



# Agenda

## Council Meeting

Monday 9 September 2024, 7:00 pm

Dandenong Civic Centre, 225 Lonsdale Street,  
Dandenong, Victoria 3175

[greaterdandenong.vic.gov.au](http://greaterdandenong.vic.gov.au)





## Council Meeting Details

At the time of printing this Agenda, the Council Meeting to be held on Monday 9 September 2024, 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 about 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.***

## Your Councillors

[Mayor Lana Formoso](#)

[Cr Bob Milkovic](#)

[Deputy Mayor Richard Lim OAM](#)

[Cr Sean O'Reilly](#)

[Cr Phillip Danh](#)

[Cr Sophaneth \(Sophie\) Tan](#)

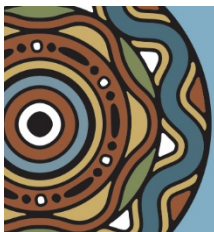
[Cr Tim Dark](#)

[Cr Loi Truong](#)

[Cr Rhonda Garad](#)

[Cr Angela Long](#)

[Cr Jim Memeti](#)



We acknowledge the Traditional Owners and 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.



(03) 8571 1000



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## COUNCIL OBLIGATIONS AND AGENDA REPORTS

Council has several obligations in relation to its Community Vision, Council Plan, Instruments of Legislation and Council policy. These are summarily considered in each Agenda report and further details are added as required. The obligations are as follows:

### **Community Vision 2040 (Community Vision | Greater Dandenong Council)**

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.*

Reports in this Agenda will identify when any of the above principles are relevant.

### **The Council Plan 2021-25 (Council Plan 2021-25 | Greater Dandenong Council)**

The Council Plan describes the kind of future the Council is working for, and how Council will do this over four years. The Council Plan has the following key strategic objectives:

- *A socially connected, safe and healthy city*
- *A city that respects and celebrates diversity, our history and the arts*
- *A city of accessible, vibrant centres and neighbourhoods*
- *A green city committed to a sustainable future*
- *A city that supports entrepreneurship, quality education and employment outcomes*
- *A Council that demonstrates leadership and a commitment to investing in the community.*

Reports in this Agenda will identify when any of the above principles are relevant.

### **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 are:

- a) Council decisions are to be made and actions taken in accordance with the relevant law;
- b) priority is to be given to achieving the best outcomes for the municipal community, including future generations;
- c) the economic, social and environmental sustainability of the municipal district, including mitigation and planning for climate change risks, is to be promoted;
- d) the municipal community is to be engaged in strategic planning and strategic decision making;
- e) innovation and continuous improvement are to be pursued;
- f) collaboration with other Councils and Governments and statutory bodies is to be sought;
- g) the ongoing financial viability of the Council is to be ensured;
- h) regional, state and national plans and policies are to be taken into account in strategic planning and decision making;
- i) the transparency of Council decisions, actions and information is to be ensured.

Also, in giving effect to the overarching governance principles above, a Council must take into account the following supporting principles:

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

Reports in this Agenda will identify when any of the above principles are relevant.



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## 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. The objects of the Act are as follows:

- a) to promote, encourage and facilitate the achievement of gender equality and improvement in the status of women; and
- b) to support the identification and elimination of systemic causes of gender inequality in policy, programs and delivery of services in workplaces and communities; and
- c) to recognise that gender inequality may be compounded by other forms of disadvantage or discrimination that a person may experience on the basis of Aboriginality, age, disability, ethnicity, gender identity, race, religion, sexual orientation and other attributes; and
- d) to redress disadvantage, address stigma, stereotyping, prejudice and violence, and accommodate persons of different genders by way of structural change; and
- e) to enhance economic and social participation by persons of different genders; and
- f) to further promote the right to equality set out in the Victorian Charter of Human Rights and Responsibilities and the Convention on the Elimination of All Forms of Discrimination against Women.

Council is obligated to think about how its programs and services affect different people and different communities and how we can avoid reinforcing unintentional inequalities. Reports authors must consider the requirements of the *Gender Equality Act 2020* and Council's Diversity, Access and Equity Policy when asking Council to consider or review any issues which have a direct or significant impact on members of the Greater Dandenong community.

## Victorian Charter of Human Rights and Responsibilities

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

- human rights are essential in a democratic and inclusive society that respects the rule of law, human dignity, equality and freedom;
- human rights belong to all people without discrimination, and the diversity of the people of Victoria enhances our community;
- human rights come with responsibilities and must be exercised in a way that respects the human rights of others;
- human rights have a special importance for the Aboriginal people of Victoria, as descendants of Australia's first people, with their diverse spiritual, social, cultural and economic relationship with their traditional lands and waters.

Given this municipality's diversity and inclusiveness, when developing or preparing a report for Council consideration, report authors are required to ensure their report is consistent with the standards set by the Charter.





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## Consideration of Climate Change and Sustainability

One of the overarching governance principles of the *Local Government Act 2020* is that the economic, social and environmental sustainability of the municipal district, including mitigation and planning for climate change risks, is to be promoted.

In January 2020, this Council joined a growing number of cities around Australia and declared a “Climate and Ecological Emergency” and committed this Council to emergency action on climate change. Council has developed a Climate Change Emergency Strategy and Action Plan 2020-30 to help the City of Greater Dandenong become a resilient, net zero carbon emission city with an active community prepared for the challenges of changing climate.

When developing or preparing a report for Council consideration, report authors are required to consider what impacts their issue has on Council's Declaration on a Climate and Ecological Emergency, Council's Climate Change Emergency Strategy and the requirements of the *Local Government Act 2020* in relation to the overarching principle on climate change and sustainability.

### Related Council Policies, Strategies or Frameworks

Report authors will consider how their report aligns with existing Council policies, strategies, frameworks or other documents, how they may affect the decision of this report or are relevant to this process.



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## **1 MEETING OPENING**

### **1.1 OPENING OF MEETING BY MAYOR**

### **1.2 ATTENDANCE**



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### **1.3 ACKNOWLEDGEMENT OF TRADITIONAL CUSTODIANS OF 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.

### **1.4 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 Pastor David Owen from Combined Churches Greater Dandenong.



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## 1.5 CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS

Meeting of Council held 26 August 2024.

### Recommendation

**That the Minutes of the Meeting of Council held 26 August 2024 be confirmed.**

## 1.6 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](http://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:

1. complete a disclosure of interest form prior to the meeting;
2. advise the chairperson of the interest immediately before the particular item is considered (if attending the meeting); and
3. 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 1

### 2.1 DOCUMENTS FOR SEALING

#### 2.1.1 Documents for Sealing

**Responsible Officer:** Manager Governance, Legal & Risk

**Attachments:** Nil

#### Executive Summary

1. Under the *Local Government Act 2020*, each Council is a body corporate and a legal entity in its own right. Each Council must therefore have a common seal (like any corporate entity) that is an official sanction of that Council. Sealing a document makes it an official document of Council as a corporate body. Documents that require sealing include agreements, contracts, leases or any other contractual or legally binding document that binds Council to another party.



## Item Summary

2. There is one (1) item being presented to Council's meeting of 9 September 2024 for signing and sealing as follows:
  - a) An Instrument of Appointment of Authorised Officer under the provisions of the *Local Government Act 1989*, the *Local Government Act 2020*, the *Environment Protection Act 2017*, the *Infringements Act 2006*, the *Planning and Environment Act 1987*, the *Public Health and Wellbeing Act 2008*, the *Road Management Act 2004*, the *Road Safety Act 1986*, Parts 2 and 3 of the *Subdivisions Act 1988*, the *Summary Offences Act 1966*, the *Victorian Civil and Administrative Tribunal Act 1998* and the Regulations made under each of those Acts; the Local Laws made under the *Local Government Act 1989* and the *Local Government Act 2020*; and any other Act, Regulation or delegated legislation (including the Greater Dandenong Planning Scheme) which relates to the powers of the Council made under the provisions and enactments described. This instrument enables the following Council officer to carry out the statutory responsibilities of the above Acts and is subject to policy and delegations previously adopted by Council:
    - Carmen De Bruin

## Officer Recommendation

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



## 2.2 STATUTORY PLANNING APPLICATIONS

### 2.2.1 Town Planning Application - No. 34 Shepreth Avenue NOBLE PARK VIC 3174 (Planning Application No. PLN23/0567)

<b>Responsible Officer:</b>	Executive Director City Futures
<b>Attachments:</b>	<ol style="list-style-type: none"><li>1. Assessed plans [2.2.1.1 - 11 pages]</li><li>2. Location of objectors [2.2.1.2 - 1 page]</li><li>3. Clause 22.09 assessment [2.2.1.3 - 12 pages]</li><li>4. Clause 52.06 assessment [2.2.1.4 - 5 pages]</li><li>5. Clause 55 assessment [2.2.1.5 - 43 pages]</li></ol>

#### Application Summary

Applicant:	RD Design and Drafting Pty Ltd
Proposal:	Development of the land for three (3) double storey dwellings
Zone:	General Residential Zone, Schedule 1
Overlay:	Nil
Ward:	Noble Park

1. This application is brought before the Council as it has received four (4) objections.
2. The application proposes the development of the land for three (3) double storey dwellings.
3. A permit is required under the Greater Dandenong Planning Scheme pursuant to:
  - Clause 32.08-7 General Residential Zone, Schedule 1 - to construct two or more dwellings on a lot.

#### Objectors Summary

4. The application was advertised to the surrounding area through the erection of a notice on-site and the mailing of notices to adjoining and surrounding owners and occupiers. Four (4) objections were received to the application. Issues raised generally relate to matters of:
  - Overdevelopment/too many dwellings;
  - Inconsistent with the existing neighbourhood character;
  - Loss of landscaping and removal of existing canopy trees;
  - Inadequate parking provided; and
  - Increased traffic along the street.

#### Assessment Summary

5. The site is located within an established residential area and is well suited for medium density housing, given that the site is zoned for Incremental Change. The proposal seeks to provide a medium density development which is consistent with the emerging pattern of development and surrounding neighbourhood character.
6. The development complies with Clause 55, responding to the site context and the site circumstances, whilst respecting the existing and preferred neighbourhood character envisaged by Clause 22.09.





## Recommendation Summary

7. As assessed, the proposal is consistent with and appropriately responds to the provisions of the Greater Dandenong Planning Scheme. The proposal appropriately responds to strategic policy for residential development for the area with this report recommending that the application be supported, and a Notice of Decision (which provides appeal rights to objectors) to grant a permit be issued containing the conditions as set out in the recommendation. If the application was to be appealed to the Victorian Civil and Administrative Tribunal (VCAT), it is the officer's view that it is highly likely that VCAT would also issue a planning permit for this proposal.



## **Subject Site and Surrounds**

### ***Subject Site***

8. The subject site is located on the western side of Shepreth Avenue.
9. The land is rectangular in shape with a frontage of 16.15 metres, a length of 39.51 metres and a total land area of 638 square metres.
10. The site is currently vacant, and devoid of any built forms and vegetation.
11. Vehicle access to the site is provided via an existing crossover on Shepreth Avenue, located adjacent the southern boundary.
12. A 2.44 metre wide drainage and sewerage easement is located along the side (south) boundary.
13. The site is generally flat in topography, with a rise of 0.8 metres from the front to the rear of the site.

### ***Surrounding Area***

14. The site and surrounding land are located within the General Residential Zone, Schedule 1.
15. The surrounding development is a mixture of single and double storey in height.
16. Immediately adjoining the site to the west is no. 63 Thomas Street Noble Park, which is used and developed for an aged care facility.
17. Double storey multi-unit development exists within close proximity to the subject site, located at:
  - No. 1 Norris Street, containing three (3) double storey dwellings and one (1) single storey dwelling.
  - No. 17 Shepreth Avenue, containing two (2) double storey dwellings and one (1) single storey dwelling.
  - No. 13 Norris Street, containing two (2) double storey dwellings and one (1) single storey dwelling.
18. The Noble Park Activity Centre is located 590 metres to the north-west.



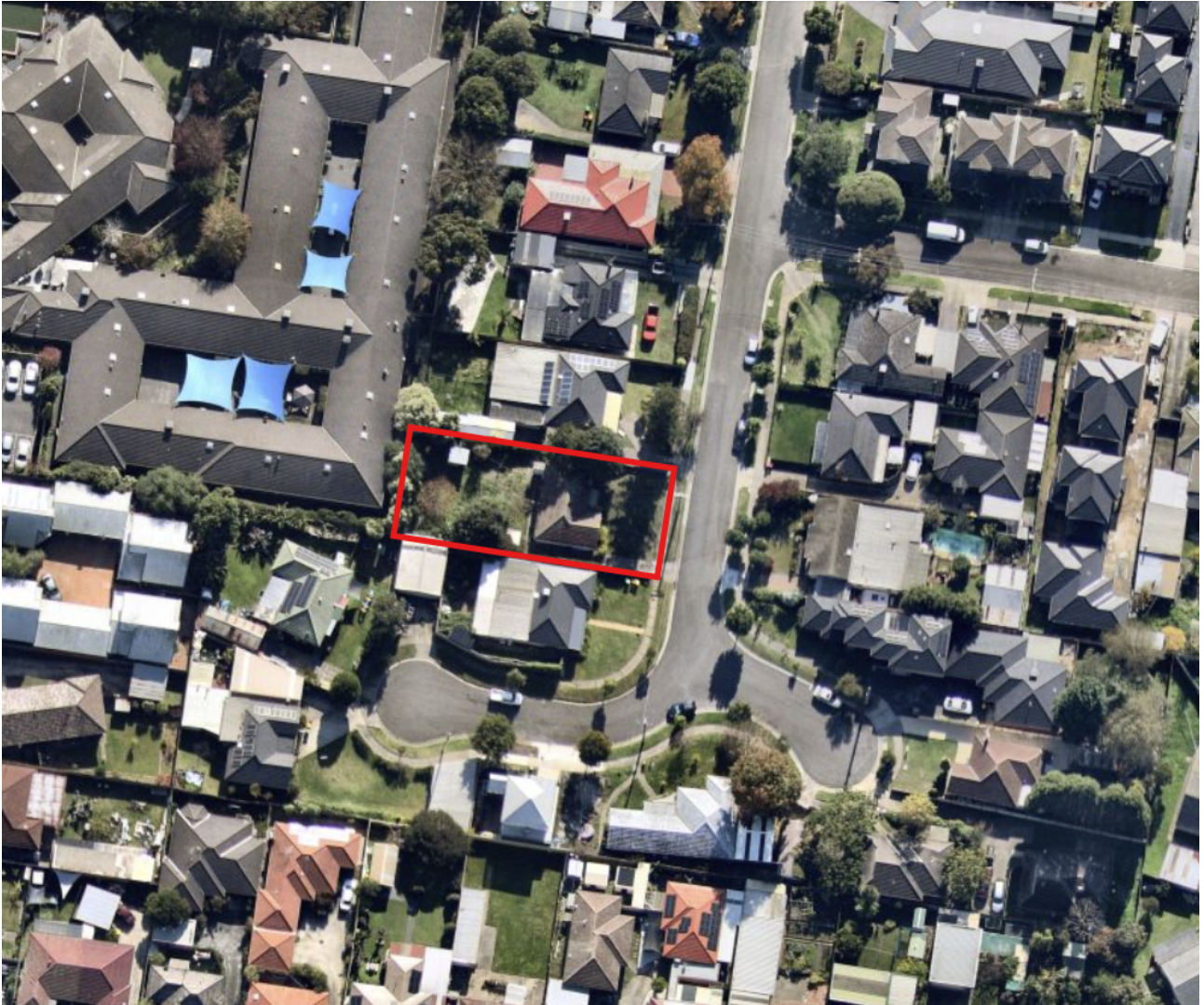
## Locality Plan

### 19. Zoning map of the site and surrounding area





20. Aerial photograph of the site and the surrounding properties (May 2024)



**Background**

**Previous Applications**

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

Planning permit application ref. no.	Proposal	Outcome
PLN22/0006	Development of the land for three (3) double storey dwellings	Permit refused by Council. Decision upheld by VCAT.

22. The previous permit application PLN22/0006 proposed the development of the land for three (3) double storey dwellings and was refused by Council’s delegate, with no permit to be granted. The decision was then upheld within a VCAT decision. The grounds of refusal centred around the following concerns as follows:

- Two single width crossovers proposed on a lot width of less than 17 metres;
- Lack of landscaping opportunities within the front setback; and
- Overdominance of car parking within the front setback.



### Subject Application

23. The current application PLN23/0567 was lodged after the VCAT Order and has responded to all concerns that formed the decision to refuse the granting of a permit.

24. The design response was updated as follows:

- To utilise the existing single width crossover connecting to Shepreth Avenue, with no additional accessways proposed for the development.
- The front setback is now limited in hard surfacing and paving, with no car spaces proposed within the front setback
- The area afforded to landscaping within the front setback now provides the development with landscaped character that is compatible with the existing and emerging neighbourhood character along Shepreth Avenue.

### Proposal

25. The application proposes the development of the land for three (3) double storey dwellings, as follows:

<b>Type of proposal</b>	Multi dwellings
<b>Number of dwellings</b>	Three (3)
<b>Number of bedrooms</b>	Dwellings 1 to 3 (inclusive) – two (2) bedrooms each
<b>Levels</b>	Dwellings 1 to 3 (inclusive) – double storey
<b>Maximum height</b>	6.99 metres (Dwelling 2 south elevation)
<b>Oriented to</b>	Shepreth Avenue to the east
<b>External materials</b>	Brickwork on the ground floor A mixture of render and light cladding on the first floor
<b>Setbacks</b>	Minimum ground floor setbacks: North (sideage) – zero to 1.2 metres South (sideage) – 3 metres East (frontage) – 7.6 metres West (rear) – 1.2 metres  Minimum first floor setbacks: North (sideage) – 1.705 metres South sideage) – 4.625 metres East (frontage) – 7.7 metres West (rear) – 3.105 metres
<b>Open Space Type</b>	<b>Dwelling one</b> Private open space total: 131 sqm (including frontage which has an area of 98 sqm) Secluded private open space: 33 sqm with a minimum dimension of 5.180 metres and convenient access to the living room. <b>Dwelling two</b> Private open space total: 52 sqm Secluded private open space: 52 sqm, with a minimum dimension of 5 metres and convenient access to the living room. <b>Dwelling three</b> Private open space total: 61 sqm





	Secluded private open space: 30 sqm with a minimum dimension of 5 metres and convenient access to the living room.
<b>Number of car parking spaces provided</b>	Dwelling 1 is provided with one (1) single carport. Dwellings 2 and 3 are provided with one (1) open car space each. In total, the development is provided with three (3) car spaces on-site.
<b>Number of car parking spaces required</b>	Dwellings 1 to 3 (inclusive) contain a maximum of two (2) bedrooms. Therefore, each dwelling requires at least one (1) car space to be provided, with the development requiring a total three (3) car spaces to be provided on-site.
<b>Access</b>	Dwellings 1 to 3 (inclusive) are provided with a shared accessway. Access to the site is via the existing single width crossover, connecting to Shepreth Avenue to the east.
<b>Front fence</b>	No front fence is proposed.

<b>Garden area:</b>	
<b>Provided</b>	236 square metres, or 37% of the total site area (638 square metres)
<b>Required</b>	At least 191.4 square metres, or a minimum 30% of the total site area (638 square metres)

26. A copy of the submitted plans is provided at Attachment 1 to this report.

### **Financial Implications**

27. There are no financial implications associated with this report.

### **Planning Scheme and Policy Frameworks**

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

- Under Clause 32.08-7 General Residential Zone Schedule 1 to construct two or more dwellings on a lot.

29. The relevant controls and policies are as follows:

### **Zoning Controls**

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

31. The purposes of the General Residential Zone, outlined at Clause 32.08, are:

- *To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.*
- *To encourage development that respects the neighbourhood character of the area.*
- *To 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.*

32. Within Schedule 1 to the General Residential Zone, a variation of requirements to Clause 55 are set out as follows:

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

### **Overlay Controls**

33. No overlays affect the subject site or surrounding area.

### **State Planning Policy Framework**

34. 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.
35. 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.
36. **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.
37. Further guidance is provided by **Clause 11.01-1R (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.
38. **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.



39. 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.
40. 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.*
41. 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.
42. **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.
43. **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.
44. **Clause 16 (Housing)** contains two key objectives, which can be summarised as relating to housing diversity, sustainability of housing and the provision of land for affordable housing.
45. 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.
46. **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.
47. **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**

48. The Local Planning Policy Framework (LPPF) includes the Municipal Strategic Statement (MSS) and Local Policies.
49. The MSS is contained within Clause 21 of the Scheme. The MSS at **Clause 21.02** focuses on the Municipal Profile, within which the following is noted:
- *There is considerable diversity within Greater Dandenong's housing stock. Most housing stock is aged between 30 to 50 years old, though there are some areas with dwellings in excess of 100 years old. Areas of newer housing are located in the north-east and central-southern areas, with in-fill development occurring across the municipality (Clause 21.02-3).*
  - *Higher density housing is generally located in proximity to railway stations and major shopping centres, in particular in central Dandenong (Clause 21.02-3).*
  - *Whilst there is a clear pre-dominance of single detached dwellings, there are a range of other types of dwellings including dual occupancies, villa-units, town houses and apartments. The 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).*
50. 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.
51. 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:
52. **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.*

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

54. 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.*

55. 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.*

56. 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.*

57. 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.*



58. **Clause 22.09 – Residential Development & Neighbourhood Character Policy** – contains the following objectives at Clause 22.09-2:
- *To guide the location and design of different types of residential development within Greater Dandenong, having regard to State and local planning policies, while respecting the valued characteristics and identified future character of residential neighbourhoods.*
  - *To ensure that new residential development is consistent with the identified future character and preferred built form envisaged for the three Future Change Areas.*
  - *To provide certainty about which areas are identified for, or protected from, increased residential development consistent with the purpose of the applicable zone.*
  - *To facilitate high quality, well designed residential development and on-site landscaping.*
  - *To promote a range of housing types to accommodate the future needs of the municipality's changing population.*
59. To ensure that residential development uses innovative, responsive and functional siting and design solutions that:
- a) *Achieve high quality internal amenity and private open space outcomes for future residents;*
  - b) *Make a positive contribution to the streetscape through quality design, contextual responsiveness and visual interest;*
  - c) *Promote public realm safety by maximising passive surveillance;*
  - d) *Demonstrate responsiveness to the site, adjoining interfaces, streetscape and landscape context;*
  - e) *Respect the amenity of adjoining residents and the reasonable development potential of adjoining properties;*
  - f) *Achieve environmentally sustainable design outcomes;*
  - g) *Use quality, durable building materials that are integrated into the overall building form and façade; and*
  - h) *Minimise the visual dominance of vehicle accessways and storage facilities, such as garages, car ports and basement entrances.*
60. Clause 22.09-3.1 (Design Principles) provides design principles, which apply to all Future Change Areas.
61. 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 consider matters such as the preferred housing type, building height, landscaping, setbacks, front boundary and width, private open space and bulk and built form.
62. An assessment of Clause 22.09 is included at Attachment 3 to this report.



### **Particular Provisions**

63. **Car Parking (Clause 52.06)** is relevant to this application.

64. The purposes of this provision are:

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

65. 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.

66. 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.

67. The site is not within the Principal Public Transport Network. Therefore, the car parking rate in Column A of 52.06-5 is applicable.

