, 835sqm | Delegate | PlanPermit | 24/04/2023 | Cleveland |
| PLN22/0065 | P/nApp | No | 17 Fairbairn Street SPRINGVALE VIC 3171 | M Zois | Development of the land for two (2) single storey dwellings to the rear of an existing single storey dwelling | Proposal is inconsistent with Clauses 15.01-25 (Building Design), 15.01-5S (Neighbourhood Character) and fails to meet Clauses 21.05-1 (Urban design), 32.08 (GRZ1), 22.09-3.1 (General Design Principles), various objectives and standards of Clause 55 and 65 | Delegate | Refusal | 14/04/2023 | Springvale North |
| PLN22/0182 | P/nApp | No | 23 Power Street DANDENONG VIC 3175 | RD Design and Drafting Pty Ltd | Development of the land for five (5) double-storey dwellings and a reduction of the visitor car space requirement | General Residential 3 Zone, 910sqm | Delegate | PlanPermit | 05/04/2023 | Dandenong |
| PLN22/0204 | P/nApp | No | 6 Watt Street SPRINGVALE VIC 3171 | Human Habitats | Development of the land for seven (7) triple storey dwellings | General Residential 3 Zone, 696sqm | Delegate | NOD | 19/04/2023 | Springvale North |
| EANTOS | | | | | 3 | | | | 01/05/2023 | |

2.3.2 Planning Delegated Decisions Issued - April 2023 (Cont.)

| Application ID | Category | VicSmart | Property Address | Applicant Name | Description | Notes | Authority | Decision | Decision Date | Ward |
|----------------|----------|----------|---|---|---|--|-----------|------------|---------------|------------------|
| PLN22/0290 | PinApp | No | 341-343 Princes Highway NOBLE PARK VIC 3174 | Bensons Property Group Pty Ltd | Use and development of the land for a Child Care Centre, to create or alter access to a road in a Transport 2 Zone and to develop and display business identification signage | General Residential 1 Zone, 1197sqm, development of double storey building, 110 children, two internally illuminated business identification signs and alteration of access to a Transport 2 Zone road | Delegate | NOD | 13/04/2023 | Yarraman |
| PLN22/0307 | PinApp | No | 28 Wimpole Street NOBLE PARK NORTH VIC 3174 | Dickson Hearn Pty Ltd - Melbourne | Subdivision of the land into two (2) lots (SPEAR) | Residential | Delegate | PlanPermit | 19/04/2023 | Noble Park North |
| PLN22/0354 | PinAppVc | Yes | 16 Taranto Drive NOBLE PARK VIC 3174 | Nilsson Noel & Holmes (Surveyors) Pty Ltd | Subdivision of the land into two (2) lots SPEAR (VICSMART) | Residential | Applicant | Withdrawn | 03/04/2023 | Noble Park |
| PLN22/0384 | PinApp | No | 20 Peace Street SPRINGVALE VIC 3171 | Planning and Design Pty Ltd | Development of the land for three (3) double storey dwellings | General Residential 1 Zone, 808sqm | Delegate | NOD | 14/04/2023 | Springvale North |
| PLN22/0390 | PinApp | No | 24 Frederick Street DANDENONG VIC 3175 | R Joey | Development of the land for two (2) double storey dwellings | General Residential 1 Zone, 539sqm | Delegate | PlanPermit | 26/04/2023 | Dandenong |
| PLN22/0405 | PinApp | No | 12 Blissington Street SPRINGVALE VIC 3171 | Proibly Construction Pty Ltd | Development of the land for one double-storey dwelling to the rear of an existing single-storey dwelling with alterations and additions to the existing dwelling | General Residential 1 Zone, 808sqm | Delegate | NOD | 14/04/2023 | Springvale North |
| EANTOS | | | | | 4 | | | | 01/05/2023 | |