68. The table in Column A at Clause 52.06-5 notes that a dwelling with 1 or 2 bedrooms requires 1 car space and a dwelling with 3 or more bedrooms requires 2 spaces to each dwelling. 1 visitor car space is required for visitors to every 5 dwellings for developments of 5 or more dwellings.

69. 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.

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

71. **Clause 55 Two or more dwellings on a lot and residential buildings** is relevant to this application.

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

- *To construct two or more dwellings on a lot.*





73. The purposes of Clause 55 are:

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

74. A development:

- *Must meet all of the objectives of this clause.*
- *Should meet all of the standards of this clause.*

75. 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.

76. An assessment against Clause 55 is included at Attachment 5 of this report.

### **General Provisions**

77. Clause 65 – Decision Guidelines need 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 are of relevance. This Clause outlines the requirements that the responsible authority must consider when determining the application.

### **Restrictive Covenants**

78. No covenants or Section 173 agreements are registered on the Certificate of Title for the subject site.

### **Links to the Community Vision and Council Plan**

79. 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 and Equity**

80. It is not considered that the planning assessment of this application raises any diversity issues. The application itself does not have a direct and significant impact on the wider Greater Dandenong community.

### **Community Safety**

81. 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**

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



## Referrals

83. The application was not required to be referred to any external referral authorities pursuant to section 55 of the *Planning and Environment Act 1987*.
84. The application was internally referred to the following Council departments for their consideration. The comments provided were considered in the assessment of the application.

Internal Department	Response
Bushland and Gardening (Including Arborist)	No objection, subject to conditions.
Transport Planning	No objection, no conditions.
Sustainability Planning	No objection, subject to conditions.
Civil Development	No objection, subject to conditions.

## Advertising

85. The application has been advertised pursuant to section 52 of the *Planning and Environment Act 1987*, by:
- sending notices to the owners and occupiers of adjoining land; and
  - placing one (1) sign on site facing Shepreth Avenue.
86. The notification has been carried out correctly.
87. A total of four (4) submissions were received to the application.
88. The location of objectors/submitters is shown in Attachment 2 to this report.

## Summary of Grounds of Submissions/Objections

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

90. **Overdevelopment/too many dwellings**

*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 of the Greater Dandenong Planning Scheme (see Clause 22.09 and Clause 55 assessments below and attached to this report).*

91. **Inconsistent with the existing neighbourhood character**

*The size and scale of the development is consistent with the preferred neighbourhood character set out in Clause 22.09. Furthermore, the proposal is consistent with the identified future character as set out at Clause 22.09-3.3 Incremental change areas (General Residential Zone Schedule 1) as well as responding to the preferred housing typology of medium density development.*

*As envisaged within the design principles for bulk and built form at Clause 22.09-3.3, the design response is provided with separation between the dwellings at the upper level, retains an existing spine of open space to the rear and positions the higher elements of built form towards the front and centre of the site.*



## 92. Loss of landscaping and the removal of existing canopy trees

*As demonstrated within the landscaping plan provided alongside the application, the development provides a landscaped character that is compatible with the existing and preferred neighbourhood character of the area. Side and rear boundary landscaping is provided within each area of private open space, as well as within the front setback and along the vehicular accessways. Each private open space area on site is provided with at least one canopy tree, with a minimum planting height of 1.5 metres.*

*The site previously contained several canopy trees within the title boundaries. All trees have since been removed, with the site devoid of any vegetation at present. Through the application process, it was determined that the trees did not require a planning permit or a local law permit for their removal. As stated above, the development is provided with a total of five (5) new canopy trees (to be planted at a minimum height of 1.5 metres) in accordance with the landscaped plan.*

## 93. Inadequate parking provided

*The proposal provides for car parking on site that meets the minimum car parking requirements of Clause 52.06-5. As per Clause 52.06-5, a dwelling requires one (1) car parking space to each one or two-bedroom dwelling (with studies or studios that are separate rooms counted as a bedroom), plus one (1) car parking space for visitors to every 5 dwellings for developments of 5 more dwellings.*

*Each dwelling has two bedrooms requiring one (1) car space per dwelling. The development provides each dwelling with one (1) single car space.*

*As the proposal is for less than 5 dwellings, no visitor car parking space is required or provided on the site. A full assessment of Clause 52.06 can be found in Attachment 4.*

## 94. Increased traffic along the street

*The proposal complies with the design principles of Clause 52.06-9. Access to the site is considered appropriate, utilising the existing crossover with visibility lines for safe entry and exit of the site.*

*The application was assessed by Council's Transport Planning team who did not raise concerns regarding any increase of traffic or traffic hazard as a result of the proposed development. It is considered that the existing road network is capable of supporting the minor increase in vehicle movements and would not impact on the ability for emergency vehicles to access the site or surrounding properties.*

## Assessment

### Use

95. As outlined in Clause 32.08-2 (General Residential Zone, Schedule 1), a 'Dwelling' is listed as a Section 1 use and does not trigger a planning permit for the use. However, a planning permit is required for the development, which is discussed below.



## **Development**

### Planning Policy Framework / Local Planning Policy Framework.

96. With regard to the above preferred character, the proposal delivers on the objectives of clauses 15.01 (Urban Environment) and 21.05-1 (Built Form), which require development to respond to urban design, character, streetscape and landscape issues. The development includes adequate side and rear setbacks for landscaping opportunities, a strong design theme that reinforces the residential nature of the area and the incorporation of other measures to minimise visual impacts and amenity concerns.
97. 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 in Noble Park within easy walking distance of many community facilities and public transport, as required by the objective of Clause 16.01-1S Housing Supply.
98. The proposal also seeks to reduce pressure on the urban fringe by providing three (3) dwellings where previously only one (1) existed through the redevelopment of the site, thereby ensuring that the housing required for the growing population is facilitated in accordance with the strategies of Clause 11.02 Managing Growth. The proposal also provides housing choice that meets the needs of the community, in accordance with Clause 16.01-1R Housing Supply – Metropolitan Melbourne.
99. The proposal's consistency with the identified future character and preferred built form also means that it is in accordance with Clause 21.05-1 (Urban design, character, streetscapes and landscapes) and Clause (21.04-1 Housing and community), which reinforce the expectation for development to achieve high quality outcomes that has regard for the surrounding environment and built form.

### **Clause 22.09 - Residential Development and Neighbourhood Character Policy**

100. Clause 22.09 (Residential Development and Neighbourhood Character Policy) identifies existing character, preferred future character and provides design principles across three 'future change areas': Substantial, Incremental and Limited.
101. The subject site forms part of the 'incremental change area'. The 'identified future character' outlined under Clause 22.09-3.3 states the following:
- *'The future character of Incremental Change Areas will evolve over time to contain a greater proportion of well-designed and site responsive medium density infill development that respects the existing neighbourhood character. Future density will be at a lower intensity than in Substantial Change Areas, but a higher intensity than in Limited Change Areas.'*
  - *'Residential development will comprise well designed houses, townhouses, units and dual occupancies of up to two (2) storeys with main living areas generally on the ground level. Residential development will give particular consideration to providing appropriate setbacks and private open space areas and high-quality landscaping, including the planting of canopy trees, to protect the amenity of adjoining dwellings and to contribute to the landscape character'.*
102. Design principles for all residential development are set out at Clause 22.09-3.1 and the design principles for the incremental change areas are set out at Clause 22.09-3.3.



103. The proposal for a double storey dwelling to the rear at this location responds to Clause 22.09 and is an acceptable design outcome for the following reasons:
- The visual impact of Dwelling 3 does not adversely affect the identified future character of the area, as envisaged at Clause 22.09-3.3 Incremental Change Areas.
  - The site directly opposite Dwelling 3 to the west contains an existing aged care facility and is not a sensitive backyard interface.
  - The proposal will not adversely result in any overshadowing and overlooking onto the adjoining properties to the north and south and maintains the amenity of these sensitive interfaces.
  - The rear of the site is provided with landscaping, as well as a canopy tree within the secluded private open space of Dwelling 3. The first-floor level of Dwelling 3 does not require excessive screening or landscaping from the adjoining properties.
  - The upper floor level of Dwelling 3 is provided with minimum setbacks of 3.105 metres to the west, 3.779 metres to the north and 6.165 metres to the south (opposite existing sensitive interfaces)
  - The proposal meets all design principles within Clause 22.09-3.1 and 3.3, with a full assessment against Clause 22.09 included at Attachment 3 of this report.

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

104. The proposal has been assessed against all of the objectives and standards of Clause 55, as well as the variations in Schedule 1 to the General Residential Zone. The development meets all objectives and standards of Clause 55, with an assessment against Clause 55 provided at Attachment 5 of this report.

#### ***Car-Parking***

##### **Clause 52.06 - Car Parking**

105. The proposed development provides three (3) on site car parking spaces.
106. As per Clause 52.06-5, a dwelling requires one (1) car space to each one or two bedroom dwelling and two (2) car parking spaces to each three or more bedroom dwelling (with studies or studios that are separate rooms counted as a bedroom, plus 1 car parking space for visitors to every 5 dwellings for developments of 5 more dwellings).
107. As each dwelling has two (2) bedrooms, one (1) car parking space to each dwelling is required.
108. No visitor parking is required or provided.
109. The number of car spaces for Dwellings 1 to 3 (inclusive) complies with the minimum requirements pursuant to Clause 52.06.
110. The application has been assessed against the design standards of Clause 52.06-9, with the proposal complying with the design standards. The assessment against Clause 52.06 is provided at Attachment 4 of this report.

#### ***Vegetation and Tree Impact (Site and Surrounds)***

111. The site contains canopy trees which would be removed for the proposed development. These trees do not require a planning permit nor a Local Law permit for removal.
112. It is considered that, subject to conditions of permit, the submitted landscape plan provides an appropriate replacement landscaping outcome, with canopy trees in the front and in the rear yards of each dwelling and smaller plantings along the accessways and along the side and rear boundaries.



113. An updated landscape plan should be requested requiring the canopy trees to be native and trees species selected from the City of Greater Dandenong Tree Selection and Planning.

**Environmentally Sustainable Development**

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

115. The provided BESS score complies with a score of 52% for best practice encompassing the full life of the build and identifying the methods used for the best environmental performance outcome. Having regard to the sites opportunities and restraints, the proposal has included the necessary water tanks, and roof catchment areas, sufficient energy star ratings for fixtures and heating and cooling systems.

116. The referral response from Council's ESD/Sustainability team identified that the submitted plans satisfied ESD requirements. However, the SDA would require minor alterations which could be conditioned. Conditions have been included to require these details on the plans to be updated, as well as relevant notations to be updated as required

BESS Information Summary		Project Overall Score: 52%		
Dwelling Type: Non-residential		Fail	Best Practice	Design Excellence
		(<49%)	(50-69%)	(>70%)
BESS Category	Score	Initiatives		
Management	0%	<b>Requires update</b>		
		Preliminary NatHERS rating to be undertaken		
Water	66%			
		Potable water consumption reduced by 47% compared to same building following minimum standards.		
Energy	50%	<b>Requires update</b>		
		Preliminary NatHERS energy rating to be undertaken with the average 6.5 Star rating across all dwellings.		
		Estimated greenhouse gas emissions reduced by 64% compared to compared to same building following minimum standards		
Stormwater	100%			
		Stormwater design meets industry best practice requirements though incorporation of rainwater collection and re-use and permeable concrete to portion of driveway		
Indoor Environment Quality	60%	<b>To be revised</b>		
		Cross Flow Ventilation to all dwelling's habitable rooms		
		Double glazing to all habitable room windows		
Transport	50%			
		Space for bicycle parking in each unit's garage or POS		
Waste	50%			





		Dwellings include space for food and garden waste disposal
<b>Urban Ecology</b>	<b>37%</b>	
		At least 35% of the site area will be vegetated
<b>Innovation</b>	<b>0%</b>	

## Conclusion

117. Subject to conditions, the proposed development of three (3) dwellings is considered acceptable and is of an appropriate design response in terms of height, scale, setbacks, private open space, car parking and landscaping with minimal amenity impacts on the adjoining residential properties and surrounding area.
118. The application has been assessed against the relevant sections of the Greater Dandenong Planning Scheme, including the Planning Policy Framework, Local Planning Policy Framework and Municipal Strategic Statement as set out in this assessment. It is considered that the application complies with these policies, and it is therefore recommended that the proposal is approved with conditions.

## Officer Recommendation

**That Council resolves to issue a Notice of Decision to grant a permit in respect of the land known and described as 34 Shepreth Avenue NOBLE PARK VIC 3174 for the purpose of the development of the land for three (3) double storey dwellings, in accordance with the plans submitted with the application subject to the following conditions:**

- 1. Before the development starts, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. The amended plans must be drawn to scale with dimensions. The amended plans must be generally in accordance with the plans submitted and assessed with the application but modified to show:**
  - 1.1. The TPZ and SRZ radii of all retained trees located within title boundaries and the adjoining lots;**
  - 1.2. Dwelling 2's habitable room window facing south associated with bedroom 2 provided with obscure glazing to a minimum 1.7 metres above the finished floor level;**
  - 1.3. Obscure glazing must be clearly shown on the elevations via dotted glass and must match the annotations on the first floor plan;**
  - 1.4. A revised Sustainable Design Assessment (SDA), in accordance with Condition 7;**
  - 1.5. Marked up location of the proposed 80 m<sup>2</sup> permeable driveway, as per the SDA;**
  - 1.6. Annotation for the provision of door catches to all doorways within internal breeze pathways, as per the SDA and BESS IEQ Credit 2.2;**
  - 1.7. Specification of all windows as operable as per BESS Credit IEQ 2.2;**
  - 1.8. Any other measures associated with the revised SDA;**
  - 1.9. A landscape plan in accordance with Condition 2;**



- 1.10. **A Tree Protection Management Plan (TPMP) in accordance with Condition 9;**
- 1.11. **An annotation stating, “Letterboxes and all other structures (including visually obstructive fencing and landscaping) must be constructed to a maximum height of 900mm or relocated clear of a splayed area (2m x 2.5m) along the frontage road at access points in accordance with Dandenong Planning Scheme Clause 52.06-9.”**

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

2. **Before the approved development starts, and before any trees or vegetation are removed, an amended landscape plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. The amended landscape plan must be prepared by a person or firm with suitable qualifications to the satisfaction of the Responsible Authority, drawn to scale with dimensions and 3 copies must be provided. The amended landscape plan must be generally in accordance with the landscape plan submitted with the application but modified to show:**
  - 2.1. **Plans to accord with Condition 1 of this permit.**
  - 2.2 **The TPZ and SRZ radii of all retained trees located within title boundaries and the adjoining lots; and**
  - 2.3 **All canopy trees must be a native tree species selected from the City of Greater Dandenong Tree Selection and Planning.**

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

3. **The provisions, recommendations and requirements of the landscape plan must be implemented and complied with to the satisfaction of the Responsible Authority.**
4. **Landscaping in accordance with the endorsed landscaping plan and schedule must be completed before the building is occupied.**
5. **Except with the prior written consent of the Responsible Authority, the layout of the land and the size, design and location of the buildings and works permitted must always accord with the endorsed plan and must not be altered or modified.**
6. **Except with the prior written consent of the Responsible Authority, the approved building must not be occupied until all buildings and works and the conditions of this permit have been complied with.**
7. **Prior to endorsement of the plans under Condition 1, the applicant is to submit a revised Sustainable Design Assessment (SDA) to the satisfaction of the Responsible Authority. The revised SDA must be in accordance with the design initiatives and recommendations specified in the approved Sustainable Design Assessment (prepared by Melbourne Sustainability Consultants, dated 08 February 2024), but modified to include:**
  - 7.1. **Preliminary energy efficiency assessment (NatHERS) rating for all dwellings. The revised energy rating assessment must achieve the average target rating of 6.5 stars, with the assumptions, results and preliminary certificates included in the appendix of the SDA**



- 7.2. **Revised WSUD report with proposed location of 80sqm permeable driveway as per SDA**
- 7.3. **Submission of a revised BESS assessment that includes:**
  - 7.3.1. **Revised Management Credit 2.2: once the preliminary NatHERS rating is complete;**
  - 7.3.2. **Revised energy efficiency section inclusive of updated energy rating NatHERS inputs.**
- 7.4. **Any other measures in accordance with Condition 1 of this permit.**

**When approved, the amended SDA will be endorsed and will form part of this permit.**

8. **The provisions, recommendations and requirements of the endorsed SDA must be implemented and complied with to the satisfaction of the Responsible Authority. The endorsed SDA and supporting documentation must not be altered without the prior written consent of the Responsible Authority.**
9. **Prior to the endorsement of the plans under Condition 1, the applicant is to submit a Tree Protection Management Plan (TPMP) report (including a Tree Protection Plan annotated and to scale), using the Arboricultural Impact Assessment prepared by TMC Reports (April 2022) to the satisfaction of the Responsible Authority. The TPMP must:**
  - 9.1. **Depict and annotate tree protection requirements at each stage of the development process to ensure all trees to be retained are adequately protected and remain viable in the landscape;**
  - 9.2. **Trees accurately located and numbered as per the arborist report with TPZs and SRZs represented to scale;**
  - 9.3. **A clear image of trees required to be retained - prior to commencement of works;**
  - 9.4. **The type, installation and maintenance of tree protection fencing;**
  - 9.5. **Requirements for movement in/out and throughout the site by vehicles, machinery equipment and workers that may affect management of any TPZ;**
  - 9.6. **The protection of trunks and crowns of any specified tree;**
  - 9.7. **Specific details of any works proposed within any TPZ and how arboricultural impacts will be mitigated;**
  - 9.8. **How tree crowns will be managed, including any pruning requirements;**
  - 9.9. **Excavation within or near a TPZ;**
  - 9.10. **Specific methodologies and management for installation of services including, but not limited to, gas, electricity, telecommunications, storm water and sewerage;**
  - 9.11. **Maintenance of TPZs in accordance with AS 4970-2009, including mulching, watering and prohibited activities;**
  - 9.12. **Remedial works as required;**



**9.13. Schedule of Project Arborist inspections; and**

**9.14. The TPMP must include a program to implement the proposed measures before (including demolition), during and until completion of construction.**

**When approved, the TPMP will be endorsed and form part of this permit.**

- 10. The tree protection measures set out in the TPMP must be implemented to the satisfaction of the Responsible Authority, unless by prior written consent of the Responsible Authority.**
- 11. Any building footings located within the Tree Protection Zones must be constructed using a tree sensitive design (e.g. a pier and beam with the beam at grade, screw piles, a waffle pad or a slab without an edge beam). The locations of all pier holes within the Tree Protection Zones must be identified and hand dug under the supervision of a qualified Arborist to the satisfaction of the Responsible Authority.**
- 12. Provision must be made for the drainage of the site including landscaped and pavement areas, all to the satisfaction of the Responsible Authority.**
- 13. The connection of the internal drainage infrastructure to the Legal Point of Discharge (LPD) must be to the satisfaction of the Responsible Authority.**
- 14. 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.**
- 15. Before the approved building is occupied, all piping and ducting above the ground floor storey of the building, except downpipes, must be concealed to the satisfaction of the Responsible Authority.**
- 16. Except with the prior written consent of the Responsible Authority, floor levels shown on the endorsed plan/s must not be altered or modified.**
- 17. Before the approved building is occupied, the development must be provided with external lighting capable of illuminating access to each garage, car parking space and pedestrian walkway. Lighting must be located, directed and shielded to the satisfaction of the Responsible Authority so as to prevent any adverse effect outside the land.**
- 18. Before the approved building is occupied, the obscure glazing to the windows shown on the endorsed plans must be provided through frosted glass or similarly treated glass. Adhesive film or similar removable material must not be used.**

**All glazing must at all times be maintained to the satisfaction of the Responsible Authority.**
- 19. Before the approved building is occupied, the privacy screens and other measures to prevent overlooking as shown on the endorsed plans must be installed to the satisfaction of the Responsible Authority.**



**All privacy screens and other measures to prevent overlooking as shown on the endorsed plans must at all times be maintained to the satisfaction of the Responsible Authority.**

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

**21. This permit will expire if:**

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

**21.2. 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:**

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

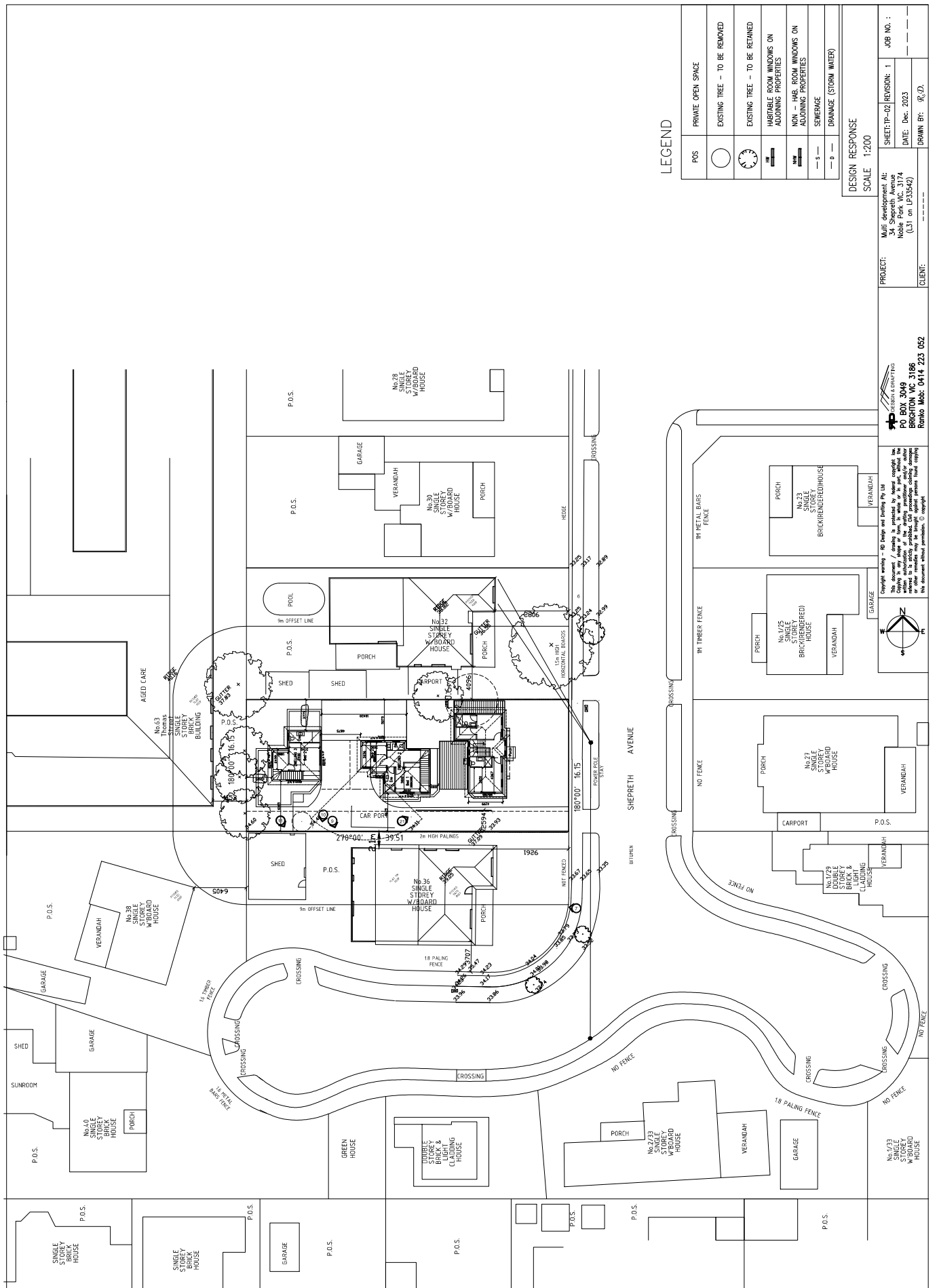
**the development or stage started lawfully before the permit expired.**

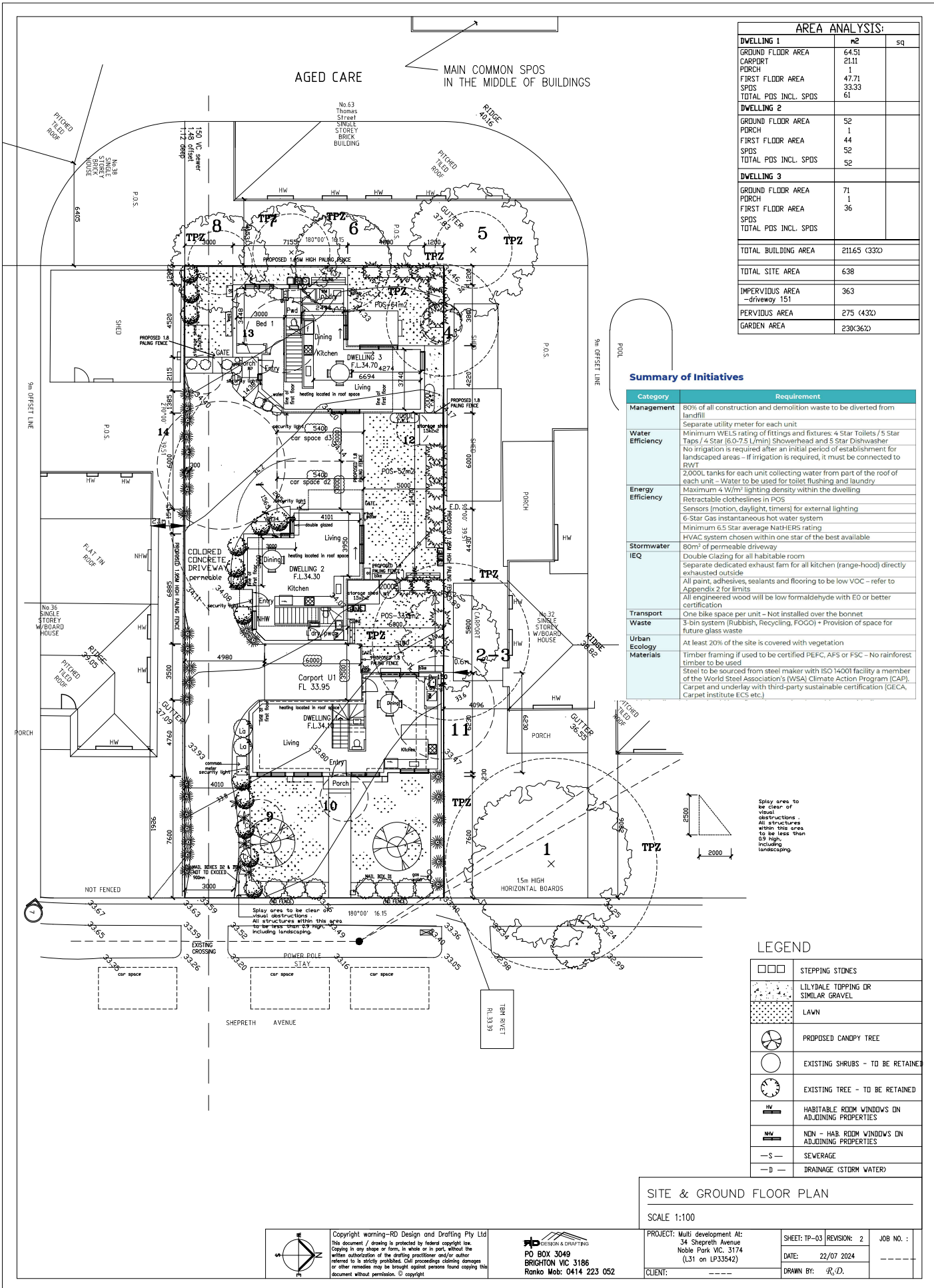
#### **Notes**

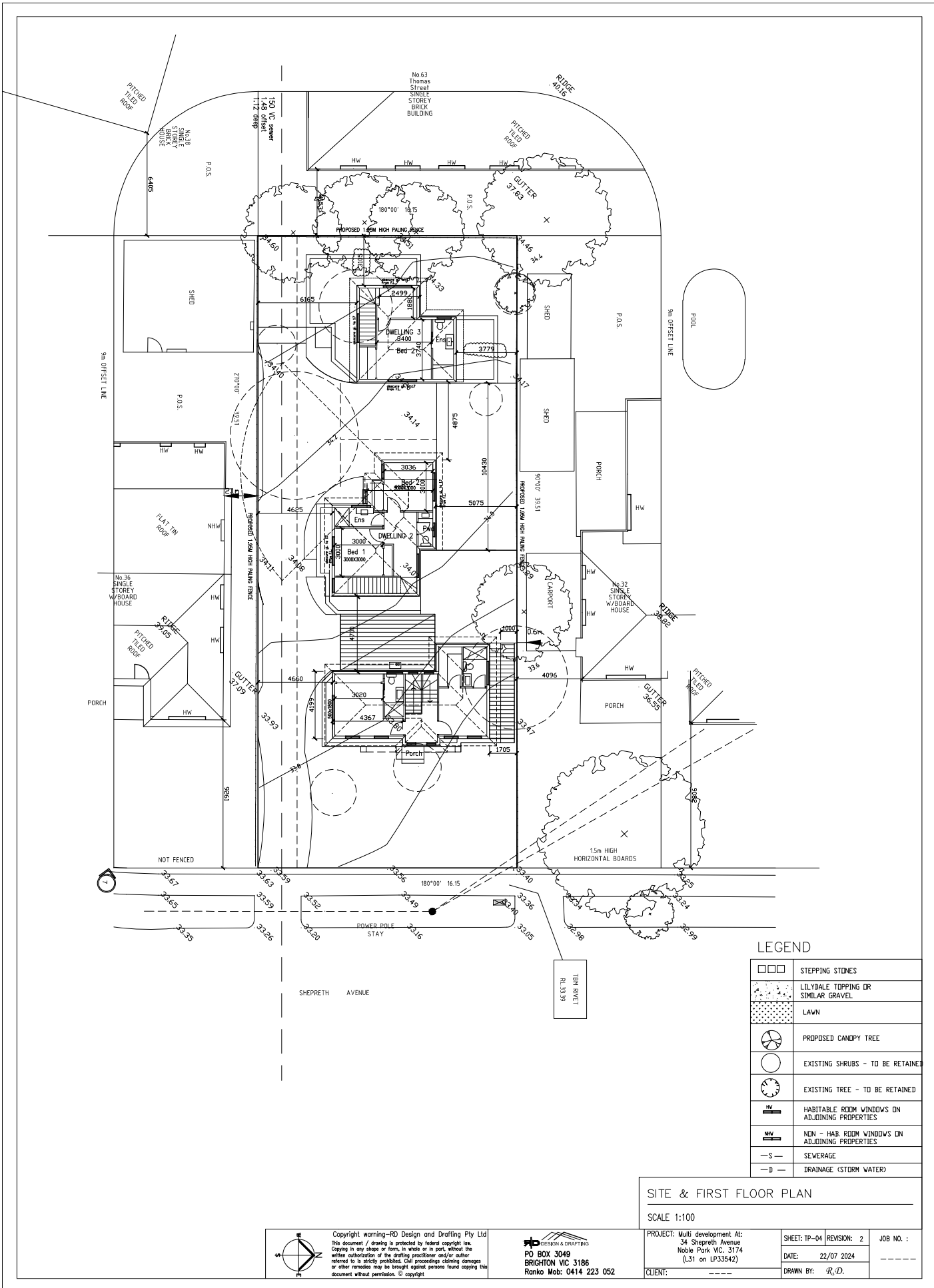
- **A drainage plan approval fee is to be paid to Council prior to the issue of approved drainage plans. Please contact the Civil Development department for the current schedule of fees.**
- **Any works undertaken within the road reservation and easements will require the developer to obtain a Civil Works Permit from Council.**
- **Prior to works commencing the developer will need to obtain an Asset Protection Permit from Council.**
- **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.**











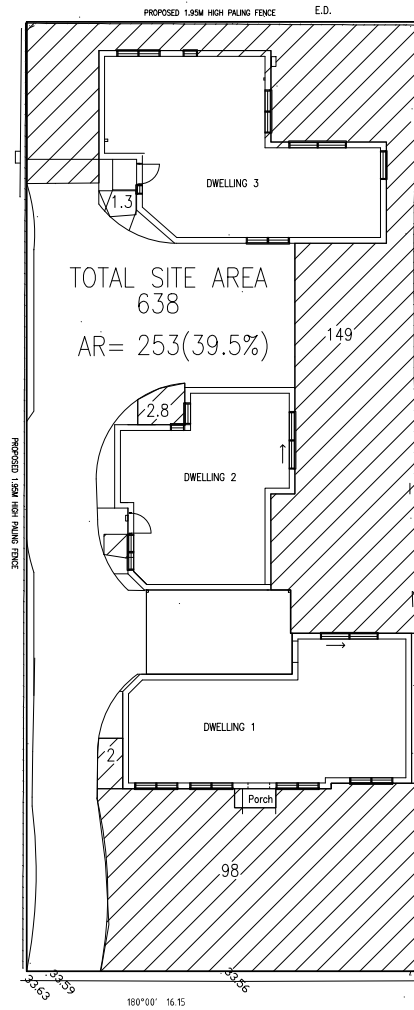
**LEGEND**

	STEPPING STONES
	LILYDALE TOPPING OR SIMILAR GRAVEL
	LAWN
	PROPOSED CANOPY TREE
	EXISTING SHRUBS - TO BE RETAINED
	EXISTING TREE - TO BE RETAINED
	HABITABLE ROOM WINDOWS ON ADJOINING PROPERTIES
	NON - HAB. ROOM WINDOWS ON ADJOINING PROPERTIES
	SEWERAGE
	DRAINAGE (STORM WATER)

**SITE & FIRST FLOOR PLAN**  
 SCALE 1:100  
 PROJECT: Multi development At:  
 34 Shepreth Avenue  
 Noble Park VIC, 3174  
 (L31 on LP33542)  
 SHEET: TP-04 REVISION: 2 JOB NO. :  
 DATE: 22/07 2024  
 DRAWN BY: R.D.

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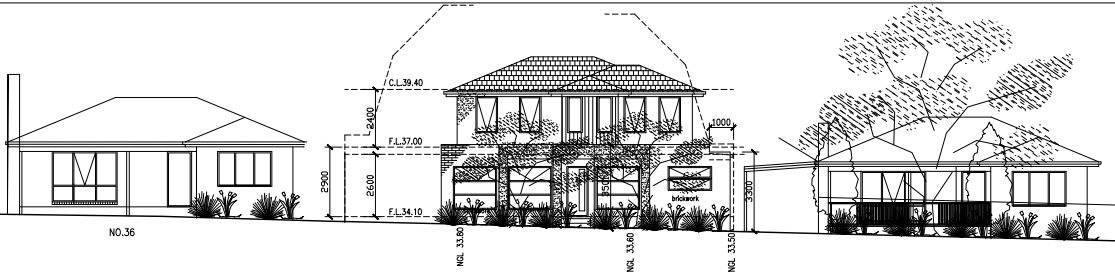


GARDEN AREA			
SCALE 1:100			
PROJECT: Multi development At: 34 Shepreth Avenue Noble Park VIC. 3174 (L31 on LP33542)	SHEET: TP-05	REVISION: 1	JOB NO. :
CLIENT: ----	DATE: 22/07/2024		----
	DRAWN BY: R.D.		

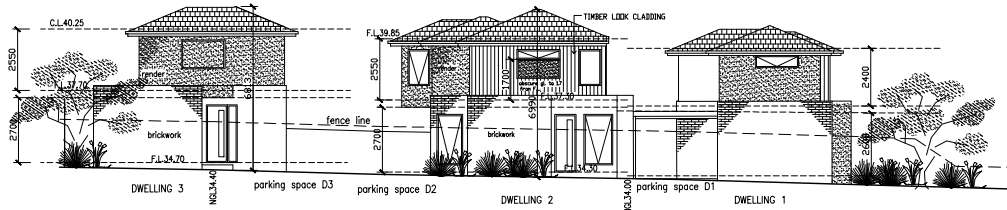
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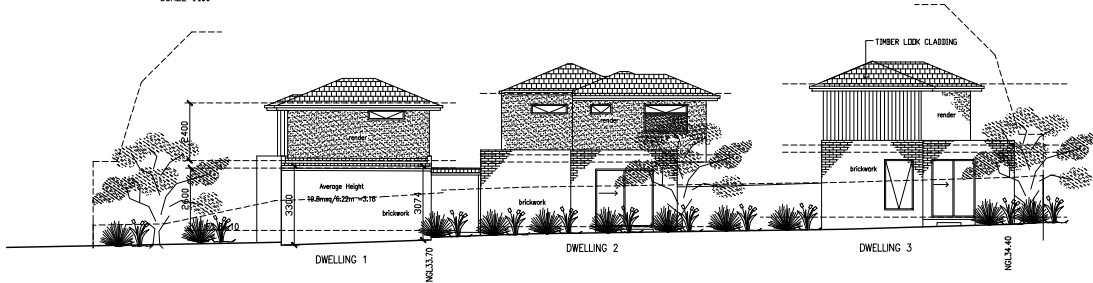




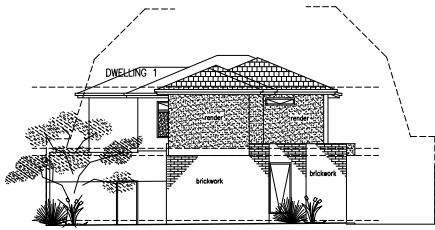
EAST (STREET) ELEVATION  
SCALE 1:100



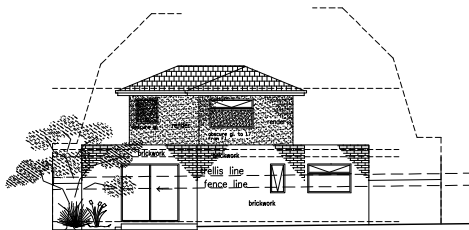
SOUTH ELEVATION  
SCALE 1:100



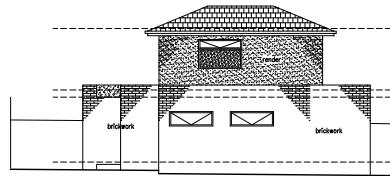
NORTH ELEVATION  
SCALE 1:100



WEST ELEVATION  
SCALE 1:100



WEST ELEVATION  
SCALE 1:100



EAST ELEVATION  
SCALE 1:100

SCHEDULE OF FINISHES	
ROOF	CHARCOAL ROOF TILES
FACE	DARK BROWN BRICK TO GROUND FLOOR INCLUDING GARAGES
	RENDER OVER POLYSTYRENE UPPER FLOOR 'SELF-DESTRUCT' DULUX COLOUR
	TIMBER LOOK CLADDING
WINDOWS	BLACK ALUMINIUM
GUTTER	COLORBOND, BLACK
FASCIA	COLORBOND, BLACK
GARAGE DOOR	COLORBOND PANEL DOORS BLACK COLOR
PORCH PIERS	LIGHT COLOUR RENDER FINISH TO ALL PORCH PIERS AND FEATURE WALLS
LEGEND	
	ROOF TILES
	SELECTED RENDER OVER LIGHT CLADDING
	SELECTED BRICKWORK
	LIGHT COLOUR STONE OR TILE CLADDING TO ALL PORCH PIERS AND FEATURE WALLS
	ROLLER DOOR

ELEVATIONS

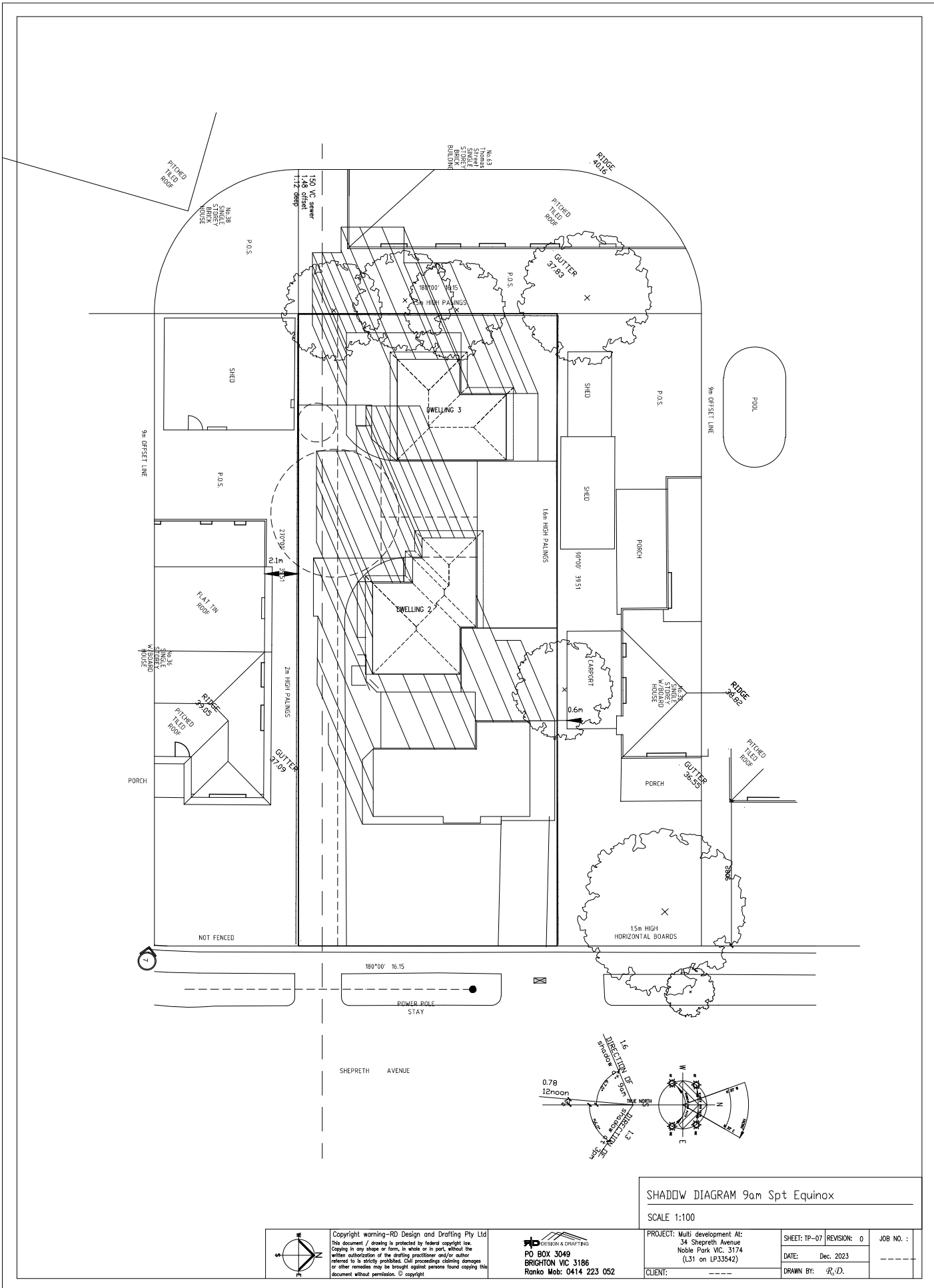
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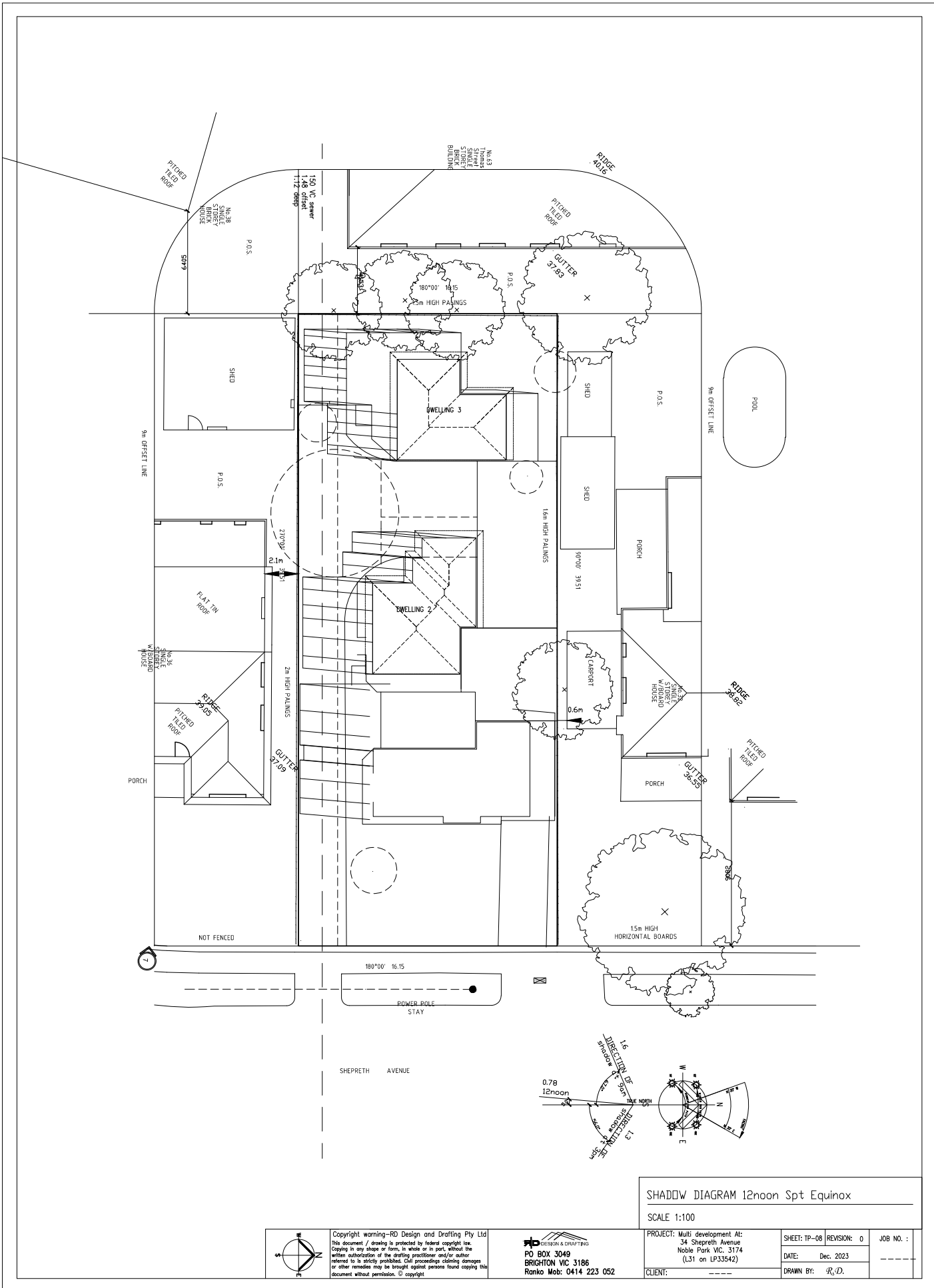
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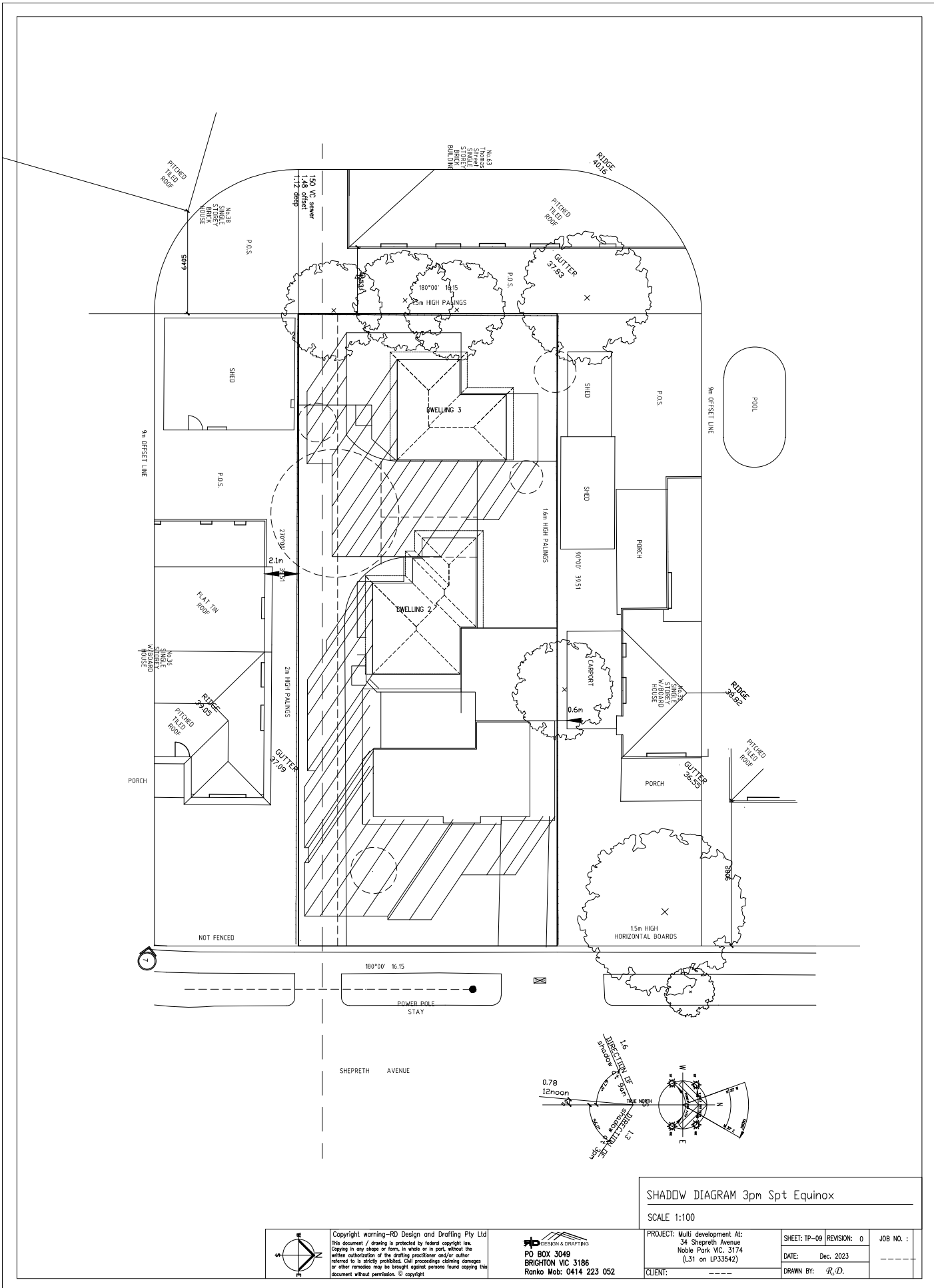
PROJECT: Multi development At:  
34 Shepreth Avenue  
Noble Park VIC. 3174  
(L31 on LP33542)