2.3.2 Planning Delegated Decisions Issued - April 2023 (Cont.)

| Application ID | Category | VicSmart | Property Address | Applicant Name | Description | Notes | Authority | Decision | Decision Date | Ward |
|----------------|----------|----------|--|-----------------------------|---|---|-----------|------------|---------------|--------------------|
| PLN22/0431 | PinApp | No | 51 Buckingham Avenue SPRINGVALE VIC 3171 | V Ly | Use of land for dwellings, development of the land for a three-storey building plus basement containing 3 shops and 8 apartment dwellings | Commercial 1 Zone, 2334sqm, development of a triple storey building plus basement for eight double storey dwellings and three shops | Delegate | PlanPermit | 27/04/2023 | Springvale Central |
| PLN22/0456 | PinApp | No | 87 Orkish Road DANDENONG SOUTH VIC 3175 | Future Recycling Pty Ltd | Use and development of the land for Materials Recycling | Industrial 2 Zone, 3083sqm, scrap metals recycling | Delegate | PlanPermit | 19/04/2023 | Dandenong |
| PLN22/0479 | PinApp | No | 2 Logis Boulevard DANDENONG SOUTH VIC 3175 | Linlow & Associates Pty Ltd | To erect and display an electronic business identification sign | Industrial 3 Zone, internally illuminated business identification sign | Delegate | PlanPermit | 2/10/2023 | Dandenong |
| PLN22/0482 | PinApp | No | 15 Imagine Way DANDENONG SOUTH VIC 3175 | KAL Dandenong Pty Ltd | Development of the land for two (2) warehouses and display business identification signage | Industrial 1 Zone, 6328sqm, construction of 2 warehouses with ancillary offices and business identification signs | Delegate | PlanPermit | 28/04/2023 | Dandenong |
| PLN22/0492 | PinApp | No | 90 Princess Avenue SPRINGVALE VIC 3171 | GVK Town Planning | Development of the land for two (2) double-storey dwellings | General Residential 1 Zone, 662sqm | Delegate | PlanPermit | 11/04/2023 | Springvale Central |
| PLN22/0512 | PinApp | No | 31A Buckingham Avenue SPRINGVALE VIC 3171 | A Ingram | To display five (5) internally illuminated, business identification signs | Commercial 1 Zone, internally illuminated business identification signage | Delegate | PlanPermit | 24/04/2023 | Springvale Central |
| EANTOS | | | | | 5 | | | | 01/05/2023 | |

2.3.2 Planning Delegated Decisions Issued - April 2023 (Cont.)

| Application ID | Category | VicSmart | Property Address | Applicant Name | Description | Notes | Authority | Decision | Decision Date | Ward |
|----------------|----------|----------|---|------------------------------------|---|---|-----------|------------|---------------|-----------------------|
| PLN22/0559 | PlnApp | No | 4 Elm Grove SPRINGVALE VIC 3171 | Nobelius Land Surveyors Pty Ltd | Subdivision of land into four (4) lots SPEAR | Residential | Delegate | PlanPermit | 27/04/2023 | Springvale Central |
| PLN22/0561 | PlnApp | No | 16 Holohan Place DANDENONG NORTH VIC 3175 | Jova Drafting Consultants | Use and development of the land for a child care centre | Proposal is inconsistent with Clause 13.05-1S (Noise Management), Clause 13.07-1S (Land Use Compatibility), Clause 19.02-2S (Education Facilities), Clause 21.04 (Land Use), Clause 21.05 (Built Form), Clause 15.01-1S (Urban Design), Clause 21.07 (Infrastructure and Transport and Clause 65 (Municipal Planning Strategy and Planning Policy Framework) Proposal fails to meet objectives of Clause 15 (Built Environment and Heritage), Clauses 21.05 (Built Form) and 22.09-3.1 (Design Principles), fails to comply with neighbourhood character objectives in GRZ3, various objectives and standards of Clause 55 and Clause 65.01 Commercial 2 Zone, 4708sqm, construction of 5 restricted retail premises and 11 warehouses, and reduce number of car parking spaces by 14 | Delegate | Refusal | 28/04/2023 | Dandenong North |
| PLN22/0563 | PlnApp | No | 3 Victoria Avenue SPRINGVALE VIC 3171 | M & D Town Planning | Development of the land for six (6) triple storey dwellings | | Delegate | Refusal | 27/04/2023 | Springvale Central |
| PLN22/0561 | PlnApp | No | 14-20 Knowles Road DANDENONG SOUTH VIC 3175 | Stephen D'Andrea Pty Ltd | Development of the land for six (6) restricted retail premises and eleven (11) warehouse buildings, a reduction to the car parking rate and alteration of access to a Transport Zone 2 | | Delegate | PlanPermit | 27/04/2023 | Dandenong |
| PLN22/0564 | PlnApp | No | 427-441 Springvale Road SPRINGVALE VIC 3171 | Killester College | To display internally illuminated and non-illuminated business identification signage | General Residential 1 Zone, installation of business signage x 2 | Delegate | PlanPermit | 26/04/2023 | Springvale Central |
| EANTOS | | | | | 6 | | | | 01/05/2023 | |