SHEET: TP-06	REVISION: 0	JOB NO. :
DATE: Dec. 2023		
DRAWN BY: R.D.		





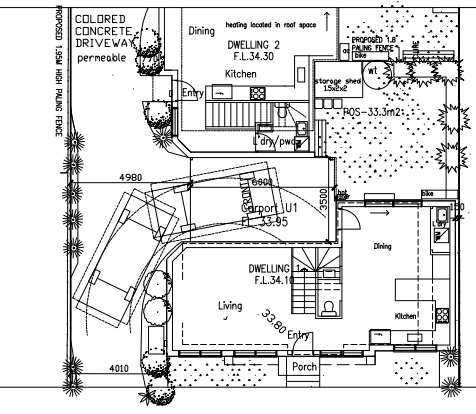
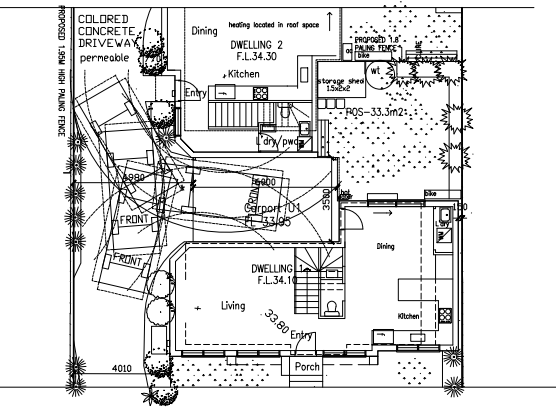
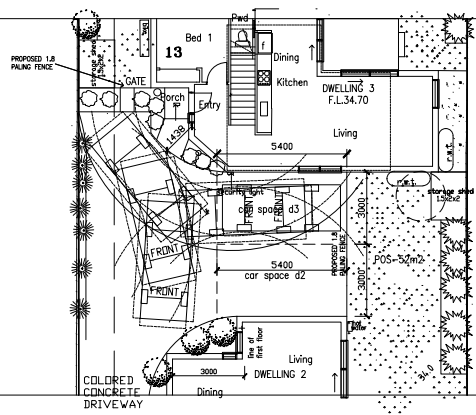
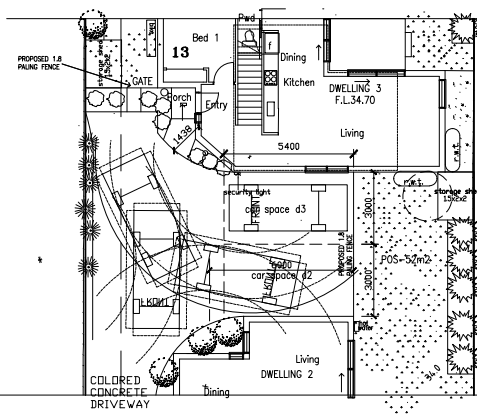
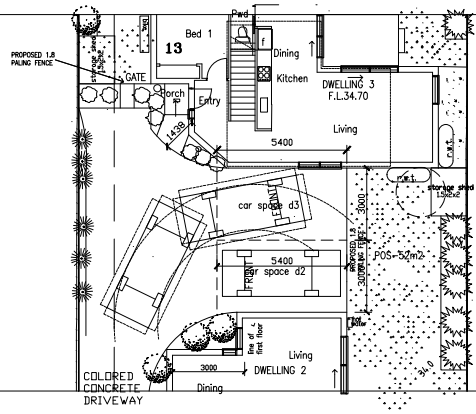
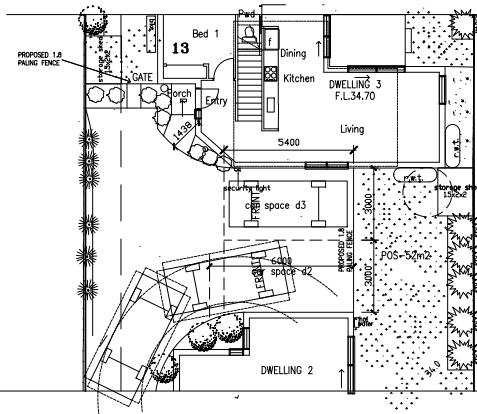




SHADOW DIAGRAM 3pm Spt Equinox		
SCALE 1:100		
PROJECT: Multi development At: 34 Shepreth Avenue Noble Park VIC. 3174 (L31 on LP33542)	SHEET: TP-09	REVISION: 0
CLIENT: ---	DATE: Dec. 2023	JOB NO. : ---
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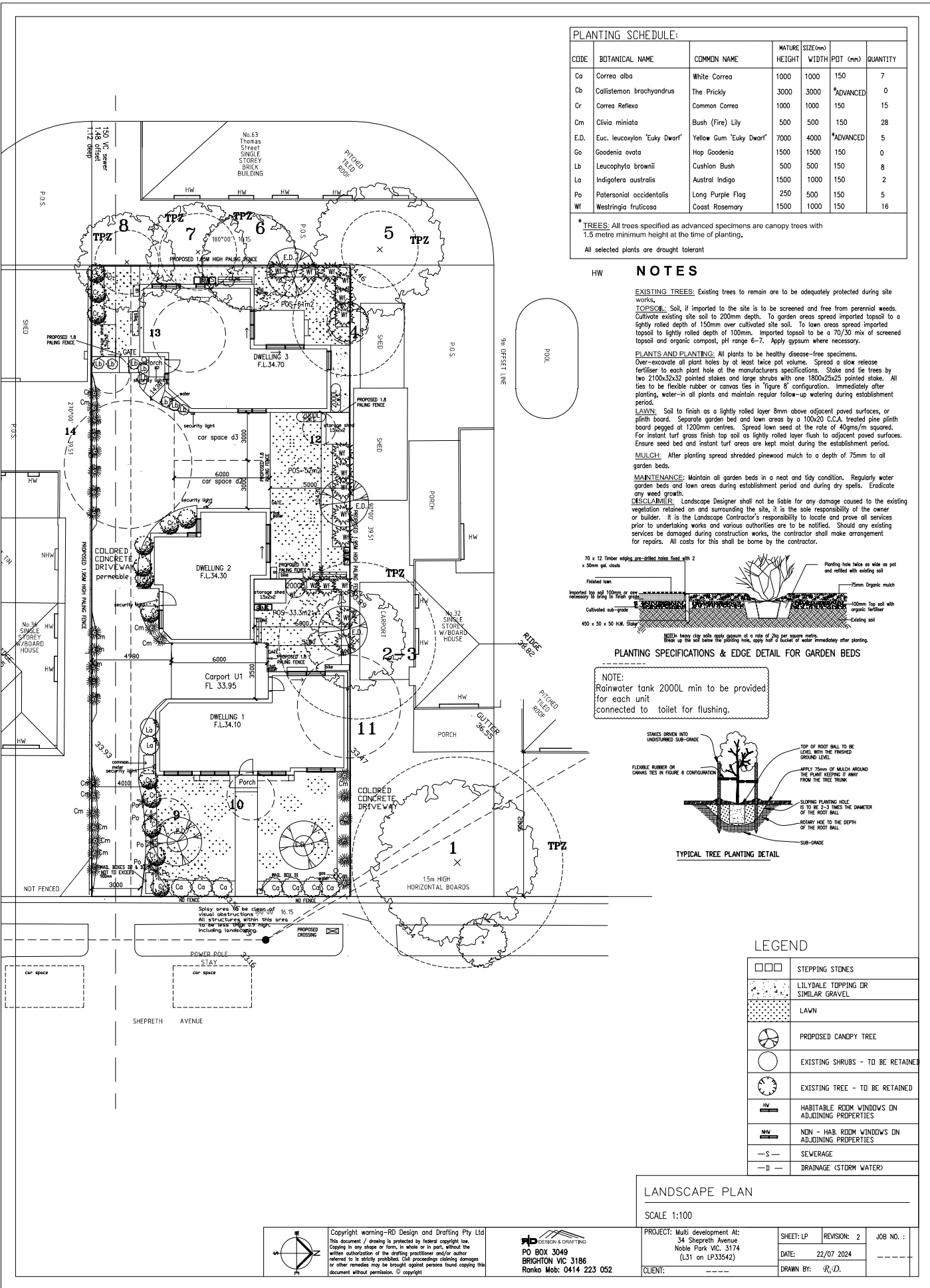
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<b>SWEPT PATH ANALYSIS</b>			
SCALE 1:100			
PROJECT: Multi development At: 34 Shepreth Avenue Noble Park VIC. 3174 (L31 on LP33542)	SHEET: TP-10	REVISION: 2	JOB NO. : -----
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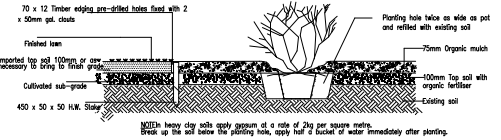
**PLANTING SCHEDULE:**

CODE	BOTANICAL NAME	COMMON NAME	HEIGHT	WIDTH	POT (mm)	QUANTITY
Ca	Correa alba	White Correa	1000	1000	150	7
Cb	Callistemon brachyandrus	The Prickly	3000	3000	*ADVANCED	0
Cr	Correa Reflexa	Common Correa	1000	1000	150	15
Cm	Clivia miniata	Bush (Fire) Lily	500	500	150	28
E.D.	Euc. leucoxylon 'Euky Dwarf'	Yellow Gum 'Euky Dwarf'	7000	4000	*ADVANCED	5
Go	Goodenia ovata	Hop Goodenia	1500	1500	150	0
Lb	Leucophyta brownii	Cushion Bush	500	500	150	8
La	Indigofera australis	Austral Indigo	1500	1000	150	2
Po	Pteronivalia occidentalis	Long Purple Flag	250	500	150	5
Wf	Westringia fruticosa	Coast Rosemary	1500	1000	150	16

\* TREES: All trees specified as advanced specimens are canopy trees with 1.5 metre minimum height at the time of planting.  
All selected plants are drought tolerant

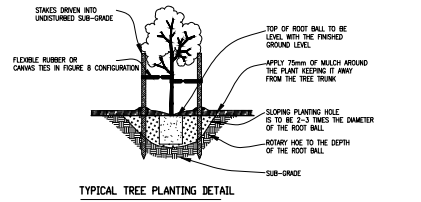
**NOTES**

- EXISTING TREES:** Existing trees to remain are to be adequately protected during site works.
- TOPSOIL:** Soil, if imported to the site is to be screened and free from perennial weeds. Cultivate existing site soil to 200mm depth. To garden areas spread imported topsoil to a lightly rolled depth of 150mm over cultivated site soil. To lawn areas spread imported topsoil to lightly rolled depth of 100mm. Imported topsoil to be a 70/30 mix of screened topsoil and organic compost, pH range 6-7. Apply gypsum where necessary.
- PLANTS AND PLANTING:** All plants to be healthy disease-free specimens. Over-excavate all plant holes by at least twice pot volume. Spread a slow release fertiliser to each plant hole at the manufacturers specifications. Stake and tie trees by two 2100x32x32 pointed stakes and large shrubs with one 1800x25x25 pointed stake. All ties to be flexible rubber or canvas ties in 'figure 8' configuration. Immediately after planting, water-in all plants and maintain regular follow-up watering during establishment period.
- LAWN:** Soil to finish as a lightly rolled layer 8mm above adjacent paved surfaces, or plinth board. Separate garden bed and lawn areas by a 100x20 C.C.A. treated pine plinth board pegged at 1200mm centres. Spread lawn seed at the rate of 40gms/m squared. For instant turf grass finish turf soil as lightly rolled layer flush to adjacent paved surfaces. Ensure seed bed and instant turf areas are kept moist during the establishment period.
- MULCH:** After planting spread shredded pinewood mulch to a depth of 75mm to all garden beds.
- MAINTENANCE:** Maintain all garden beds in a neat and tidy condition. Regularly water garden beds and lawn areas during establishment period and during dry spells. Eradicate any weed growth.
- DISCLAIMER:** Landscape Designer shall not be liable for any damage caused to the existing vegetation retained on and surrounding the site, it is the sole responsibility of the owner or builder. It is the Landscape Contractor's responsibility to locate and prove all services prior to undertaking works and various authorities are to be notified. Should any existing services be damaged during construction works, the contractor shall make arrangement for repairs. All costs for this shall be borne by the contractor.



**PLANTING SPECIFICATIONS & EDGE DETAIL FOR GARDEN BEDS**

**NOTE:** Rainwater tank 2000L min to be provided for each unit connected to toilet for flushing.



**LEGEND**

	STEPPING STONES
	LILYDALE TOPPING OR SIMILAR GRAVEL
	LAWN
	PROPOSED CANOPY TREE
	EXISTING SHRUBS - TO BE RETAINED
	EXISTING TREE - TO BE RETAINED
	HABITABLE ROOM WINDOWS IN ADJOINING PROPERTIES
	NON - HAB. ROOM WINDOWS IN ADJOINING PROPERTIES
	SEWERAGE
	DRAINAGE (STORM WATER)

**LANDSCAPE PLAN**

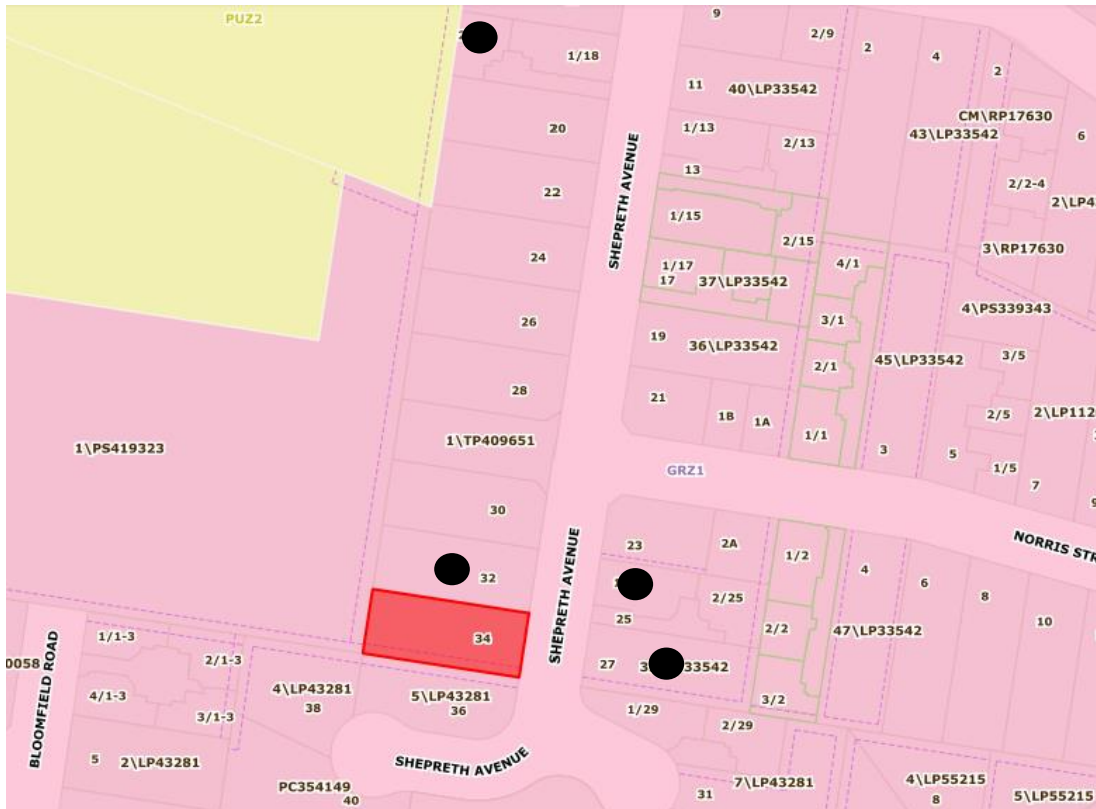
SCALE 1:100

PROJECT: Multi development At: 34 Shepreth Avenue Noble Park Vic. 3174 (L31 on LP33542)	SHEET: LP	REVISION: 2	JOB NO. :
CLIENT: -----	DATE: 22/07 2024	DRAWN BY: R.D.	

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ATT 2.2.1.2 Location of objectors



### Clause 22.09-3.1 Design Principles for all residential developments

Title & Objective	Standard (Summarised)	Standard Met/Standard Not Met/NA
<b>Safety</b>	To encourage the provision of safer residential neighbourhoods, new development should enable passive surveillance through designs that:	
	Incorporate active frontages including ground floor habitable room windows.	<p>✓ <b>Principle met</b></p> <p>The development is provided with habitable room windows on the ground floor levels of the dwellings which incorporates an active frontage for the site.</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>✓ <b>Principle met</b></p> <p>The development is provided with habitable room windows on both ground and first floor levels that overlook the public realm, the streetscape and the internal accessway.</p>
	Use semi-transparent fences to the street frontage.	<p><b>NA</b></p> <p>No front fence proposed.</p>
	Light communal spaces including main entrances and car parking areas with high mounted sensor-lights.	<p>✓ <b>Principle met</b></p> <p>The development is provided with high-mounted sensor lighting along the internal accessway, near the car parking facilities and entries to the dwellings.</p>
	Ensure that all main entrances are visible and easily identifiable from the street.	<p>✓ <b>Principle met</b></p> <p>All main entrances to the dwellings are visible and easily identifiable from the street and internal accessway.</p>
	Locate non-habitable rooms such as bathrooms, away from entrances and street frontage.	<p>✓ <b>Principle met</b></p> <p>No non-habitable rooms are located within close proximity to the entries of the Dwellings or the street frontage.</p>



<b>Landscaping</b>	Residential development should:	
	Provide substantial, high quality on-site landscaping, including screen planting and canopy trees along ground level front and side and rear boundaries.	<p>✓ <b>Principle met</b></p> <p>The development is provided with a landscaped character that is reflective of the existing and preferred neighbourhood character of the area.</p> <p>Landscaping is provided within the front setback, along the side and rear boundaries and along the vehicular accessway.</p> <p>Each private open space is provided with landscaping, including a minimum one (1) canopy tree to be planted with a minimum height of 1.5 metres.</p>
	Provide substantial, high quality landscaping along vehicular accessways.	<p>✓ <b>Principle met</b></p> <p>Low scale landscaping is provided along the vehicular accessway.</p>
	Include the planting of at least one substantial canopy tree to each front setback and ground level secluded private open space area.	<p>✓ <b>Principle met</b></p> <p>The front setback is provided with two (2) canopy trees. Each secluded private open space is provided with one (1) canopy tree.</p>
	Planting trees that are common to and perform well in the area.	<p>✓ <b>Principle met</b></p>
	Avoid the removal of existing mature trees by incorporating their retention into the site design.	<p>✓ <b>Principle met</b></p> <p>The development is provided with new canopy tree planting.</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>✓ <b>Principle met</b></p> <p>Landscaping is provided along the front, side and rear boundaries of the development, to assist in softening the appearance of bulk and built form, when viewed from the street and adjoining lots.</p>

	Ensure that landscaping also addresses the Safety Design Principles.	✓ <b>Principle met</b>
	Canopy trees should be planted in well proportioned setbacks/private open space that are sufficient to accommodate their future growth to maturity.	✓ <b>Principle met</b> The positioning of the canopy trees within the secluded private open space allows for the future growth to maturity of the trees.
	Landscaping should minimise the impact of increased storm water runoff through water sensitive urban design and reduced impervious surfaces.	✓ <b>Principle met</b>
	Landscaping should be sustainable, drought tolerant, and include indigenous species and be supported through the provision of rainwater tanks.	✓ <b>Principle met</b> Each dwelling is provided with a minimum 2,000 litre rainwater tank within the secluded private open spaces.
Car parking	The existing level of on-street car parking should be maintained by avoiding second crossovers on allotments with frontage widths less than 17 metres.	✓ <b>Principle met</b> The proposal retains the existing single width crossover provided to the site. No additional crossovers are proposed for the site, with a street frontage width of 16.15 metres.
	On-site car parking should be: <ul style="list-style-type: none"> <li>Well integrated into the design of the building,</li> <li>Generally hidden from view or appropriately screened where necessary,</li> <li>Located to the side or rear of the site so as to not dominate the streetscape and to maximise soft landscaping opportunities at ground level.</li> </ul>	✓ <b>Principle met</b> The on-site car parking facilities provided to the development are visually integrated into the design of the dwellings, hidden from view from the street and do not dominate the streetscape.
	Where car parking is located within the front setback it should be: <ul style="list-style-type: none"> <li>Fully located within the site boundary; and</li> <li>Capable of fully accommodating a vehicle between a garage or carport and the site boundary.</li> </ul>	<b>NA</b> No car parking is proposed within the front setback.

	Developments with basement car parking should consider flooding concerns where applicable.	<b>NA</b> No basement parking proposed.
Setbacks, front boundary and width	Residential developments should:	
	Provide a front setback with fence design and height in keeping with the predominant street pattern.	<b>NA</b> No front fence proposed.
	Maintain the apparent frontage width pattern.	✓ <b>Principle met</b>
	Provide appropriate side setbacks between buildings to enable screen planting where required, and at least one generous side setback to enable the retention of trees and/or the planting and future growth of trees to maturity.	✓ <b>Principle met</b> The side and rear setbacks provided to the development allow for landscaping along the boundaries and within the secluded private open spaces. The setbacks also allow for the planting and growth to maturity of canopy trees.
	Provide open or low scale front fences to allow a visual connection between landscaping in front gardens and street tree planting.	<b>NA</b> No front fence proposed.
Private open space	All residential developments should provide good quality, useable private open space for each dwelling directly accessible from the main living area.	✓ <b>Principle met</b> Each area of private open space is directly accessible via the main ground floor living spaces.
	Ground level private open space areas should be able to accommodate boundary landscaping, domestic services and outdoor furniture so as to maximise the useability of the space.	✓ <b>Principle met</b> The area provided to the secluded private open spaces allow for boundary landscaping, domestic services and outdoor furniture.
	Private open space should be positioned to maximise solar access.	✓ <b>Principle met</b> Each area of secluded private open space is positioned to the north of the site.

	Upper floor levels of the same dwelling should avoid encroaching secluded private open space areas to ensure the solar access, useability and amenity of the space is not adversely affected.	<p>✓ <b>Principle met</b></p> <p>No cantilevering of the upper floor levels over the secluded private open spaces is proposed.</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><b>NA</b></p> <p>Proposal is not an apartment development.</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"> <li>Using similarly proportioned roof forms, windows, doors, and verandahs, and</li> <li>Maintaining the proportion of wall space to windows and door openings.</li> </ul>	<p>✓ <b>Principle met</b></p> <p>The design of the buildings is in keeping with the rhythm of the street, by providing each dwelling with hipped roof forms, façade articulation and visual interest via a mix of materials and finishes on both levels.</p> <p>Windows and doors facing the street are similar in scale and proportions and respect the existing and preferred neighbourhood character of the area.</p>
	Balconies should be designed to reduce the need for screening from adjoining dwellings and properties.	<p><b>NA</b></p> <p>No balconies proposed.</p>
	<p>The development of new dwellings to the rear of existing retained dwellings is discouraged where:</p> <ul style="list-style-type: none"> <li>The siting of the retained dwelling would not enable an acceptable future site layout for either the proposed or future dwelling; or</li> <li>The retention of the existing dwelling detracts from the identified future character.</li> </ul>	<p><b>NA</b></p> <p>The proposal does not retain the existing single storey dwelling.</p>
	<p>On sites adjacent to identified heritage buildings, infill development should respect the adjoining heritage by:</p> <ul style="list-style-type: none"> <li>Not exceeding the height of the neighbouring significant building;</li> <li>Minimising the visibility of higher sections of the new building; and</li> <li>Setting higher sections back at least the depth of one room from the frontage.</li> </ul>	<p><b>NA</b></p> <p>The site is not adjoining identified heritage buildings.</p>

Site Design	Residential development should:	
	Preserve the amenity of adjoining dwellings through responsive site design that considers the privacy, solar access and outlook of adjoining properties.	<p>✓ <b>Principle met</b></p> <p>The development considers to the amenity of the adjoining dwellings, by providing compliant first floor side and rear setbacks, and screening of habitable room windows that face existing sensitive interfaces.</p> <p>As demonstrated in the Clause 55 assessments, the proposal complies with Standard B21 and Standard B22 Overshadowing and Overlooking objectives.</p>
	Maximise thermal performance and energy efficiency of the built form by addressing orientation, passive design and fabric performance	<p>✓ <b>Principle met</b></p> <p>Each dwelling is provided with habitable room windows on both ground and first floor levels, that will receive solar access during the day.</p> <p>Each area of private open space is positioned to the north of the site for maximised sunlight to these spaces during the day.</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>✓ <b>Principle met</b></p> <p>The majority of bulk and built form of the development is proposed within the front and centre of the site.</p> <p>The upper levels of each dwelling are separated to assist in the breaking-up of the built form.</p> <p>The ground and first floor setbacks provided do not require excessive screening to preserve the amenity of the adjoining lots.</p>
Provide sufficient setbacks (including the location of basements) to ensure the retention of existing trees and to accommodate the future growth of new trees.	<p>✓ <b>Principle met</b></p> <p>The ground floor setbacks provided to the development allow for the planting of new canopy trees.</p>	

	Provide suitable storage provisions for the management of operational waste	<p>✓ <b>Principle met</b></p> <p>The development is provided with storage provisions for operational waste.</p>
	Appropriately located suitable facilities to encourage public transport use, cycling and walking.	<p>✓ <b>Principle met</b></p>
Materials & Finishes	Residential development should:	
	Use quality, durable building materials and finishes that are designed for residential purposes.	<p>✓ <b>Principle met</b></p> <p>The materials and finishes selected are suitable for residential development.</p>
	Avoid the use of commercial or industrial style building materials and finishes.	<p>✓ <b>Principle met</b></p> <p>As above.</p>
	Avoid using materials such as rendered cement sheeting, unarticulated surfaces, and excessive repetitive use of materials.	<p>✓ <b>Principle met</b></p> <p>A variation in material and finishes on both ground and first floor levels create visual interest and avoids blank walls and repetition.</p>
	Use a consistent simple palette of materials, colours, finishes and architectural detailing.	<p>✓ <b>Principle met</b></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>✓ <b>Principle met</b></p>
Domestic services normal to a dwelling and Building services	In order to minimise the impact of domestic and building services on the streetscape, adjacent properties, public realm and amenity of future residents, new residential development should:	
	Ensure that all domestic and building services are visually integrated into the design of the building and appropriately positioned or screened so as to not be seen from the street or adjoining properties.	<p>✓ <b>Principle met</b></p> <p>The domestic and building services provided to the development are visually integrated into the design of the dwellings, and do not require excessive screening.</p>



	<p>Be designed to avoid the location of domestic and building services:</p> <ul style="list-style-type: none"> <li>• Within secluded private open space areas, including balconies; and</li> <li>• Where they may have noise impacts on adjoining habitable rooms and secluded private open space areas.</li> </ul>	<p>✓ <b>Principle met</b></p>
Internal Amenity	<p>Residential development should:</p>	
	<p>Ensure that dwelling layouts have connectivity between the main living area and private open space.</p>	<p>✓ <b>Principle met</b></p> <p>Each area of secluded private open space is directly accessible via the main ground floor living spaces.</p>
	<p>Be designed to avoid reliance on borrowed light to habitable rooms.</p>	<p>✓ <b>Principle met</b></p>
	<p>Ensure that balconies and habitable room windows are designed and located to reduce the need for excessive screening.</p>	<p>✓ <b>Principle met</b></p> <p>The habitable room windows provided to the development are designed and located on-site to avoid the need for excessive screening.</p>
	<p>Ensure that dwellings without ground level main living areas meet the Standards of Clauses 55.03-5, 55.04-1, 6 &amp; 7, 55.05-3, 4 &amp; 5.</p>	<p><b>NA</b></p> <p>All dwellings are provided with ground level main living areas.</p>

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

Title & Objective	Standard (Summarised)	Standard Met/Standard Not Met/NA
<b>Preferred housing type</b>	The preferred housing type for the Incremental Change Area is medium density.	<p>✓ <b>Principle met</b></p> <p>The design response reflects the preferred housing typology of medium density residential development.</p>
<b>Building Height</b>	The preferred maximum building height for land within the GRZ1 and GRZ2 is up to 2 storeys, including ground level.	<p>✓ <b>Principle met</b></p> <p>A maximum 2 storeys are proposed for the development.</p>
<b>Landscaping</b>	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	<p>✓ <b>Principle met</b></p> <p>The development is provided with landscaped character that is reflective of the existing and preferred neighbourhood character of the area.</p> <p>Landscaping is provided with the front setback, as well as along the side and rear boundaries and along the vehicular accessway.</p> <p>The front setback and secluded private open spaces are provided with a minimum one (1) canopy tree.</p>
<b>Setbacks, front boundary and width</b>	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.	<p>✓ <b>Principle met</b></p> <p>Landscaping within the front setback is maximised, with at least 82% of the setback accommodating soft landscaping and the planting of two (2) canopy trees.</p> <p>Limited hard surfaces and paving are proposed within the front setback.</p>

<b>Private open space</b>	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.	<p>✓ <b>Principle met</b></p> <p>The secluded private open spaces provided to the development are positioned to the rear and side of the dwellings, and do not require excessive screening or high front fencing.</p>
<b>Bulk &amp; Built Form</b>	Residential development should:	<p>✓ <b>Principle met</b></p> <p>The proposed built form respects the scale of the prevailing built form and neighbourhood character of the area.</p> <p>Shepreth Avenue and nearby Norris Street contain examples of multi-unit double storey development that are similar in scale, siting and design to the proposed development at the subject site.</p> <p>✓ <b>Principle met</b></p> <p>The development is provided with separation at the upper floor levels.</p> <p>A minimum distance of 4.7 metres between Dwellings 1 and 2 is proposed, whilst a minimum distance of 4.875 metres is proposed between Dwellings 2 and 3.</p> <p>✓ <b>Principle met</b></p> <p>The existing spine of open space to the rear is maintained as part of the development, with a minimum width of 1.2 metres between the rear boundary and Dwelling 3 ground floor west elevation, increasing to 5 metres.</p>
	Ensure that the built form respects the scale of existing prevailing built form character and responds to site circumstances and streetscape;	
	Provide separation between dwellings at the upper level;	
Retain spines of open space at the rear of properties to maximise landscaping opportunities and protect private secluded open space;		

	<p>Position more intense and higher elements of built form towards the front and centre of a site, transitioning to single storey elements to the rear of the lot.</p>	<p>✓ <b>Principle met</b></p> <p>The majority of the bulk and built form is positioned towards the centre and front of the site.</p>
	<p>The rearmost dwelling on a lot should be single storey to ensure the identified future character of the area and the amenity of adjoining properties is respected by maximising landscaping opportunities and protecting adjoining private secluded open space.</p> <p>Two storey dwellings to the rear of a lot may be considered where:</p> <ul style="list-style-type: none"> <li>• The visual impact of the building bulk does not adversely affect the identified future character of the area;</li> <li>• Overlooking and/or overshadowing does not adversely affect the amenity of neighbouring properties;</li> <li>• The building bulk does not adversely affect the planting and future growth of canopy trees to maturity;</li> <li>• Sufficient side and rear boundary landscaping can be provided to screen adjoining properties;</li> <li>• Upper storey components are well recessed from adjoining sensitive interfaces.</li> </ul>	<p>✓ <b>Principle met</b></p> <p>The development consists of a double storey dwelling (Dwelling 3) to the rear of the site.</p> <p>Dwelling 3's double storey built form is appropriate in this instance, given the following:</p> <ul style="list-style-type: none"> <li>▪ The visual impact of Dwelling 3 does not adversely affect the identified future character of the area, as envisaged at Clause 22.09-3.3 Incremental Change Areas.</li> <li>▪ The proposal complies with Clause 55 Standard B21 and B22 Overshadowing and Overlooking objectives.</li> <li>▪ The rear of the site is provided with landscaping, as well as a canopy tree within the secluded private open space of Dwelling 3. The first floor level of Dwelling 3 does not require excessive screening or landscaping from the adjoining properties.</li> <li>▪ The upper floor level of Dwelling 3 is provided with minimum setbacks of 3.105 metres to the west, 3.779 metres to the north and 6.165 metres to the south (opposite existing sensitive interfaces)</li> </ul>

	Residential development should be well articulated through the use of contrast, texture, variation in forms, materials and colours.	<b>✓ Principle met</b> A variation in the materials and finishes on all levels is proposed, to provide visual interest to the development when viewed from the street and adjoining properties.
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*Note: Other requirements also apply. These can be found at the schedule to the applicable zone.*

## Clause 52.06-9 Design standards for car parking

Plans prepared in accordance with Clause 52.06-8 must meet the design standards of Clause 52.06-9, unless the responsible authority agrees otherwise.

Design standards 1, 3, 6 and 7 do not apply to an application to construct one dwelling on a lot.

Design Standards	Assessment	Requirement met/Requirement not met/NA
<b>Design standard 1 - Accessways</b>	Accessways must: <ul style="list-style-type: none"> <li>• Be at least 3 metres wide.</li> </ul>	<p>✓ <b>Standard met</b></p> <p>The accessway is provided with a minimum width of 3 metres.</p>
	<ul style="list-style-type: none"> <li>• Have an internal radius of at least 4 metres at changes of direction or intersection or be at least 4.2 metres wide.</li> </ul>	<p>✓ <b>Standard met</b></p>
	<ul style="list-style-type: none"> <li>• 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.</li> </ul>	<p><b>NA</b></p>
	<ul style="list-style-type: none"> <li>• Provide at least 2.1 metres headroom beneath overhead obstructions, calculated for a vehicle with a wheel base of 2.8 metres.</li> </ul>	<p>✓ <b>Standard met</b></p> <p>Dwelling 1 carport is provided with a minimum headroom clearance of 2.1 metres.</p>
	<ul style="list-style-type: none"> <li>• If the accessway serves four or more car spaces or connects to a road in a Road Zone, the accessway must be designed to that cars can exit the site in a forward direction.</li> </ul>	<p><b>NA</b></p> <p>The accessway serves a total of three (3) car spaces.</p>
	<ul style="list-style-type: none"> <li>• Provide a passing area at the entrance at least 5 metres wide and 7 metres long if the accessway serves ten or more car parking spaces and is either more than 50 metres long or connects to a road in Road Zone.</li> </ul>	<p><b>NA</b></p> <p>The accessway serves a total of three (3) dwellings.</p>
	<ul style="list-style-type: none"> <li>• 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.</li> </ul>	<p>✓ <b>Standard met</b></p> <p>Landscaping and mailboxes located within the corner splays of the accessways are annotated at a maximum height of 0.9 metres.</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><b>NA</b></p> <p>The accessway is not connected to a road in a Transport Road Zone 2 or 3.</p>
If entry to the car space is from a road, the width of the accessway may include the road.	<p>✓ <b>Standard met</b></p>	



<b>Design standard 2 – Car parking spaces</b>	Car parking spaces and accessways must have the minimum dimensions as outlined in Table 2.	<p><b>✓ Standard met</b></p> <p>Dwelling 2 and 3 car spaces are provided at a 90 degree angle from the accessway. The accessway has a minimum width of 5.4 metres (measured between the accessway to the car space d2).</p> <p>A car space length of 5.4 metres, and a car space width of 3 metres is provided for both car spaces, which meets the minimum requirements as shown in table 2 (for 90 degree angle car parking spaces to accessway).</p>																											
	<p><b>Table 2: Minimum dimensions of car parking spaces and accessways</b></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 rowspan="4">90°</td> <td>6.4 m</td> <td>2.6 m</td> <td>4.9 m</td> </tr> <tr> <td>5.8 m</td> <td>2.8 m</td> <td>4.9 m</td> </tr> <tr> <td>5.2 m</td> <td>3.0 m</td> <td>4.9 m</td> </tr> <tr> <td>4.8 m</td> <td>3.2 m</td> <td>4.9 m</td> </tr> </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
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<p>A wall, fence, column, tree, tree guard or any other structure that abuts a car space must not encroach into the area marked 'clearance required' on Diagram 1, other than:</p> <ul style="list-style-type: none"> <li>• A column, tree or tree guard, which may project into a space if it is within the area marked 'tree or column permitted' on Diagram 1.</li> <li>• A structure, which may project into the space if it is at least 2.1 metres above the space.</li> </ul> <p><b>Diagram 1 Clearance to car parking spaces</b></p> <p>Dimensions in millimetres</p> <p>▨ Clearance required</p> <p>■ Tree or column permitted</p>	<p>✓ <b>Standard met</b></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>✓ <b>Standard met</b></p> <p>The car space in the carport for Dwelling 1 is provided with a width of 3.5 metres, and a length of 6 metres.</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><b>NA</b></p> <p>No tandem car spaces proposed.</p>
<p>Where two or more car parking spaces are provided for a dwelling, at least one space must be under cover.</p>	<p><b>NA</b></p> <p>Each dwelling is provided with one car space.</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><b>NA</b></p> <p>No disabled car parking proposed.</p>

<b>Design standard 3: Gradients</b>	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.	<b>NA</b> The accessway serves a total of three (3) dwellings.													
	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.  <b>Table 3: Ramp gradients</b>	<b>NA</b> No ramps are proposed.													
	<table border="1"> <thead> <tr> <th>Type of car park</th> <th>Length of ramp</th> <th>Maximum grade</th> </tr> </thead> <tbody> <tr> <td rowspan="2"><b>Public car parks</b></td> <td>20 metres or less</td> <td>1:5 (20%)</td> </tr> <tr> <td>longer than 20 metres</td> <td>1:6 (16.7%)</td> </tr> <tr> <td rowspan="2"><b>Private or residential car parks</b></td> <td>20 metres or less</td> <td>1:4 (25%)</td> </tr> <tr> <td>longer than 20 metres</td> <td>1:5 (20%)</td> </tr> </tbody> </table>	Type of car park	Length of ramp	Maximum grade	<b>Public car parks</b>	20 metres or less	1:5 (20%)	longer than 20 metres	1:6 (16.7%)	<b>Private or residential car parks</b>	20 metres or less	1:4 (25%)	longer than 20 metres	1:5 (20%)	
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<b>Private or residential car parks</b>	20 metres or less	1:4 (25%)													
	longer than 20 metres	1:5 (20%)													
Where the difference in grade between two sections of ramp or floor is greater than 1:8 (12.5 per cent) for a summit grade change, or greater than 1:6.7 (15 per cent) for a sag grade change, the ramp must include a transition section of at least 2 metres to prevent vehicles scraping or bottoming.	<b>NA</b> No ramps are proposed.														
Plans must include an assessment of grade changes of greater than 1:5.6 (18 per cent) or less than 3 metres apart for clearances, to the satisfaction of the responsible authority.	<b>NA</b> No ramps are proposed.														
<b>Design standard 4: Mechanical parking</b>	Mechanical parking may be used to meet the car parking requirement provided: <ul style="list-style-type: none"> <li>At least 25 per cent of the mechanical car parking spaces can accommodate a vehicle clearance height of at least 1.8 metres.</li> </ul>	<b>NA</b> No mechanical parking proposed.													
	<ul style="list-style-type: none"> <li>Car parking spaces the require the operation of the system are not allowed to visitors unless used in a valet parking situation.</li> </ul>	<b>NA</b> No mechanical parking proposed.													
	<ul style="list-style-type: none"> <li>The design and operation is to the satisfaction of the responsible authority.</li> </ul>	<b>NA</b> No mechanical parking proposed.													
<b>Design standard 5: Urban design</b>	Ground level car parking, garage doors and accessways must not visually dominate public space.	<b>✓ Standard met</b> The car spaces provided to the development are visually integrated into the design of the dwellings.													
	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.	<b>NA</b> No car parking is proposed within buildings.													

ATT 2.2.1.4 Clause 52.06 assessment

	Design of car parks must take into account their use as entry points to the site.	<b>NA</b>
	Design of new internal streets in developments must maximise on street parking opportunities.	<b>NA</b>
<b>Design standard 6: Safety</b>	Car parking must be well lit and clearly signed.	<b>✓ Standard met</b>  The development is provided with high-mounted sensor lighting near the car spaces and entries of the dwellings.
	The design of car parks must maximise natural surveillance and pedestrian visibility from adjacent buildings.	<b>✓ Standard met</b>
	Pedestrian access to car parking areas from the street must be convenient.	<b>✓ Standard met</b>  Pedestrian access to the car spaces on-site from the street are convenient.
	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.	<b>NA</b>
<b>Design standard 7: Landscaping</b>	The layout of car parking areas must provide for water sensitive urban design treatment and landscaping.	<b>NA</b>
	Landscaping and trees must be planted to provide shade and shelter, soften the appearance of ground level car parking and aid in the clear identification of pedestrian paths.	<b>NA</b>
	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.	<b>NA</b>

### Clause 55.02-1 Neighbourhood character objectives

Title & Objective	Standard (Summarised)	Standard Met/Standard Not Met/NA
<b>Standard B1</b>	The design response must be appropriate to the neighbourhood and the site.	<p>✓ <b>Standard met</b></p> <p>The design response is appropriate to the existing site circumstances and the surrounding neighbourhood, located within Schedule 1 of the General Residential Zone.</p>
	The proposed design response must respect the existing or preferred neighbourhood character and respond to the features of the site.	<p>✓ <b>Standard met</b></p> <p>The design response respects the existing and preferred neighbourhood character of the area, and the features of the site.</p> <p>As demonstrated in the Clause 22.09 assessment provided, the design response reflects the design principles as required within Clause 22.09-3.1 and Clause 22.09-3.3.</p>
<b>Decision Guidelines</b>	Any relevant neighbourhood character objective, policy or statement set out in this scheme.	
	The neighbourhood and site description.	
	The design response.	
<b>Objectives</b>	To ensure that the design respects the existing neighbourhood character or contributes to a preferred neighbourhood character.	
	To ensure that development responds to the features of the site and the surrounding area.	