2.3.2 Planning Delegated Decisions Issued - April 2023 (Cont.)

| Application ID | Category | VicSmart | Property Address | Applicant Name | Description | Notes | Authority | Decision | Decision Date | Ward |
|----------------|----------|----------|--|---|---|---|-----------|------------|---------------|-----------------------|
| PLN23/0018 | PinApp | No | 25A Buckingham Avenue SPRINGVALE VIC 3171 | C Lyu | Buildings and works (Alterations to shop facade) and to display four (4) internally illuminated business identification signs | Commercial 1 Zone, business identification sign and alterations to existing shop front | Delegate | PlanPermit | 14/04/2023 | Springvale Central |
| PLN23/0032 | PinApp | No | 24 Ambrie Crescent NOBLE PARK VIC 3174 | Arie Cafe and Associates | Subdivision of the land into four (4) lots SPEAR | Residential | Delegate | PlanPermit | 21/04/2023 | Springvale North |
| PLN23/0046 | PinApp | No | 14 Mama Court NOBLE PARK VIC 3174 | Arie Cafe and Associates | Subdivision of the land into two (2) lots SPEAR | Residential | Delegate | PlanPermit | 04/04/2023 | Yarraman |
| PLN23/0048 | PinApp | No | Office 1-2/10-36 Abbots Road DANENONG SOUTH VIC 3175 | Goodman Property Services (Aust) Pty Ltd | To display internally illuminated and non-internally illuminated business identification signage | Industrial 1 Zone, industrial signage x 14 for identification, wayfinding and site branding | Delegate | PlanPermit | 28/04/2023 | Dandenong |
| PLN23/0052 | PinApp | No | Parkmore Shop A01 1A/317-321 Cheltenham Road KEYSBOROUGH VIC 3173 | P Maaskant | Buildings and works (external alterations to the facade) | No response to further information request | Delegate | Lapsed | 21/04/2023 | Keysborough |
| PLN23/0068 | PinApp | No | 76 St Johns Avenue SPRINGVALE VIC 3171 | R D Carter and Associates | Subdivision of the land into four (4) lots SPEAR | Residential | Delegate | PlanPermit | 04/04/2023 | Springvale Central |
| EANTOS | | | | | 7 | | | | 01/05/2023 | |

2.3.2 Planning Delegated Decisions Issued - April 2023 (Cont.)

| Application ID | Category | VicSmart | Property Address | Applicant Name | Description | Notes | Authority | Decision | Decision Date | Ward |
|----------------|-----------|----------|--|---------------------------------|---|--|-----------|------------|---------------|------------------|
| PLN23/0073 | PinAppVic | Yes | 1/7 Lejler Street SPRINGVALE VIC 3171 | Kirby Land Surveying Pty Ltd | Subdivision of the land into two (2) lots SPEAR (VICSMART) | Residential | Applicant | Withdrawn | 13/04/2023 | Springvale North |
| PLN23/0081 | PinApp | No | 1/2 Lascelles Street SPRINGVALE VIC 3171 | Shyam Investment Pty Ltd | Subdivision of the land into two (2) lots | Residential | Delegate | PlanPermit | 28/04/2023 | Springvale North |
| PLN23/0084 | PinApp | No | 145 Springvale Road SPRINGVALE VIC 3171 | AMS Pty Ltd | Subdivision of the land into four (4) lots SPEAR | Residential | Delegate | PlanPermit | 28/04/2023 | Springvale North |
| PLN23/0086 | PinApp | No | 39 Laibert Road NOBLE PARK VIC 3174 | E Bayrak | Subdivision of the land into two (2) lots SPEAR | Residential | Delegate | PlanPermit | 21/04/2023 | Springvale North |
| PLN23/0087 | PinAppVic | Yes | 20 Attenborough Street DANDENONG VIC 3175 | Jova Drafting Consultants | Buildings and Works (Fence) VICSMART | Permit is not required for the purpose of construction of a fence under Clause 62.02-2 | Delegate | NotRequire | 14/04/2023 | Dandenong |
| PLN23/0107 | PinApp | No | 46 Power Street DANDENONG VIC 3175 | 46 Power Street Pty Ltd | Subdivision of the land into six (6) lots SPEAR | Residential | Delegate | PlanPermit | 20/04/2023 | Dandenong |
| EANTOS | | | | | 8 | | | | 01/05/2023 | |