### Clause 55.02-2 Residential policy objectives

Title & Objective	Standard (Summarised)	Standard Met/Standard Not Met/NA
<b>Standard B2</b>	An application must be accompanied by a written statement to the satisfaction of the responsible authority that describes how the development is consistent with any relevant policy for housing in the PPF and the LPPF, including the MSS and local planning policies.	<p>✓ <b>Standard met</b></p> <p>A written assessment of the proposal against the standards of Clause 55 Two or more dwellings on a lot and residential buildings, Clause 22.09 Residential Development and Neighbourhood Character Policy and Clause 52.06 Car Parking has been provided alongside the application, to the satisfaction of the Responsible Authority.</p>
<b>Decision Guidelines</b>	The PPF and the LPPF including the MSS and local planning policies.	
<b>Objectives</b>	<p>The design response.</p> <p>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.</p> <p>To support medium densities in areas where development can take advantage of public and community infrastructure and services.</p>	

**Clause 55.02-3 Dwelling diversity objective**

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

**Clause 55.02-4 Infrastructure objectives**

Title & Objective	Standard (Summarised)	Standard Met/Standard Not Met/NA
<b>Standard B4</b>	Development should be connected to reticulated services, including reticulated sewerage, drainage, electricity and gas, if available.	<p>✓ <b>Standard met</b></p> <p>The development will be connected to the reticulated services.</p>
	Development should not unreasonably exceed the capacity of utility services and infrastructure, including reticulated services and roads.	<p>✓ <b>Standard met</b></p> <p>The development for three (3) dwellings will not unreasonably exceed the capacity of utility services and infrastructure.</p>



	In areas where utility services or infrastructure have little or no spare capacity, developments should provide for the upgrading of or mitigation of the impact on services or infrastructure.	<b>NA</b> The site is within an established residential area.
<b>Decision Guidelines</b>	The capacity of the existing infrastructure.	
	In the absence of reticulated sewerage, the capacity of the development to treat and retain all wastewater in accordance with the SEPP (Waters of Victoria) under the EPA 1970.	
	If the drainage system has little or no spare capacity, the capacity of the development to provide for stormwater drainage mitigation or upgrading of the local drainage system.	
<b>Objectives</b>	To ensure development is provided with appropriate utility services and infrastructure.	
	To ensure development does not unreasonably overload the capacity of utility services and infrastructure.	

### Clause 55.02-5 Integration with the street objective

Title & Objective	Standard (Summarised)	Standard Met/Standard Not Met/NA
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<b>Standard B5</b>	Developments should provide adequate vehicle and pedestrian links that maintain or enhance local accessibility.	<p>✓ <b>Standard met</b></p> <p>The development provides adequate vehicle and pedestrian links to maintain and enhance local accessibility. It does so by retaining the existing single width crossover that connects to Shepreth Avenue.</p>
	Developments should be oriented to front existing and proposed streets.	<p>✓ <b>Standard met</b></p> <p>The development is oriented to face Shepreth Avenue to the east.</p>
	High fencing in front of dwellings should be avoided if practicable.	<p><b>NA</b></p> <p>No front fencing proposed.</p>
	Development next to existing public open space should be laid out to complement the open space.	<p><b>NA</b></p> <p>The site does not adjoin existing public open space.</p>
<b>Decision Guidelines</b>	Any relevant urban design objective, policy or statement set out in this scheme.	
	The design response.	
<b>Objective</b>	To integrate the layout of development with the street.	

### Clause 55.03-1 Street setback objective

Title & Objective	Standard (Summarised)	Standard Met/Standard Not Met/NA
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<p><b>Standard B6</b></p>	<p>Walls of buildings should be set back from streets:</p> <ul style="list-style-type: none"> <li>• At least the distance specified in a schedule to the zone, or</li> <li>• If no distance is specified in a schedule to the zone, the distance specified in Table B1.</li> </ul> <p>Porches, pergolas, and verandahs that are less than 3.6 metres high and eaves may encroach not more than 2.5 metres into the setbacks of this standard</p> <p><b><i>GRZ 1 &amp; 2: 7.5 metres or as per Table B1, whichever is the lesser.</i></b></p>	<p>✓ <b>Standard met</b></p> <p>As per Schedule 1 of the General Residential Zone, a minimum setback of 7.5 metres is required.</p> <p>Dwelling 1 is provided with a minimum front setback of 7.6 metres (measured from the front wall facing the street, given the porch is less than 3.6 metres high).</p> <p>Therefore, the proposal complies with Schedule 1 of the General Residential Zone.</p>
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<b>Table B1 Street setback</b>		
<b>Development context</b>	<b>Minimum setback from front street (metres)</b>	<b>Minimum setback from a side street (metres)</b>
There is an existing building on both the abutting allotments facing the same street, and the site is not on a corner.	The average distance of the setbacks of the front walls of the existing buildings on the abutting allotments facing the front street or 9 metres, whichever is the lesser.	Not applicable
There is an existing building on one abutting allotment facing the same street and no existing building on the other abutting allotment facing the same street, and the site is not on a corner.	The same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 9 metres, whichever is the lesser.	Not applicable
There is no existing building on either of the abutting allotments facing the same street, and the site is not on a corner.	6 metres for streets in a Transport Zone 2 and 4 metres for other streets.	Not applicable
The site is on a corner.	<p>If there is a building on the abutting allotment facing the front street, the 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.</p> <p>If there is no building on the abutting allotment facing the front street, 6 metres for streets in a Transport Zone 2 and 4 metres for other streets.</p>	<p>Front walls of new development fronting the side street 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.</p> <p>Side walls of new development on a corner site should be setback the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 2 metres, whichever is the lesser.</p>
Any relevant neighbourhood character objective, policy or statement set out in this scheme.		

<b>Decision Guidelines</b>	The design response.	
	Whether a different setback would be more appropriate taking into account the prevailing setbacks of existing buildings on nearby lots.	
	The visual impact of the building when viewed from the street and from adjoining properties.	
	The value of retaining vegetation within the front setback.	
<b>Objective</b>	To ensure that the setbacks of buildings from a street respect the existing or preferred neighbourhood character and make efficient use of the site.	

### Clause 55.03-2 Building height objective

Title & Objective	Standard (Summarised)	Standard Met/Standard Not Met/NA
<b>Standard B7</b>	The maximum building height should not exceed the maximum height specified in the zone, schedule to the zone or an overlay that applies to the land.  <b><u>GRZ: 11 metres / 3 storeys mandatory maximum (refer Clause 32.08-9)</u></b>	<b>✓ Standard met</b>  A maximum height of 6.990 metres is provided (to Dwelling 2 South elevation). No more than two (2) storeys is proposed for the development.  Therefore, the proposal complies with Schedule 1 of the General Residential Zone.
	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.	<b>NA</b>  Site is within Schedule 1 of the General Residential Zone.

<b>Decision Guidelines</b>	Any relevant neighbourhood character objective, policy or statement set out in this scheme.	
	Any maximum building height specified in the zone, a schedule to the zone or an overlay applying to the land.	
	The design response.	
	The effect of the slope of the site on the height of the building.	
	The relationship between the proposed building height and the height of existing adjacent buildings.	
	The visual impact of the building when viewed from the street and from adjoining properties.	
<b>Objective</b>	To ensure that the height of buildings respects the existing or preferred neighbourhood character	

### Clause 55.03-3 Site coverage objective

Title & Objective	Standard (Summarised)	Standard Met/Standard Not Met/NA
<b>Standard B8</b>	<p>The site area covered by buildings should not exceed:</p> <ul style="list-style-type: none"> <li>The maximum site coverage specified in a schedule to the zone, or</li> <li>If no maximum site coverage is specified in a schedule to the zone, 60 per cent.</li> </ul> <p><b><i>GRZ1: 60% (none specified)</i></b></p>	<p>✓ <b>Standard met</b></p> <p>The development proposes a maximum site coverage of 33% (of the total site area) or 210.54 square metres.</p> <p>Therefore, the proposal complies with Schedule 1 of the General Residential Zone.</p>

<b>Decision Guidelines</b>	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.	
<b>Objective</b>	To ensure that the site coverage respects the existing or preferred neighbourhood character and responds to the features of the site.	



### Clause 55.03-4 Permeability and stormwater management objectives

Title & Objective	Standard (Summarised)	Standard Met/Standard Not Met/NA
<b>Standard B9</b>	<p>The site area covered by the pervious surfaces should be at least:</p> <ul style="list-style-type: none"> <li>• The minimum areas specified in a schedule to the zone, or</li> <li>• If no minimum is specified in a schedule to the zone, 20 per cent of the site.</li> </ul> <p><b><u>GRZ1: 30%</u></b></p> <p>The stormwater management system should be designed to:</p> <ul style="list-style-type: none"> <li>• Meet the current best practice performance objectives for stormwater quality as contained in the Urban Stormwater - Best Practice Environmental Management Guidelines (Victorian Stormwater Committee, 1999).</li> <li>• Contribute to cooling, improving local habitat and providing attractive and enjoyable spaces.</li> </ul>	<p>✓ <b>Standard met</b></p> <p>At least 37% or 236.06 square metres, of the site is pervious.</p> <p>Therefore, the proposal complies with Schedule 1 of the General Residential Zone.</p>
<b>Decision Guidelines</b>	<p>The design response.</p> <hr/> <p>The capacity of the site to incorporate stormwater retention and reuse.</p> <hr/> <p>The existing site coverage and any constraints imposed by existing development.</p> <hr/> <p>The capacity of the drainage network to accommodate additional stormwater.</p> <hr/> <p>The capacity of the site to absorb run-off.</p> <hr/> <p>The practicality of achieving the minimum site coverage of pervious surfaces, particularly on lots of less than 300 square metres.</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.	
<b>Objectives</b>	To reduce the impact of increased stormwater run-off on the drainage system.	
	To facilitate on-site stormwater infiltration.	
	To encourage stormwater management that maximises the retention and reuse of stormwater	

### Clause 55.03-5 Energy efficiency objectives

Title & Objective	Standard (Summarised)	Standard Met/Standard Not Met/NA
<b>Standard B10</b>	<p>Buildings should be:</p> <ul style="list-style-type: none"> <li>• Oriented to make appropriate use of solar energy.</li> <li>• Sited and designed to ensure that the energy efficiency of existing dwellings on adjoining lots is not unreasonably reduced.</li> <li>• Sited and designed to ensure that the performance of existing rooftop solar energy systems on dwellings on adjoining lots in a General Residential Zone, Neighbourhood Residential Zone or Township Zone are not unreasonably reduced. The existing rooftop solar energy system must exist at the date the application is lodged.</li> </ul>	<p>✓ <b>Standard met</b></p> <p>The design response makes appropriate use of solar energy and ensures that the proposal will not adversely impact the solar access of the adjoining dwellings.</p> <p>The proposal complies with Standard B21 overshadowing objective, as demonstrated in the relevant section below.</p> <p>The adjoining dwelling to the north is provided with rooftop solar energy systems, existing from the date this application was lodged.</p> <p>The shadow diagrams provided demonstrate that the extent of overshadowing does not fall on the existing rooftop solar energy systems, given the positioning of the systems to the north.</p>

	<p>Living areas and private open space should be located on the north side of the development, if practicable.</p>	<p>✓ <b>Standard met</b></p> <p>All dwellings are provided with private open space, directly accessible via the main ground floor living spaces, that are positioned to the north of the site.</p>
	<p>Developments should be designed so that solar access to north-facing windows is maximised.</p>	<p>✓ <b>Standard met</b></p> <p>Dwellings 2 and 3 are provided with directly north facing habitable room windows on both levels.</p> <p>Dwelling 1 is not provided with directly north facing habitable room windows on either level, however the dwelling is provided with both east and west facing habitable room windows that will receive an appropriate level of solar access during the day.</p>
<p><b>Decision Guidelines</b></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>To achieve and protect energy efficient dwellings and residential buildings.</p>	

<b>Objectives</b>	To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy.	
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### Clause 55.03-6 Open space objective

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

**Clause 55.03-7 Safety objective**

Title & Objective	Standard (Summarised)	Standard Met/Standard Not Met/NA
<b>Standard B12</b>	Entrances to dwellings and residential buildings should not be obscured or isolated from the street and internal accessways.	<p>✓ <b>Standard met</b></p> <p>All entrances provided to the development are visible from the street and internal accessway and are not obscured or isolated.</p>
	Planting which creates unsafe spaces along streets and accessways should be avoided.	<p>✓ <b>Standard met</b></p> <p>No planting that creates unsafe spaces is proposed.</p>
	Developments should be designed to provide good lighting, visibility and surveillance of car parks and internal accessways.	<p>✓ <b>Standard met</b></p> <p>Each dwelling is provided with high mounted sensor lighting above each entrance.</p>
	Private spaces within developments should be protected from inappropriate use as public thoroughfares.	<p>✓ <b>Standard met</b></p> <p>The private spaces within developments will not be used as public thoroughfares.</p>
<b>Decision Guidelines</b>	The design response.	
<b>Objectives</b>	To ensure the layout of development provides for the safety and security of residents and property.	

### Clause 55.03-8 Landscaping objectives

Title & Objective	Standard (Summarised)	Standard Met/Standard Not Met/NA
<b>Standard B13</b>	The landscape layout and design should: <ul style="list-style-type: none"> <li>• Protect any predominant landscape features of the neighbourhood.</li> <li>• Take into account the soil type and drainage patterns of the site.</li> <li>• Allow for intended vegetation growth and structural protection of buildings.</li> <li>• In locations of habitat importance, maintain existing habitat and provide for new habitat for plants and animals.</li> <li>• Provide a safe, attractive and functional environment for residents.</li> </ul>	<p>✓ <b>Standard met</b></p> <p>The landscape plan demonstrates a landscaped character that is compatible with the existing and preferred neighbourhood character of the area.</p> <p>The development is provided with landscaping within the front, side and rear boundaries. The private open space areas provided to each dwelling will accommodate at least one (1) canopy tree, with a minimum planting height of at least 1.5 metres. Landscaping is also provided along the vehicular accessway.</p>
	Development should provide for the retention or planting of trees, where these are part of the character of the neighbourhood.	<p>✓ <b>Standard met</b></p> <p>All existing trees to be removed are to be replaced by new canopy trees.</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>✓ <b>Standard met</b></p> <p>As above.</p>
	The landscape design should specify landscape themes, vegetation (location and species), paving and lighting.	<p>✓ <b>Standard met</b></p> <p>A planting schedule and legend is provided on the landscape plans.</p>

	<p>Development should meet any additional landscape requirements specified in a schedule to the zone.</p> <p><b><i>All schedules to all residential zones:</i></b></p> <p><b><i>“70% of ground level front setback, and side and rear setbacks, planted with substantial landscaping and canopy trees.”</i></b></p>	<p>✓ <b>Standard met</b></p> <p>At least 82% of the front setback accommodates landscaping. The front setback is provided with two (2) canopy trees, as demonstrated in the landscape plan provided.</p>
<p><b>Decision Guidelines</b></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><b>Objectives</b></p>	<p>To encourage development that respects the landscape character of the neighbourhood.</p> <p>To encourage development that maintains and enhances habitat for plants and animals in locations of habitat importance.</p> <p>To provide appropriate landscaping.</p> <p>To encourage the retention of mature vegetation on the site.</p>	



**Clause 55.03-9 Access objective**

Title & Objective	Standard (Summarised)	Standard Met/Standard Not Met/NA
<b>Standard B14</b>	<p>The width of accessways or car spaces should not exceed:</p> <ul style="list-style-type: none"> <li>• 33 per cent of the street frontage, or</li> <li>• if the width of the street frontage is less than 20 metres, 40 per cent of the street frontage.</li> </ul>	<p>✓ <b>Standard met</b></p> <p>Street frontage width of the site is measured at 16.15 metres.</p> <p>The existing single width crossover/accessway is provided with a maximum width of 3 metres. The accessway will make up 18.5% of the street frontage.</p> <p>Therefore, the proposal complies with Standard B14.</p>
	<p>No more than one single-width crossover should be provided for each dwelling fronting a street.</p>	<p>✓ <b>Standard met</b></p> <p>The existing single width crossover provides access to all dwellings via Shepreth Avenue.</p> <p>No changes to the existing crossover are proposed.</p>
	<p>The location of crossovers should maximise retention of on-street car parking spaces.</p>	<p>✓ <b>Standard met</b></p> <p>The existing single width crossover is to be retained as part of the development. No changes to on-street car parking spaces will occur, given the one (1) existing crossover is to remain.</p>
	<p>The number of access points to a road in a Transport Zone 2 or a Transport Zone 3 should be minimised.</p>	<p><b>NA</b></p> <p>Shepreth Avenue is not a road in a TRZ2 or 3.</p>
	<p>Developments must provide for access for service, emergency and delivery vehicles.</p>	<p>✓ <b>Standard met</b></p> <p>A minimum 3 metre width is provided to the accessway.</p>

<b>Decision Guidelines</b>	The design response.	
	The impact on neighbourhood character.	
	The reduction of on-street car parking spaces.	
	The effect on any significant vegetation on the site and footpath.	
<b>Objectives</b>	To ensure the number and design of vehicle crossovers respects the neighbourhood character.	

### Clause 55.03-10 Parking location objectives

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

<b>Objectives</b>	To protect residents from vehicular noise within developments.	
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**Clause 55.04-1 Side and rear setbacks objective**

<b>Title &amp; Objective</b>	<b>Standard (Summarised)</b>	<b>Standard Met/Standard Not Met/NA</b>
<b>Standard B17</b>	<p>A new building not on or within 200mm of a boundary should be setback from side or rear boundaries:</p> <ul style="list-style-type: none"> <li>• At least the distance specified in a schedule to the zone, or <b><i>NRZ1: “A building wall opposite an area of secluded private open space or a window to a living room of an existing dwelling should be setback a minimum of 2 metres.”</i></b></li> <li>• If no distance is specified in a schedule to the zone, 1 metre, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres.</li> </ul>	<p>✓ <b>Standard met</b></p> <p>Minimum ground floor setbacks:</p> <p>North (sideage) – 0 mm – 1.2 metres</p> <p>South (sideage) – 3 metres</p> <p>West (rear) – 1.2 metres</p> <p>Minimum first floor setbacks:</p> <p>North (sideage) – at least 1.57 metres is required, a minimum 1.705 metres is proposed.</p> <p>South (sideage) – at least 1.51 metres is required, a minimum 4.625 metres is proposed.</p> <p>West (rear) – at least 1.54 metres required, a minimum 3.105 metres is proposed.</p> <p>Therefore, the proposal complies with Schedule 1 of the General Residential Zone.</p>

	<p><b>Diagram B1 Side and rear setbacks</b></p> <p>LOT BOUNDARY</p> <p>3.6m (max.) 3.2m (av.)</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 this standard.</p>	

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

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

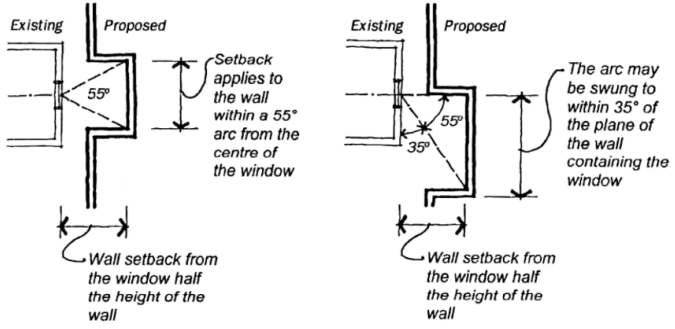
Title & Objective	Standard (Summarised)	Standard Met/Standard Not Met/NA
<b>Standard B18</b>	<p>A new wall constructed on or within 200mm of a side or rear boundary of a lot or a carport constructed on or within 1 metre of a side or rear boundary of lot should not abut the boundary:</p> <ul style="list-style-type: none"> <li>• For a length of more than the distance specified in the schedule to the zone; or</li> <li>• If no distance is specified in a schedule to the zone, for a length of more than: <ul style="list-style-type: none"> <li>- 10 metres plus 25 per cent of the remaining length of the boundary of an adjoining lot, or</li> <li>- Where there are existing or simultaneously constructed walls or carports abutting the boundary on an abutting lot, the length of the existing or simultaneously constructed walls or carports, whichever is the greater.</li> </ul> </li> </ul>	<p>✓ <b>Standard met</b></p> <p>Wall on boundary (WOB) along north boundary:</p> <p>A maximum WOB length of 17.3 metres is permissible along the north side boundary.</p> <p>A maximum WOB length of 6.230 metres is proposed for Dwelling 1 kitchen and laundry.</p>
	<p>A new wall or carport may fully abut a side or rear boundary where slope and retaining walls or fences would result in the effective height of the wall or carport being less than 2 metres on the abutting property.</p>	<p>✓ <b>Standard met</b></p>
	<p>A building on a boundary includes a building set back up to 200mm from a boundary.</p>	
	<p>The height of a new wall constructed on or within 200 mm of a side or rear boundary or a carport constructed on or within 1 metre of a side or rear boundary should not exceed an average of 3.2 metres with no part higher than 3.6 metres unless abutting a higher existing or simultaneously constructed wall.</p>	<p>✓ <b>Standard met</b></p> <p>A maximum height of 3.3 metres is proposed for the WOB along the north side boundary, with an average height of 3.1 metres proposed.</p>

<b>Decision Guidelines</b>	Any relevant neighbourhood character objective, policy or statement set out in this scheme.	
	The design response.	
	The extent to which walls on boundaries are part of the neighbourhood character.	
	The impact on the amenity of existing dwellings.	
	The opportunity to minimise the length of walls on boundaries by aligning a new wall on a boundary with an existing wall on a lot of an adjoining property.	
	The orientation of the boundary that the wall is being built on.	
	The width of the lot.	
	The extent to which the slope and retaining walls or fences reduce the effective height of the wall.	
	Whether the wall abuts a side or rear lane.	
	The need to increase the wall height to screen a box gutter.	
<b>Objectives</b>	To ensure that the location, length and height of a wall on a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.	



**Clause 55.04-3 Daylight to existing windows objective**

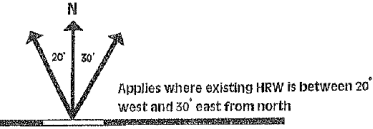
Title & Objective	Standard (Summarised)	Standard Met/Standard Not Met/NA
<b>Standard B19</b>	Buildings opposite an existing habitable room window should provide for a light court to the existing window that has a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky. The calculation of the area may include land on the abutting lot.	<p>✓ <b>Standard met</b></p> <p>Existing habitable room windows (HRW) to the south:</p> <p>The existing HRW of the adjoining dwelling to the south (at No. 36 Shepreth Avenue), are setback 2.1 metres from the edge of the window to the proposed 1.95 metre high side boundary fence.</p> <p>Given the extent of the eaves, the existing HRW maintain a minimum 1.65 metre dimension clear to the sky and a minimum light court area of 3 sqm.</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><b>NA</b></p> <p>No walls or carports more than 3 metres in height are proposed within the development that are located within close proximity to existing habitable room windows.</p>

	<p><b>Diagram B2 Daylight to existing windows</b></p>  <p>Where the existing window is above ground floor level, the wall height is measured from the floor level of the room containing the window.</p>	
<p><b>Decision Guidelines</b></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><b>Objective</b></p>	<p>To allow adequate daylight into existing habitable room windows.</p>	

### Clause 55.04-4 North-facing windows objective

Title & Objective	Standard (Summarised)	Standard Met/Standard Not Met/NA
<p><b>Standard B20</b></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</p>	<p>✓ <b>Standard met</b></p> <p>Existing habitable room windows (HRW) to the south:</p>

	<p>the boundary 1 metre, plus 0.6 metres for ever metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres, for a distance of 3 metres from the edge of each side of the window.</p> <p><b>Diagram B3 North-facing windows</b></p>	<p>The existing north facing HRW within the adjoining dwelling to the south are setback 2.1 metres from the south side boundary.</p> <p>The closest building (Dwelling 2 south elevation) within the development opposite a north facing HRW of the adjoining dwelling has a maximum height of 5.5 metres (at first floor level).</p> <p>A setback of at least 2.14 metres is required between the south elevation and the existing HRW to the south.</p> <p>A setback of a minimum 6.7 metres is proposed.</p> <p>Therefore, the proposal complies with 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>Applies where existing HRW is between 20° west and 30° east from north</p>	
<p><b>Decision Guidelines</b></p>	<p>The design response.</p> <hr/> <p>Existing sunlight to the north-facing habitable room window of the existing dwelling.</p> <hr/> <p>The impact on the amenity of existing dwellings.</p>	
<p><b>Objective</b></p>	<p>To allow adequate solar access to existing north-facing habitable room windows.</p>	

**Clause 55.04-5 Overshadowing open space objective**

Title & Objective	Standard (Summarised)	Standard Met/Standard Not Met/NA
<b>Standard B21</b>	Where sunlight to the secluded private open space of an existing dwelling is reduced, at least 75 per cent, or 40 square metres with a minimum dimension of 3 metres, whichever is the lesser area, of the secluded private open space should receive a minimum of five hours of sunlight between 9am and 3pm on 22 Sept.	<p>✓ <b>Standard met</b></p> <p>As demonstrated in the shadow diagrams provided alongside the application, the extent of overshadowing as a result of the development falls entirely within the title boundaries between 12.00 pm – 3.00 pm on 22<sup>nd</sup> of September Equinox.</p> <p>From 9 am on 22<sup>nd</sup> of September Equinox, the development will cast a level of overshadowing within the adjoining lot to the west.</p> <p>This lot currently contains a residential aged care facility (No. 63 Thomas Street Noble Park).</p> <p>Under the Scheme, a residential aged care facility is a separate land use from a dwelling. Therefore, the requirements of Standard B21 does not apply at this location.</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.	<b>NA</b>
<b>Decision Guidelines</b>	The design response.	
	The impact on the amenity of existing dwellings.	
	Existing sunlight penetration to the secluded private open space of the existing dwelling.	

	The time of day that sunlight will be available to the secluded private open space of the existing dwelling.	
	The effect of a reduction in sunlight on the existing use of the existing secluded private open space.	
<b>Objective</b>	To ensure buildings do not significantly overshadow existing secluded private open space.	

### Clause 55.04-6 Overlooking objective

Title & Objective	Standard (Summarised)	Standard Met/Standard Not Met/NA
<b>Standard B22</b>	<p>A habitable room window, balcony, terrace, deck, or patio should be located and designed to avoid direct views into the secluded private open space of an existing dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio. Views should be measured within a 45 degree angle from the plane of the window or perimeter of the balcony, terrace, deck or patio, and from a height of 1.7 metres above floor level.</p> <p><b>Diagram B4 Overlooking open space</b></p>	<p>✓ <b>Standard met</b></p> <p>Habitable room window facing north: Dwelling 2 is provided with a habitable room window on the first floor level within Bed 2, which faces the adjoining private open space of the existing dwelling to the north. Dwelling 2 Bed 2 is provided with obscure glazing to a minimum 1.7 metres above finished floor level.</p> <p>Habitable room window facing west: Dwelling 3 is provided with a habitable room window on the first floor level within the retreat/landing, which faces the adjoining private open space of the aged care facility. This window is provided with obscure glazing to a minimum 1.7 metres above finished floor level.</p>

		<p>Habitable room windows facing south:</p> <p>Dwellings 1 and 2 are provided with south facing habitable room windows on the first floor levels, opposite the existing dwelling on the adjoining lot.</p> <p>Dwelling 1 bedroom window facing south is provided with a minimum sill height of 1.7 metres above the finished floor level.</p> <p>Dwelling 2 Bed 1 window facing south is provided with obscure glazing to a minimum 1.7 metres above finished floor level.</p> <p>Dwelling 2 bed 2 window facing south is not shown with any screening measures. Given the window will overlook into an existing secluded private open space (as demonstrated in the overlooking diagram on the plans) a condition would require this window to be provided with obscure glazing to a minimum 1.7 metres above finished floor level.</p>
	<p>A habitable room window, balcony, terrace, deck or patio with a direct view into a habitable room window of existing dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio should be either:</p> <ul style="list-style-type: none"> <li>• Offset a minimum of 1.5 metres from the edge of one window to the edge of the other.</li> <li>• Have sill heights of at least 1.7 metres above floor level.</li> <li>• Have fixed, obscure glazing in any part of the window below 1.7 metre above floor level.</li> </ul>	<p>✓ <b>Standard met</b></p> <p>As above.</p>

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

**Clause 55.04-7 Internal views objective**



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

### Clause 55.04-8 Noise impacts objectives

Title & Objective	Standard (Summarised)	Standard Met/Standard Not Met/NA
<b>Standard B24</b>	Noise sources, such as mechanical plant, should not be located near bedrooms of immediately adjacent existing dwellings.	<b>✓ Standard met</b> No noise sources are positioned near existing bedrooms of the adjoining dwellings.
	Noise sensitive rooms and secluded private open spaces of new dwellings and residential buildings should take into account of noise sources on immediately adjacent properties.	<b>✓ Standard met</b>
	Dwellings and residential buildings close to busy roads, railway lines or industry should be designed to limit noise levels in habitable rooms.	<b>NA</b> The site is not within close proximity to busy roads, railway lines or existing industry uses.

<b>Decision Guidelines</b>	The design response.	
<b>Objectives</b>	To contain noise sources within development that may affect existing dwellings.	
	To protect residents from external noise.	

### Clause 55.05-1 Accessibility objective

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

### Clause 55.05-2 Dwelling entry objective

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

### Clause 55.05-3 Daylight to new windows objective

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

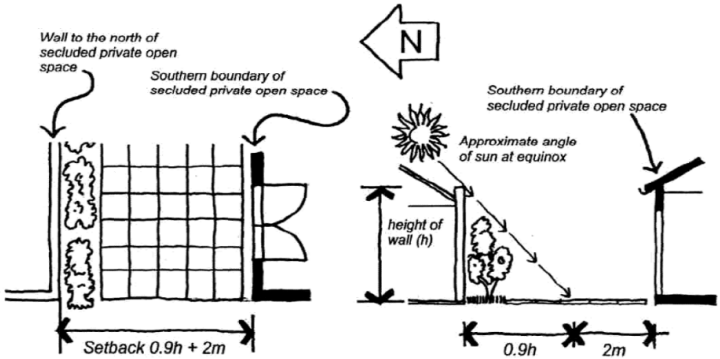
### Clause 55.05-4 Private open space objective

Title & Objective	Standard (Summarised)	Standard Met/Standard Not Met/NA

<p><b>Standard B28</b></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><b><u>GRZ1: “An area of 50 square metres of ground level, private open space, with an area of secluded private open space at the side or rear of the dwelling with a minimum area of 30 square metres and a minimum dimension of 5 metres and convenient access from a living room; or A balcony or rooftop with a minimum area of 10 square metres with a minimum width of 2 metres that is directly accessible from the main living area.”</u></b></p>	<p>✓ <b>Standard met</b></p> <table border="1" data-bbox="1281 304 1964 959"> <thead> <tr> <th data-bbox="1281 304 1485 389">Dwelling</th> <th data-bbox="1485 304 1709 389">Private Open Space (POS)</th> <th data-bbox="1709 304 1964 389">Secluded Private Open Space</th> </tr> </thead> <tbody> <tr> <td data-bbox="1281 389 1485 579">Dwelling 1</td> <td data-bbox="1485 389 1709 579">127.7 sqm (inclusive of the front setback)</td> <td data-bbox="1709 389 1964 579">33 sqm with a minimum dimension of 5.180 metres and convenient access to the living room</td> </tr> <tr> <td data-bbox="1281 579 1485 769">Dwelling 2</td> <td data-bbox="1485 579 1709 769">52 sqm</td> <td data-bbox="1709 579 1964 769">52 sqm with a minimum dimension of 5 metres and convenient access to the living room</td> </tr> <tr> <td data-bbox="1281 769 1485 959">Dwelling 3</td> <td data-bbox="1485 769 1709 959">61 sqm</td> <td data-bbox="1709 769 1964 959">30 sqm with a minimum dimension of 5 metres and convenient access to the living room</td> </tr> </tbody> </table> <p>As demonstrated in the table above, the proposal complies with Schedule 1 of the General Residential Zone.</p>	Dwelling	Private Open Space (POS)	Secluded Private Open Space	Dwelling 1	127.7 sqm (inclusive of the front setback)	33 sqm with a minimum dimension of 5.180 metres and convenient access to the living room	Dwelling 2	52 sqm	52 sqm with a minimum dimension of 5 metres and convenient access to the living room	Dwelling 3	61 sqm	30 sqm with a minimum dimension of 5 metres and convenient access to the living room
Dwelling	Private Open Space (POS)	Secluded Private Open Space												
Dwelling 1	127.7 sqm (inclusive of the front setback)	33 sqm with a minimum dimension of 5.180 metres and convenient access to the living room												
Dwelling 2	52 sqm	52 sqm with a minimum dimension of 5 metres and convenient access to the living room												
Dwelling 3	61 sqm	30 sqm with a minimum dimension of 5 metres and convenient access to the living room												

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

### Clause 55.05-5 Solar access to open space objective

Title & Objective	Standard (Summarised)	Standard Met/Standard Not Met/NA
<p><b>Standard B29</b></p>	<p>The private open space should be located on the north side of the dwelling or residential building, if appropriate.</p>	<p>✓ <b>Standard met</b></p> <p>The private open space areas provided to the development are positioned to the north of the site.</p>
	<p>The southern boundary of secluded private open space should be set back from any wall on the north of the space at least <math>(2 + 0.9h)</math> metres, where 'h' is the height of the wall.</p> <p><b>Diagram B5 Solar access to open space</b></p> 	<p><b>NA</b></p> <p>No north walls are located within the secluded private open space areas on site.</p>
	<p>The design response.</p>	

<b>Decision Guidelines</b>	The useability and amenity of the secluded private open space based on the sunlight it will receive.	
<b>Objective</b>	To allow solar access into the secluded private open space of new dwellings and residential buildings.	

### Clause 55.05-6 Storage objective

<b>Title &amp; Objective</b>	<b>Standard (Summarised)</b>	<b>Standard Met/Standard Not Met/NA</b>
<b>Standard B30</b>	Each dwelling should have convenient access to at least 6 cubic metres of externally accessible, secure storage space.	✓ <b>Standard met</b> Each dwelling is provided with external storage.
<b>Objective</b>	To provide adequate storage facilities for each dwelling.	

### Clause 55.06-1 Design detail objective

<b>Title &amp; Objective</b>	<b>Standard (Summarised)</b>	<b>Standard Met/Standard Not Met/NA</b>

<b>Standard B31</b>	<p>The design of buildings, including:</p> <ul style="list-style-type: none"> <li>• Façade articulation and detailing,</li> <li>• Window and door proportions,</li> <li>• Roof form, and</li> <li>• Verandahs, eaves, and parapets,</li> </ul> <p>should respect the existing or preferred neighbourhood character.</p>	<p>✓ <b>Standard met</b></p> <p>The design of the buildings is in keeping with the rhythm of the street, by providing each dwelling with hipped roof forms, façade articulation and visual interest via a mix of materials and finishes on both levels.</p> <p>Windows and doors facing the street are similar in scale and proportions; and respect the existing and preferred neighbourhood character of the area.</p>
	<p>Garages and carports should be visually compatible with the development and the existing or preferred neighbourhood character.</p>	<p>✓ <b>Standard met</b></p> <p>The car parking facilities are visually integrated into the development and do not dominate the site when viewed from the street and adjoining dwellings. Therefore, the design response reflects the existing and preferred neighbourhood character of the area.</p>
<b>Decision Guidelines</b>	<p>Any relevant neighbourhood character objective, policy or statement set out in this scheme.</p>	
	<p>The design response.</p>	
	<p>The effect on the visual bulk of the building and whether this is acceptable in the neighbourhood setting.</p>	
	<p>Whether the design is innovative and of a high architectural standard.</p>	
<b>Objective</b>	<p>To encourage design detail that respects the existing or preferred neighbourhood character.</p>	



### Clause 55.06-2 Front fences objective

Title & Objective	Standard (Summarised)	Standard Met/Standard Not Met/NA						
	<p>A front fence within 3 metres of a street should not exceed:</p> <ul style="list-style-type: none"> <li>The maximum height specified in a schedule to the zone, or  <b><u>All schedules to all residential zones:</u></b>  <i>“Maximum 1.5 metre height in streets in Transport Road Zone 2                      1.2 metre maximum height for other streets”</i></li> <li>If no maximum height is specified in a schedule to the zone, the maximum height specified in Table B3.  <b>Table B3 Maximum front fence height</b></li> </ul> <table border="1" data-bbox="566 1098 1245 1193"> <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><b>NA</b></p> <p>No front fencing is proposed.</p>
Street Context	Maximum front fence height							
Streets in a Transport Zone 2	2 metres							
Other streets	1.5 metres							
	<p>Any relevant neighbourhood character objective, policy or statement set out in this scheme.</p>							

<b>Decision Guidelines</b>	The design response.	
	The setback, height and appearance of front fences on adjacent properties.	
	The extent to which slope and retaining walls reduce the effective height of the front fence.	
	Whether the fence is needed to minimise noise intrusion.	
<b>Objective</b>	To encourage front fence design that respects the existing or preferred neighbourhood character.	

### Clause 55.06-3 Common property objectives

Title & Objective	Standard (Summarised)	Standard Met/Standard Not Met/NA
<b>Standard B33</b>	Developments should clearly delineate public, communal, and private areas.	<p>✓ <b>Standard met</b></p> <p>The development delineates public and private areas.</p>
	Common property, where provided, should be functional and capable of efficient management.	<p>✓ <b>Standard met</b></p> <p>The shared accessway provided to all dwellings will be common property and is capable of management.</p>
<b>Objectives</b>	To ensure that communal open space, car parking, access areas and site facilities are practical, attractive, and easily maintained.	
	To avoid future management difficulties in areas of common ownership.	

### Clause 55.06-4 Site services objectives

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



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### 3 PUBLIC QUESTION TIME

**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.
  - iii) The Chairperson shall call on members of the gallery who have submitted an accepted question to ask their question verbally if they wish.
- e) The Chairperson, Chief Executive Officer or delegate may then direct that question to be answered by a nominated Councillor or member of Council staff.



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- f) No debate on, or discussion of, a question or an answer will be permitted other than for the purposes of clarification.
  - g) 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).
  - h) 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.
  - i) The text of each question asked and the response will be recorded in the minutes of the Meeting.



## 4 OFFICERS REPORTS - PART 2

### 4.1 CONTRACTS

#### 4.1.1 Contract No. 2324-25 CCTV Inspections and Cleaning of Stormwater Pipes, Pits, Gross Pollutant Traps (GPTs) & Associated Maintenance Works

**Responsible Officer:** Executive Director City Futures  
**Attachments:** 1. CONFIDENTIAL REDACTED - TDC Business Profile [4.1.1.1 - 1 page]

#### Executive Summary

1. This report details the tender process undertaken to select a suitably qualified and experienced contractor for the provision of **Closed-Circuit Television (CCTV) Inspection and Cleaning of Stormwater Pipes, Pits, Gross Pollutant Traps (GPT) and Associated Maintenance Works** for the City of Greater Dandenong (CGD). This is a Lump Sum, and a Schedule of Rates based contract.
2. The initial term of the contract is three (3) years from the date of commencement with the option to extend the contract by two (2) one-year extensions.
3. This report recommends that Council awards **Contract No. 2324-25** for **CCTV Inspection and Cleaning of Stormwater Pipes, Pits, Gross Pollutant Traps (GPT) and Associated Maintenance Works** to **Total Drain Cleaning Services Pty Ltd trading as TDG Environmental (ABN 17 130 467 346)**.
4. The estimated expenditure for this contract over the initial three (3) years term is One Million, Eight Hundred and Eighty-Two Thousand and Forty-Seven Dollars (\$1,882,047.00) including GST.
5. Please note that confidential information is contained in the attachments, as circulated in the confidential section of the agenda attachments, in accordance with Section 66(2) (a) of the *Local Government Act 2020*, as the information relates to contractual matters and premature disclosure may be prejudicial to the interests of Council or other persons. This item has been included in the public agenda to facilitate transparency and accountability in Council's decision making. If discussion of the confidential information in the attachments to this report is required in order for the Council to make a decision, this item will be deferred to the confidential section of the agenda.



## Background

6. Council undertakes proactive and reactive inspections, maintenance and renewals of its stormwater drainage assets and this contract is critical in making sure that these services are delivered in accordance with Council plans and programs. The Works Service Unit currently has two (2) separate contracts: one for Gross Pollutant Litter Trap (GPT) cleaning and another for drainage cleaning and CCTV inspections.
7. This new contract will merge these two (2) existing contracts into a single service, aimed at providing a more efficient solution and reducing both operational and administrative costs. Since both services achieve similar outcomes for residents of CGD, combining them will streamline operations. This consolidation was recommended as part of an internal service review conducted by the Team Leader Works and the Service Unit Leader Works and Fleet.
8. The work will consist of:
  - All labour, plant and equipment to carry out CCTV inspections;
  - All labour, plant and equipment to carry out clearing of drainage pipes and pits, GPT's (Gross Pollutant Litter Traps) including the lifting of heavy pit lids;
  - All labour, plant and equipment to carry out minor internal point repairs to drainage pipes;
  - Submission of all recordings, records, and reports of the CCTV inspections;
  - Collecting and disposing of all material removed from pits and pipes including GPT Litter Traps - recording of waste type/tonnage during clearing works and disposing at an approved Waste Management Facility;
  - Provision of evidence of inspection, clearing, blockages and point repairs (videos and/or digital photographs);
  - All safety requirements such as traffic control, confined space entry and OH&S compliances; and
  - Any other activities and items required for the satisfactory completion of all tasks associated with the work under this contract.

## Tender Process

9. This tender was advertised in The Age Newspaper and on Council's website on Saturday 25 May 2024 and at the close of tenders at 2:00PM Tuesday 18 June 2024 twelve (12) tender submissions were received as follows:

**Accomplished Plumbing Services Pty Ltd – ABN 33 151 075 875**

**ASG Industrial Pty Ltd – ABN 70 628 475 052**

**Asset Management Environmental Group Pty Ltd – ABN 53 665 485 512**

**Bryco Civil Construction Pty Ltd – ABN 67 642 143 324**

**CSA Group Pty Ltd – ABN 53 664 218 277**

**Leading Civil Solutions – ABN 59 144 036 644**

**Pipe Management Australia Pty Ltd – ABN 14 145 894 695**

**Plumbtrax Pty Ltd – ABN 11 142 872 491**

**Rangedale Drainage Services Pty Ltd – ABN 67 079 133 832**

**The Trustee for Seeker Utility Engineering Trust – ABN 35 244 968 589**



**Total Drain Cleaning Services Pty Ltd – ABN 17 130 467 346**

**Veolia Environmental Services – ABN 20 051 316 584**

10. Tenderers were required to be registered with Rapid Global (Council’s Workforce Management Software – Health and Safety Compliance) prior to the tender closing date at risk level two (2).

**Tender Evaluation**

11. The evaluation panel consisted of Council’s Service Unit Leader, Infrastructure & Utilities Contracts Coordinator, Works Foreperson and Procurement Officer.
12. The Tenders were evaluated using Council’s Weighted Attributed Value Selection Method. The advertised evaluation criteria and the allocated weightings for evaluation are as follows:

	Evaluation criteria	Weighting
1	Price	40%
2	Relevant Experience – Years in Business	15%
3	Relevant Experience – Technical	15%
4	Capability – Similar Contracts	10%
5	Capability – Plant & Equipment	2.5%
6	Capability – Personnel	2.5%
7	Social Procurement	5%
8	Local Industry	5%
9	Environmental	5%
10	OH&S Systems	Pass / Fail
11	Environmental Systems	Pass / Fail

13. The Evaluation Criteria 1-9 are given a point score between 0 (Not Acceptable) and 5 (Excellent) as detailed in the following table. Tenders were ranked by panel members against each criterion. Points were awarded on a scale 0 to 5 based on the score parameters listed below.

Score	Description
5	Excellent
4	Very Good
3	Good, better than average
2	Acceptable
1	Marginally acceptable (Success not assured)
0	Not Acceptable

14. Evaluation Criteria 10 and 11 are given a Pass or Fail via Rapid Global (Council’s Workforce Management Software – Health and Safety Compliance).





15. Each submission was assessed against all the evaluation criteria, to ensure that the tenderers met the standards and conditions required for Council contractors. A fail in any criterion would automatically exclude tenderers from further consideration for this contract. The weighted attribute points scores resulting from the assessment are shown in the following table:

Tender Name	Price Points	Non-Price Points	Total Score	OH&S	EMS	Rapid Global
Total Drain Cleaning Services Pty Ltd	1.40	2.58	3.98	PASS	PASS	Registered and compliant
Veolia Environmental Services	1.30	2.51	3.81	Not assessed	Not assessed	Registered and non-compliant
Pipe Management Australia Pty Ltd	0.70	2.35	3.05	Not assessed	Not assessed	Registered and non-compliant
Bryco Civil Construction Pty Ltd	1.59	0.81	2.40	Not assessed	Not assessed	Registered and non-compliant
Plumbtrax Pty Ltd	0.00	2.15	2.78	PASS	PASS	Registered and compliant
Accomplished Plumbing Services Pty Ltd	0.00	1.28	1.28	Non assessed	Not assessed	Registered and non-compliant

16. The tender submissions from the following companies were regarded as non-conforming for the following reasons.
- 1) ASG Industrial Pty Ltd – ABN 70 628 475 052 – Not preregistered to Rapid Global at Risk Level 2.
  - 2) Asset Management Environmental Group Pty Ltd – ABN 53 665 485 512 – Non-compliant pricing.
  - 3) CSA Group Pty Ltd – ABN 53 664 218 277 – Non-compliant pricing.
  - 4) Leading Civil Solutions – ABN 59 144 036 644 – Non-compliant pricing.
  - 5) Rangedale Drainage Services Pty Ltd – ABN 67 079 133 832 – Not preregistered to Rapid Global at Risk Level 2.
  - 6) The Trustee for Seeker Utility Engineering Trust – ABN 35 244 968 589 – Non-compliant pricing.
17. At the completion of the tender evaluation process described above, the evaluation panel agreed that the tender submission from **Total Drain Cleaning Services Pty Ltd t/a TDG Environmental – ABN 17 130 467 346** would provide the best value for money outcome to Council for the works.
18. Relevant Experience/Track Record - Total Drain Cleaning Services Pty Ltd
19. Over 16 years delivering asset inspection, service locating, stormwater and sewer asset maintenance services across Australia.
20. Have the capability to meet workloads with the resources specified in their submission.
21. Have demonstrated and proven experience in delivering the scope of works specified in the contract. They currently have several ongoing contracts with Councils across Melbourne.
22. Have been providing quality services for the cleaning and associated maintenance of stormwater assets for the City of Greater Dandenong over the past two (2) years.
23. The evaluation matrix and other supporting documents have been placed on the relevant tender file.