2.3.2 Planning Delegated Decisions Issued - April 2023 (Cont.)

| Application ID | Category | VicSmart | Property Address | Applicant Name | Description | Notes | Authority | Decision | Decision Date | Ward |
|----------------|-----------|----------|---|---------------------------------|---|---|-----------|------------|---------------|-------------------|
| PLN23/0119 | PlnAppVic | Yes | 42 Joffre Street NOBLE PARK VIC 3174 | AMS Pty Ltd | Subdivision of the land into two (2) lots SPEAR (VICSMART) | Residential | Delegate | PlanPermit | 13/04/2023 | Yarraman |
| PLN23/0121 | PlnAppVic | Yes | 855-891 Springvale Road KEYSBOROUGH VIC 3173 | Haileybury College | Buildings and works to construct bus shelters VICSMART | General Residential 1 Zone, construction of 10 multi-purpose shelters | Delegate | PlanPermit | 13/04/2023 | Keysborough South |
| PLN23/0133 | PlnApp | No | Parkmore Centre Management 317-321 Cheltenham Road KEYSBOROUGH VIC 3173 | GPT Funds Management Limited | Buildings and works (six storage sheds and alterations to car parking area) and reduction to the car parking rate | Commercial 1 Zone, construction of 6 storage sheds and reduce number of car parking spaces by 9 | Delegate | PlanPermit | 26/04/2023 | Keysborough |
| PLN23/0167 | PlnApp | No | 7 Frances Drive DANDENONG SOUTH VIC 3175 | GG Property Group (VIC) Pty Ltd | Consolidation SPEAR | Industrial | Applicant | Withdrawn | 26/04/2023 | Dandenong |
| EANTOS | | | | | 9 | | | | 01/05/2023 | |

2.3.3 Planning Decisions Issued by Planning Minister's Delegate - April 2023

File Id: qA280444
Responsible Officer: Director City Planning Design & Amenity
Attachments:

1. Report Summary

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

No decisions were reported for the month of April 2023.

2. Recommendation

That the report be noted.

3 QUESTION TIME - PUBLIC

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

QUESTIONS FROM THE GALLERY

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

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

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

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

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

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

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

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

3 QUESTION TIME - PUBLIC (Cont.)

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

4 OFFICERS' REPORTS - PART TWO

4.1 OTHER

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

File Id: fA25545
Responsible Officer: Manager Governance

1. Report Summary

As part of Council's ongoing efforts to improve transparency in Council processes, matters discussed at Councillor Briefing Sessions & Pre-Council Meetings (other than those matters designated to be of a confidential nature) are reported on at Council meetings.

The matters listed in this report were presented to Councillor Briefing Sessions & Pre-Council Meetings during the period 11 April – 1 May 2023.

2. Recommendation Summary

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

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

3. Background

The Executive Team and associated staff at Greater Dandenong City Council host Councillor Briefing Sessions and Pre-Council Meeting on a regular basis (weekly) to inform Councillors about the work officers are undertaking, share information, obtain feedback and discuss strategies and options for current and future work.

To ensure transparency in this process matters discussed at Councillor Briefing Sessions and Pre-Council Meetings (other than those matters designated to be confidential under the *Local Government Act 2020*) are reported on at Council meetings. This report represents matters discussed at the Councillor Briefing Sessions & Pre-Council Meetings during the period 11 April – 1 May 2023.

4. Matters Presented for Discussion

| Item | | Councillor Briefing Session/Pre-Council Meeting |
|------|---|---|
| 1. | <p>General Discussion</p> <p>Councillors and Council officers briefly discussed the following items:</p> <ul style="list-style-type: none"> a. the success of Keysborough’s Big Picnic; b. access to work sites at Council reserves by members of clubs; c. Parliamentary Inquiry on road user behaviours and the associated submission process; d. Conversion of council properties to public open space; e. Parking signage in the Springvale Activity Centre; and f. Agenda items for the Council Meeting of 11 April 2023. | <p>Pre-Council Meeting (PCM) – 11 April 2023</p> |
| 2. | <p>Council Plan 2021-2025 Revised 2023) and Draft Annual Plan 2023-2024</p> <p>Councillors and council officers discussed the revisions to the Council Plan 2021-2025 and draft Annual Plan 2023-2024 prior to commencement of the community engagement process from 26 April - 24 May 2023.</p> | <p>Councillor Briefing Session (CBS) – 17 April 2023</p> |
| 3. | <p>Greaves Reserve Draft Master Plan</p> <p>Councillors were presented with the revised Greaves Reserve Draft Master Plan which incorporates outcomes of the community engagement process undertaken in early 2022.</p> | <p>CBS – 17 April 2023</p> |

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

| | | |
|------------------|---|--|
| <p>4.</p> | <p><i>Springvale Reserve Draft Master Plan</i></p> <p>Councillors were presented with a Springvale Reserve Draft Master Plan. The State Government has promised to provide \$2M in funding towards infrastructure projects at Springvale Reserve. The community engagement process in relation to the Draft Master Plan is scheduled to occur in May 2023.</p> | <p><i>CBS – 17 April 2023</i></p> |
| <p>5.</p> | <p><i>General Discussion</i></p> <p>Councillors and Council officers briefly discussed the following items:</p> <ul style="list-style-type: none"> a. Council Meeting emergency evacuation procedure; b. Current works at the Menzies Avenue basketball court; c. Land current owned by the Royal District Nursing Service (Bolton Clarke) in Springvale; d. Delivery of the Council News; e. proposed replacement of the light poles at the Carlton Road shopping area; and f. Agenda items for the Council Meeting of 24 April 2023. | <p><i>CBS – 17 April 2023</i></p> |
| <p>6.</p> | <p><i>Discussion {declared as CONFIDENTIAL under section 3(1) of the Local Government Act 2020} – CEO/Manager Governance/Councillors Only</i></p> | <p><i>CBS – 17 April 2023</i></p> |
| <p>7.</p> | <p><i>General Discussion</i></p> <p>Councillors and Council officers briefly discussed the following items:</p> <ul style="list-style-type: none"> a. proposed Afghan Community Centre feasibility study (facilitated by Greater Dandenong City Council and funded by the State Government); b. advice from the Minister for Local Government regarding a boundary review being held for Greater Dandenong in 2024 prior to Council elections; and c. Agenda items for the Council Meeting of 24 April 2023. | <p><i>PCM – 24 April 2023</i></p> |
| <p>8.</p> | <p><i>Reconciliation Action Plan Workshop</i></p> <p>This workshop included:</p> <ul style="list-style-type: none"> a. Indigenous cultural training for Councillors and attending staff; | <p><i>CBS – 1 May 2023</i></p> |

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

| | | |
|----|--|--------------------------------|
| | <p>b. discussions regarding the current Victorian Aboriginal and Local Government Strategy and Victorian Aboriginal Affairs Framework;</p> <p>c. discussions about redeveloping and stretching Council's Reconciliation Action Plan; and</p> <p>d. investigating methods to deepen Council's partnership with the Bunurong Land Council and indigenous elders.</p> | |
| 9. | <i>Discussion {declared as CONFIDENTIAL under section 3(1)(e) of the Local Government Act 2020} – Acting CEO/Councillors Only</i> | <i>CBS – 1 May 2023</i> |

5. Apologies

- Councillor Lana Formoso submitted an apology for the Pre-Council Meeting held on 11 April 2023. Councillor Loi Truong did not attend the Pre-Council Meeting held on 11 April 2023.
- Councillors Sophie Tan and Loi Truong submitted apologies for the Councillor Briefing Session held on 17 April 2023.
- Councillor Sophie Tan submitted an apology for the Pre-Council Meeting held on 24 April 2023.

7. The Overarching Governance Principles of the *Local Government Act 2020*

Section 9 of the *Local Government Act 2020* (LGA2020) states that a Council must in the performance of its role give effect to the overarching governance principles.

Reporting on matters discussed at Councillor Briefing Sessions and Pre-Council Meetings gives effect to the overarching governance principles (in particular, section 9(i) of the *Local Government Act 2020*) in that the transparency of Council actions and information is ensured.

11. Recommendation

That:

1. the information contained in this report be received and noted; and
2. the information discussed at the above listed Councillor Briefing Sessions on 17 April 2023 and 1 May 2023 that was declared confidential under section 3(1) of the *Local Government Act 2020* in Items 6 and 9 respectively above remains confidential until further advisement unless that information forms the subject of a subsequent Council report (that is not confidential).

4.1.2 Disability Advisory Committee Membership Endorsement

File Id:

Responsible Officer: Director Community Services

Attachments: Disability Advisory Committee Membership Endorsement

1. Report Summary

Council endorsed the establishment of the Disability Advisory Committee and Disability Community Reference Group in 2013 for an initial two (2) year period 2014-16. In 2015 these committees were merged into a single Disability Advisory Committee with revised terms of reference and the provision of 12 appointed members plus Councillor representation and the Manager Community Care. The initial committee's term was extended to finalise the development of the Disability Action Plan 2017-23. In 2017 the terms of reference were again revised with the appointment of a new committee for a period of four (4) years.

The Disability Advisory Committee continues to play a key role in the implementation of the Disability Action Plan 2017-23 and is providing significant contribution to a new Disability Action Plan beyond 2023.

To fill remaining vacant positions, new Committee members were sought in March 2023.

A recommendation for a new member of the Committee is now presented to Council for endorsement.

2. Recommendation Summary

This report recommends the endorsement of one (1) candidate as independent member for the Disability Advisory Committee.

4.1.2 Disability Advisory Committee Membership Endorsement (Cont.)

3. Background

The establishment of the Disability Advisory Committee and the Disability Community Reference Group was endorsed by Council on 25 November 2013, and they commenced meeting in 2014 following a selection process aligned with the Terms of Reference.

The Disability Advisory Committee provides advice to Council in relation to access and inclusion for people with disabilities in the community at a broad policy and strategic level. The Committee also provides an important forum for identifying current and future issues and advising Council about effective policy and longer-term strategic direction regarding people with disabilities in the City of Greater Dandenong.

The Disability Advisory Committee provided significant input into the development of the Disability Action Plan 2017-23. They continue to have a key role in the implementation of the Action Plan providing an ongoing connection to the community and service providers.

4. Proposal

Advertising for the Committee commenced in March 2023 with promotion through local newspapers, social media and through networks including the e-news. One (1) written application was received for the two (2) vacant positions. The selection process was undertaken in accordance with the Terms of Reference and one (1) applicant is recommended for Council endorsement.

The recommended individual for the Disability Advisory Committee (Attachment 1) represents a widespread knowledge and strategic experience across the disability sector.

5. Financial Implications

There are no financial implications associated with this report.

6. Consultation

A public request for nominations occurred. All applicants were assessed in relation to the selection criteria for the Disability Advisory Committee.

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

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

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

4.1.2 Disability Advisory Committee Membership Endorsement (Cont.)

7.1 Community Vision 2040

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

- Education, training, entrepreneurship and employment opportunities
- Embrace diversity and multiculturalism
- Mind, Body and Spirit

7.2 Council Plan 2021-25

The Council Plan describes the kind of future the Council is working for, and how Council will do this over four (4) years. This report is consistent with the following strategic objectives:

- A socially connected, safe and healthy city
- A city that respects and celebrates diversity, our history and the arts
- A city of accessible, vibrant centres and neighbourhoods
- A city that supports entrepreneurship, quality education and employment outcomes

8. The Overarching Governance Principles of the *Local Government Act 2020*

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

These principles have been considered and are covered within this report.

9. Victorian Charter of Human Rights and Responsibilities

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

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.

Specifically:

10. Section 14 – Right to freedom of thought, conscience, religion and belief;
11. Section 15 – Right to freedom of expression;
12. Section 16 – Right to peaceful assembly and freedom of association;
13. Section 18 – Right to have the opportunity to take part in public life and to vote;

4.1.2 Disability Advisory Committee Membership Endorsement (Cont.)

10. The *Gender Equality Act 2020*

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

Council's Diversity, Access and Equity Policy and the *Gender Equality Act 2020* have been considered in the preparation of this report but are not relevant to its contents.

The content of this report is purely administrative in its nature and does not have the potential to influence broader social norms and gender roles. However, this will be a significant focus in the development of a new Disability Action Plan which this Committee will be responsible for.

11. Consideration of Climate Change and Sustainability

This report has no impact on Council's Declaration on a Climate and Ecological Emergency, Council's Climate Change Emergency Strategy 2020-2030 or the requirements of the *Local Government Act 2020* in relation to the overarching governance principle on climate change and sustainability as it is administrative in nature. However, this will be considered in the development of a new Disability Action Plan which this Committee will be responsible for

12. Related Council Policies, Strategies or Frameworks

Related Council Policies, Strategies or Frameworks include:

- Disability Action Plan 2017-2023
- Disability Policy

13. Conclusion

Applications were sought from the public for appointment as independent members of the Disability Advisory Committee. One (1) application was received and considered, and one (1) applicant is recommended as a member of the Disability Advisory Committee 2023 to 2026 during which time they will contribute to the development of a new Disability Action Plan.

14. Recommendation

That the:

1. **recommended applicant listed in Attachment 1 be endorsed as independent member of the Disability Advisory Committee; and**
2. **Mayor writes to the proposed applicant to confirm their appointment to the Disability Advisory Committee.**

4.1.2 Disability Advisory Committee Membership Endorsement (Cont.)

OTHER

DISABILITY ADVISORY COMMITTEE MEMBERSHIP ENDORSEMENT

ATTACHMENT 1

**DISABILITY ADVISORY COMMITTEE
MEMBERSHIP ENDORSEMENT**

PAGES 2 (including cover)

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

4.1.2 Disability Advisory Committee Membership Endorsement (Cont.)

Lionel Gee

Lionel has previously been a member of the Disability Advisory Committee. He has worked in the disability sector for more than 30 years including Wallara, a local disability support organisation in direct service. Lionel currently works at Mission Australia where the diverse range of services provided assist in addressing issues of vulnerability and disability in the community.

4.1.3 List of Registered Correspondence to Mayor and Councillors

File Id: qA283304
Responsible Officer: Manager Governance
Attachments: Correspondence Received 1-12 May 2023

1. Report Summary

Subsequent to resolutions made by Council on 11 November 2013 and 25 February 2014 in relation to a listing of incoming correspondence addressed to the Mayor and Councillors, Attachment 1 provides a list of this correspondence for the period 1-12 May 2023.

2. Recommendation

That the listed items provided in Attachment 1 for the period 1-12 May 2023 be received and noted.

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

OTHER

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

ATTACHMENT 1

**CORRESPONDENCE RECEIVED
1-12 MAY 2023**

PAGES 3 (including cover)

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

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



Correspondences addressed to the Mayor and Councillors received between 01/05/23 & 12/05/23 - for officer action - total = 1

| Correspondence Name | Correspondence Dated | Date Record Created | Objective ID | User Currently Assigned |
|--|----------------------|---------------------|--------------|--------------------------|
| Letters to Councillors Foster, Formoso and Milkovic from students at Lyndale Secondary College about issues that are important to them and their families. | 01-May-23 | 05-Dec-23 | fA275526 | Mayor and Councillors EA |

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

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



Correspondences addressed to the Mayor and Councillors received between 01/05/23 & 12/05/23 - for information only - total = 7

| Correspondence Name | Correspondence Dated | Date Record Created | Objective ID | User Currently Assigned |
|---|----------------------|---------------------|--------------|--------------------------|
| An invitation to the Mayor from the Federal Minister for Regional Development, Local Government and Territories to attend the Australian Council of Local Government on 16 June 2023. | 02-May-23 | 05-May-23 | A9751073 | Mayor and Councillors EA |
| An letter to the Mayor from the Mayor of the City of Kingston regarding its Women of the Year Awards 2023 and the sharing of ideas for the recognition of women. | 08-May-23 | 08-May-23 | A9769993 | Mayor and Councillors EA |
| A letter to the Mayor from Ernst & Young regarding accessing the Australian Renewable Energy Agency (ARENA) Community Batteries Grant. | 08-May-23 | 08-May-23 | A9770222 | Mayor and Councillors EA |
| A query in relation to how to make a complaint about a Councillor's behaviour. | 08-May-23 | 09-May-23 | A9772837 | Governance |
| An email to the Mayor from Boomerang Alliance regarding the elimination of supermarket plastics. | 09-May-23 | 10-May-23 | A9776460 | Mayor and Councillors EA |
| A letter from a Springvale resident regarding dumped rubbish on the intersection of Fairbairn and Joyce Streets, Springvale. | 11-May-23 | 11-May-23 | A9781728 | Mayor and Councillors EA |
| An email to the Mayor regarding the revocation of the Order of Australia AC Medal from Robert Doyle. | 12-May-23 | 12-May-23 | A9786951 | Mayor and Councillors EA |

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

5 NOTICES OF MOTION

5.1 Notice of Motion No. 29 - Public Consultation on Proposed Changes (by Keysborough Golf Club) to the Urban Growth Boundary and the zoning of its land, Cnr Hutton and Springvale Rds, Keysborough

File Id:

Responsible Officer: Director City Planning Design & Amenity

Author: Cr Rhonda Garad

Preamble

The current Keysborough Golf Club proposes to locate its new Golf Course adjacent to a proposed sports hub located off Pillars Rd, Bangholme which they propose to be donated to Council in the future.

The Club wants to develop their current site into a residential development. Their current site is zoned Green Wedge A and sits outside of the Urban Growth Boundary (UGB). To enable residential development would require the rezoning of their current site out of the Green Wedge. Rezoning, and the subsequent moving of the Urban Growth Boundary, would require Ministerial approval and a Parliamentary amendment.

There may be multiple impacts of this proposal on residents in Keysborough South if this area is rezoned and residential development occurs. With Council being in discussions with both the club and the State Government about this proposal, it is both critical and fair and reasonable that residents are enabled to provide feedback to Council on their views.

Motion

That officers provide a report back to Council before the end of June 2023 detailing the scoping, framework and costs associated with the following:

- 1. Council will conduct a Council-led comprehensive consultation with all residents in the Keysborough South area;**
- 2. the consultation will include information from Council being provided to residents on potential impacts, including but not limited to, the proposed scale of residential development, the reduction of the Green Wedge, infrastructure, environment and traffic management;**

5.1 Notice of Motion No. 29 - Public Consultation on Proposed Changes (by Keysborough Golf Club) to the Urban Growth Boundary and the zoning of its land, Cnr Hutton and Springvale Rds, Keysborough (Cont.)

3. **this information will be delivered to households via an Australia Post (stamped) letter from Council;**
4. **accessible feedback options will be provided including online (survey, Have your Say), in-person (local representatives), written and verbal formats;**
5. **translation of this material will be provided on request; and**
6. **the feedback will be collated and presented in summary form in a report to a Council meeting by the end of August 2023 at the latest, with individual feedback as an appendix to the Council report.**

5.2 Notice of Motion No. 30 - Support for an Aboriginal and Torres Strait Islander Voice to Parliament

File Id: A9773547
Responsible Officer: Director Community Services
Author: Mayor, Cr Eden Foster

Preamble

In May 2017, over 250 Aboriginal and Torres Strait Islander delegates from across Australia gathered at Mutitjulu near Uluru. Together, they developed and released the *Uluru Statement from the Heart*. (Ref: [The Statement - Uluru Statement from the Heart](#))

Through this statement, all Australians are invited to create a better nation via three key proposals:

1. a constitutionally enshrined 'Voice'; and a Makarrata Commission to supervise:
2. a process of agreement-making between governments (aka a treaty or treaties); and
3. truth-telling about our history.

A First Nations' Voice to Parliament protected by the Constitution is a key element of the Uluru Statement from the Heart.

In the five years since the release of the *Uluru Statement from the Heart*, a Joint Select Committee has considered the proposal and concluded it should be supported. An Indigenous Voice Co-design process outlines, in detail, options for how a Voice could work.

After detailed consultation with the Referendum Working Group, Prime Minister Albanese announced the proposed referendum question on 23 March 2023. The Bill was introduced to parliament on 30 March 2023.

This will be voted on by the Parliament – after debate – in June. The question is:

“A Proposed Law: to alter the Constitution to recognise the First Peoples of Australia by establishing an Aboriginal and Torres Strait Islander Voice. Do you approve this proposed alteration?”

A Voice to Parliament will give Indigenous communities a route to help inform policy and legal decisions that impact **their** lives.

Further work will continue in partnership with Aboriginal and Torres Strait Islander people and ultimately the Australian people will be asked to support an Indigenous Voice to Parliament being enshrined in our Constitution.

5.2 Notice of Motion No. 30 - Support for an Aboriginal and Torres Strait Islander Voice to Parliament (Cont.)

Embedding a Voice in the Constitution would recognise the special place of Aboriginal and Torres Strait Islander people in Australia's history, but importantly would also mean that it cannot be repealed by successive Governments. It is important to note that while it cannot be repealed by successive Governments, it is Parliament that is given full power to define its powers and procedures.

As the most multicultural city where respect for other cultures is a core value of everyday life, Greater Dandenong City Council showing leadership to the Community through its support of a First Nations' Voice is especially important and appropriate in the City of Greater Dandenong. It cements and respects the three great stories of our nation - Westminster democratic systems of which Council is a part; the miracle of multicultural Australia; and respecting and giving voice to our continent's indigenous heritage.

Motion

That:

1. **Council reaffirms its commitment to embedding reconciliation across policy, business and community structures, as embodied in its 'Reconciliation Action Plan 2021-23' (RAP);**
2. **Council supports the 'yes' campaign for the Constitutional Recognition of an Aboriginal and Torres Strait Islander Voice to Parliament;**
3. **in recognition of the key role local government plays in community engagement, Council officers prepare and implement a program of community education on the 'yes' campaign, enabling informed decision making on the upcoming referendum; and**
4. **this program be developed in conjunction with the Traditional Custodians of the land now referred to as City of Greater Dandenong.**

6 REPORTS FROM COUNCILLORS/DELEGATED MEMBERS AND COUNCILLORS' QUESTIONS

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

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

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

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

7 URGENT BUSINESS

No business may be admitted as urgent business unless it:

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