## Financial Implications

24. This contract has an estimated spend of \$1,882,047.00 (inc. GST), which is accommodated within existing operating Council drainage cleaning and maintenance budgets.

## Social Procurement

25. TDG Environmental ABN 17 130 467 346 have indicated that their business provides job readiness activities and employment to disadvantaged people currently *'2.3% of TDG's workforce proudly identifies as being of Aboriginal descent'*. TDG is *'committed to fostering a more inclusive and equitable workplace'* and *'has implemented several initiatives aimed at increasing employment opportunities for disadvantaged individuals. These initiatives are part of TDG's Reconciliation Action Plan (RAP).'* TDG have also indicated that their RAP contains initiatives to promote engagement with Social Enterprises. In their submission it is stated *'TDG are currently working on our Reconciliation Action Plan with key initiative that include increasing Aboriginal and Torres Strait Islander supplier diversity to support improved economic and social outcomes by December 2024.'* *'TDG is committed to supporting Indigenous communities through strategic partnerships with Indigenous-owned businesses.'* TDG *'collaborate with The Traffic Controllers for traffic management services and Collar Talent Group for labour hire services'*.

## Local Industry

26. TDG Environmental ABN 17 130 467 346 are a business operating from a depot in Dandenong, they have 16 years of experience in their industry. Currently more than 15 employees reside within the Greater Dandenong Council boundary, TDG's local presence means that in their submission they have committed to significant local content. TDG have provided a value estimate of over \$1.7 Million per annum to be spent on labour, supervision and plant needed to service this contract. Additionally, in their submission TDG have indicated major items such as truck repairs and additional drain cleaning equipment will be purchased from multiple suppliers that also operate throughout the Greater Dandenong boundary. The estimated a value of these major items is \$1.3 Million.

## Community and Stakeholder Consultation

27. Community and Stakeholder consultation not required.

## Legislative and Policy Obligations

28. This report has considered Council's legislative and policy obligations (where applicable) as outlined in the Report Considerations section detailed in the front of this Agenda. The applicable obligations considered and applied are:

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



## Conclusion

29. At the conclusion of the tender evaluation process, the panel agreed that the submission from Total Drain Cleaning Services Pty Ltd t/a TDG Environmental ABN 17 130 467 346 represented the best value outcome for Council and should be accepted due to:
30. Receiving the overall highest scoring tender submission. This scoring has been determined after considering and assessing financial factors, capability and resourcing, experience, and local, social, and environmental benefits;
  - Receiving the second lowest tendered price;
  - Their level of relevant experience working with other Victorian councils;
  - Their level of experienced staff and resources dedicated to delivering the services as per Council's specification and standards;
  - Receiving a satisfactory result for the Standard Financial & Performance Assessment (Procurement) Company Check undertaken by Corporate Scorecard; and
  - They received a Pass for their Occupational Health and Safety (OH&S) and Environmental Management Systems.

## Officer Recommendation

**That Council:**

1. **AWARDS Contract 2324-25 for CCTV Inspection and Cleaning of Stormwater Pipes, Pits, Gross Pollutant Traps and Associated Maintenance Works to Total Drain Cleaning Services Pty Ltd ABN 17 130 467 346 for an initial term of three (3) years;**
2. **NOTES that Council reserves the option to extend the initial contract term by two (2) one-year extensions; and**
3. **AUTHORISES the Chief Executive Officer to execute the contract agreements, and any associated documentation with the above contractor.**



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## 4.1.2 Building Maintenance Service Contract Extension

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***This report was deferred at the Council Meeting of 26 August 2024 so that officers could consider additional feedback. That information has been considered and it is again tabled for Council's consideration.***

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**Responsible Officer:** Chief Engineer Major Projects

**Attachments:**

1. CONFIDENTIAL REDACTED - Report BMS Contract July24 [4.1.2.1 - 1 page]
2. Building Maintenance Merit and Inspection Monthly Report May 2024 [4.1.2.2 - 2 pages]
3. CONFIDENTIAL REDACTED - Business Profile CampeynAug24 [4.1.2.3 - 1 page]
4. CONFIDENTIAL REDACTED - KnightFM Business ProfileAug24 [4.1.2.4 - 1 page]

This report contains an attachment which is deemed confidential under s 3(1)(g) of the *Local Government Act* 2020. It contains private commercial information, being information provided by a business, commercial or financial undertaking that relates to trade secrets; or, if released, would unreasonably expose the business, commercial or financial undertaking to disadvantage.

### Executive Summary

1. This report outlines the process and evaluation for the contract extension for the experienced contractor for the provision of the **Facilities Maintenance and Management Services** for the City of Greater Dandenong (CGD).
2. The Campeyn Group was awarded Contract 1718-01COL Facilities Maintenance and Management Services in 2018 in collaboration with Yarra Ranges and Cardinia Councils on an initial contract period of three (3) years with three (3) contract extension options of twenty-four (24) months. A Deed of Variation was executed in 2021 by the collaborative partners that the initial extension option term of twenty-one (21) months, second extension option term of thirty (30) months and the final extension option term of twenty-seven (27) months. The current contract expires on 31 December 2024. This contract was setup as a long-term contract (9 years including full options) as the supplier (Campeyn) has committed a large investment on resources and equipment to manage this major contract including setting up their offices in the municipality.
3. Given the overall duration of this contract to date this report recommends that Council approves and provides delegated authority to the CEO to execute the Facilities Maintenance and Management Services final contract extension with the **Campeyn Group** for a shortened period from 1 January 2025 to 31 March 2026 (fifteen months).



## Background

4. The services provided encompass plumbing, electrical, HVAC, carpentry, and general maintenance including annual planned maintenance program (around \$1million); annual cyclical maintenance program including compliant Essential Safety Measures (ESM) and fire safety (about \$600K); and reactive maintenance activities over a large asset base of over 150 habitable buildings.
5. Throughout the duration of this partnership, Campeyn has consistently fulfilled all contractual obligations, met key performance indicators (KPIs), upheld superior customer service standards, and delivered optimal value for the Council. Furthermore, notable strides in continuous improvement (Asset Management & Emergency Evacuation Plans - further detailed below) have been recognised and effectively implemented in recent years.
6. Campeyn Group is now an entity of Knight Facilities Management (Australia) as of March 2024.
7. Campeyn Group continues to function under its existing ABN, with operations continuing the same way with Council under its existing contractual arrangement.

## Key Points / Issues / Discussion

8. Please refer to the confidential attachment to this report for details of contractual / commercial rates, and benchmarking / cost comparisons to the industry rates offered to selected Councils within Victoria.
9. Campeyn consistently prioritises, ensuring that the Council receives optimal value for its investment while maintaining a high standard of quality workmanship at all sites. Collaborating with various contractors and vendors enables Campeyn to not only meet KPIs but also generate additional cost savings and other benefits for Council.
10. KPI Performance
11. Refer to Building Maintenance Merit and Inspection Monthly Report – May 2024 (Attachment 1) - Campeyn has consistently exceeded set KPI of 90% - On time completion of reactive maintenance requests.
  - Annual Planned Maintenance Program - An Annual Planned Maintenance Program of around \$1million is implemented successfully within set budgets and timelines.
  - Essential Safety Measures (ESM) Compliance - Council is 100% compliant on ESM servicing and a regime of maintenance programs is implemented by Campeyn to ensure compliance is maintained.
  - Annual Asbestos Removal Program - Campeyn has successfully completed the annual planned asbestos removal projects at various sites.
12. Since Campeyn has been performing the contract, there has been a noticeable reduction in reactive facility maintenance services, indicative of a more proactive approach to asset management. This trend is evident in the year-to-date data, where the average spend has declined.
13. The contract has mainly revolved around facility maintenance, emphasising the completion of daily tasks as the top priority. However, to assist with the strategic oversight of Councils assets and future planning, Campeyn has invested \$250,000 in Asset Future, with no expense incurred by Council, to establish evacuation plans and asset data crucial for supporting the Council's Asset Management Plan (AMP). In addition, they conducted a pilot project for the Council, introducing 3D modelling via Skand at the Castle facility, all at no cost to Council.



## Financial Implications

14. This contract had an anticipated spend in the order of \$3.3 million per year, which is accommodated within existing Council operating budgets for building maintenance.
15. Please refer to the 'Business Profile – Financial and Performance Assessment' section of this report, which notes that –
  - a. Overall, Campeyn Group has a strong book of current projects and under Knight Facilities Management (Australia) financial backing, would enhance positively its financial and technical resources going forward; thereby, maintaining the positive delivery standards of the contract.
  - b. Knight Facilities Management (Australia) is a well-established facilities management company with a good track record and sound financial capability. It has a strong book of current projects with similar or larger contract values and have completed large Facilities Management contracts.

## Community and Stakeholder Consultation

16. There was no requirement for community consultation.

## Links to the Community Vision and Council Plan

17. Links to strategic objectives from the Council Plan 2021-25:
  - A city of accessible, vibrant centres and neighbourhoods.
  - A Council that demonstrates leadership and a commitment to investing in the community.

## Business Profile - Financial and Performance Assessment

18. Council has conducted an independent standard financial and performance assessment on Campeyn Group and Knight Facilities Management (Australia). Please refer attached confidential Business Profiles.
19. The financial check on Knight Facilities Management (Australia), which is the larger group of which Campeyn is an entity of, shows the business has sound cash reserves and working capital, and has satisfactory financial capacity to undertake this contract.
20. Overall, Campeyn Group has a strong book of current projects and under Knight Facilities Management (Australia) financial backing, would enhance positively its financial and technical resources going forward; thereby, maintaining the positive delivery standards of the contract.
21. Knight Facilities Management (Australia) is a well-established facilities management company with a good track record and sound financial capability. It has a strong book of current projects with similar or larger contract values and have completed large Facilities Management contracts.
22. The financial assessment also provides consideration for Council to seek a cross guarantee with a related entity of adequate financial capacity (Knight Facilities Management Australia) for the duration of the contract, as well as participate in an ongoing financial monitoring regime during the course of the contract. Council will set this as a requirement of the extension to the contract.



23. Given the overall duration of the contract to date, it also is recommended that Council considers to go back out for market testing of these services as soon as practicable. On that basis, it is recommended that Campeyn Group be offered a shorter extension period of fifteen (15) months so as to allow sufficient time for Council to consider its delivery and service models, and prepare new contract specifications for future market engagement of any new contracts.

### Conclusion

24. The Campeyn Group consistently delivers a high standard of quality workmanship, ensuring Council receives optimal value for its building assets and their significant investment in Asset Future would complement and support Council's Asset Management Plan (AMP) and strategic oversight regarding Council's building assets and future planning.
25. This contract has a high volume of reactive maintenance activities and Campeyn has consistently met KPI's on completion of tasks within set time frames. KPI's are achieved in ensuring 100% compliance on ESM (Essential Safety Measures) and satisfactory completion of annual Planned Maintenance and Asbestos Maintenance Programs.
26. The market rates provided to the Council for this contract reflect exceptional value and are notably lower than prevailing industry standards and sets a benchmark for cost-effectiveness within the municipal landscape and delivers inherent value for the Council under the current market condition.

### Officer Recommendation

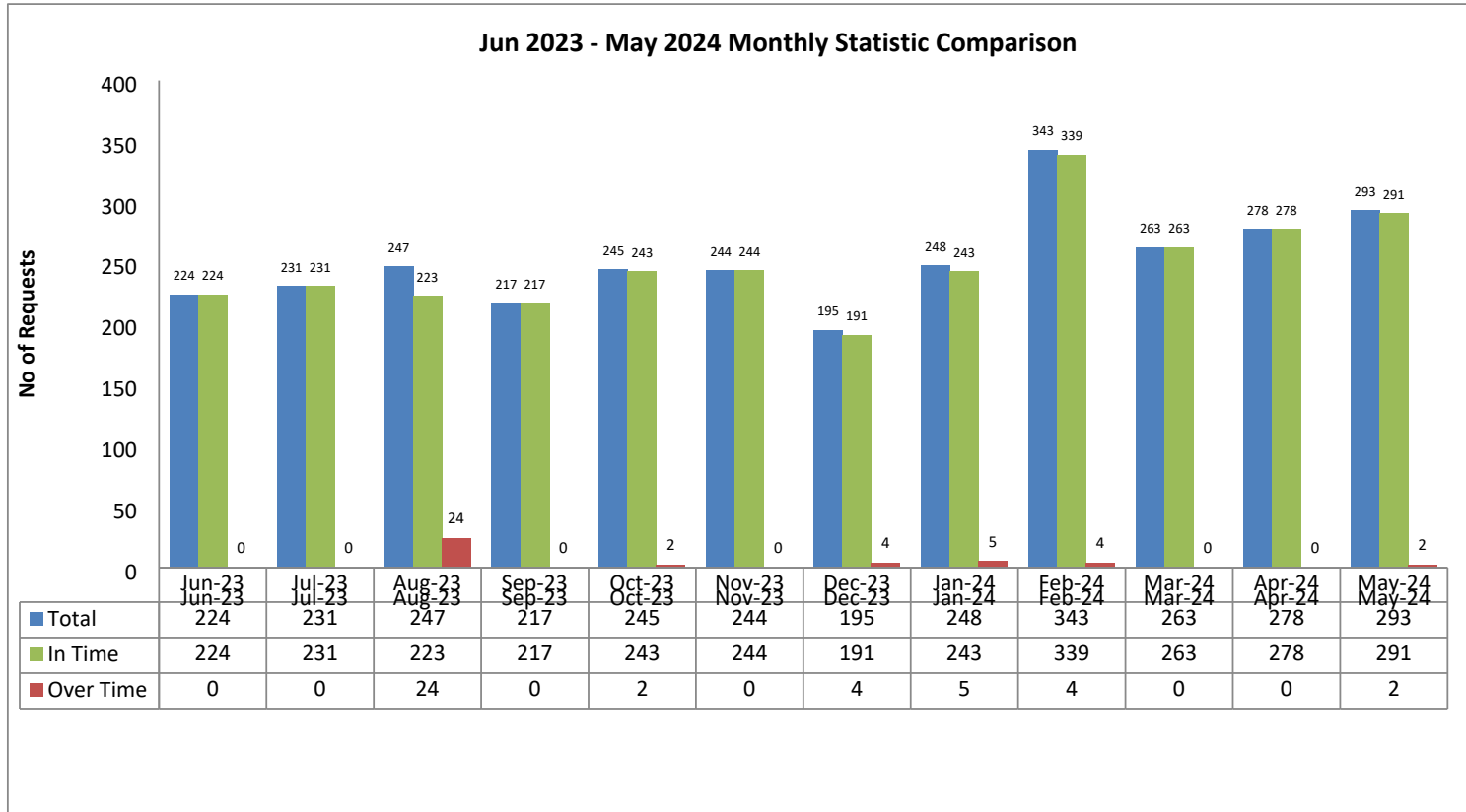
#### That Council:

- 1. APPROVES the Facilities Maintenance and Management Services final contract extension with the Campeyn Group from 1 January 2025 to 31 March 2026 (fifteen months);**
- 2. AUTHORISES the Chief Executive Officer to execute the contract agreements, and any associated documentation with the above contractor;**
- 3. NOTES as Campeyn Group is part of a larger group, a cross guarantee with the related entity of adequate financial capacity (Knight Facilities Management Australia) will be in place for the duration of the contract;**
- 4. NOTES a requirement for Knight Facilities Management Australia to participate in an ongoing financial monitoring regime during the course of the contract;**
- 5. NOTES that a review will be undertaken by the CEO prior to any future new building and facility maintenance services contracts; and**
- 6. NOTES that the CEO will provide a tender recommendation report to Council for consideration for any future new building and facility maintenance services contracts.**



### Building Maintenance Merit & Inspections Monthly Report May 2024

#### Building Maintenance Merit Monthly YTD Results (No of Requests)

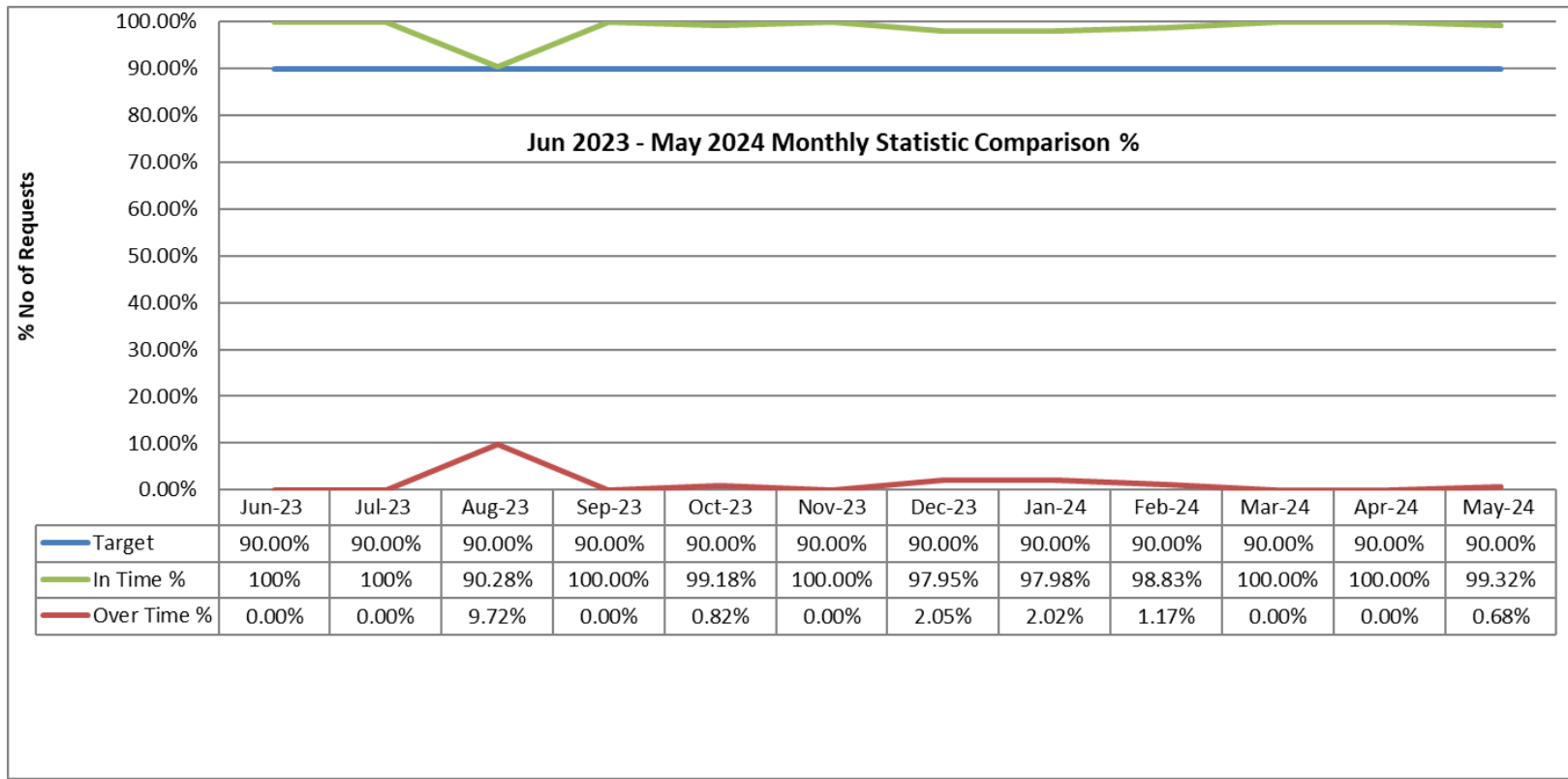


**Comments**

The May 2024 Merit total of (293) is (8) less than May 2023 monthly total of (301); and (41) more than the 12-month average of (252).



**Building Maintenance Merit Monthly YTD Statistical Results (Percentage %)**



**Comments**

The “in time” result for May 2024 was 99.32%. Campeyn’s in-time result exceeds Council’s standard of 90.00%.

This is another excellent result considering the much higher than normal merit request totals for the month of May. The higher-than-normal requests can be attributed to a combination of vandalism and a higher number of maintenance reports received from Council’s Sports & Recreation area.



### 4.1.3 Legal Services Panel Contract Extension

**Responsible Officer:** Executive Director Corporate Development  
**Attachments:** Nil

#### Executive Summary

1. This report recommends that Council approves the twelve (12) month contract extension from 23 November 2024 to 23 November 2025 for Council's existing legal panel comprised of eleven (11) law firms.



## Background

2. In November 2020, the current Contract 2021-21Q (A to K) was finalised for eleven (11) independent law firms following a tender process. These eleven (11) law firms were established as Council's preferred legal panel and were selected to ensure the provision of a comprehensive range of legal services across often diverse areas of law.
3. The initial contract period was for three (3) years from 23 November 2020 with two (2) contract extension options of twelve (12) months at Council's discretion.
4. The current contract period expires on 23 November 2024, with the contract terms stating that officers must notify the panel firms at least two (2) months in advance of extension period.
5. Business as usual (BAU) spend has been approximately \$1 million per annum over the last two (2) years.
6. Under Council's Procurement Policy 2021-2025, there is an exemption from general tender, proposal quotation and expression of interest for legal services.
7. The rationale supporting the one (1) year contract extension for Council's existing Legal Panel, is that the Municipal Association of Victoria (MAV) have advised that they are developing a new legal services panel on behalf of all Victorian councils, which has been requested by the sector.
8. More broadly, MAV are working with the local government sector to identify opportunities that not only add value but delivers greater procurement outcomes for their communities.
9. MAV has commenced reviewing the sector's legal requirements and Council officers have provided feedback to MAV regarding our legal service requirements.
1. The expected benefits of the Victorian local government legal services panel established by MAV are:
  - a. Substantial time and financial savings
  - b. Efficient and simplified supplier engagement process
  - c. A diverse approved panel of key and local legal firms
  - d. It addresses the collaboration requirements of the Victorian Local Government Act (2020)
10. This extension relates to the following 11 law firms:
  - Macquarie Local Government Lawyers
  - Sherwell Legal Pty Ltd
  - FCW Lawyers
  - KHQ Lawyers
  - Macpherson Kelley Pty Ltd
  - Maddocks
  - Meerkin and Apel
  - Moray and Agnew
  - PE Law
  - Russell Kennedy
  - CIE Legal



## **Tender Process**

11. There is no requirement to undertake any tender process as the proposal is for an extension of the existing contract with a further option term.
12. Based on our value for money principles and panel management hygiene, the recommended option is to continue the current legal services panel.

## **Governance Compliance**

### **Human Resource Implications (consider Workforce Planning and Service Statements)**

13. This item does not have an impact on existing human resources as it is currently in place.

### **Financial/Asset Resource Implications (consider Service Statements, Budget, Long Term Financial Strategy and Asset Plan)**

#### **Operating Budget Implications**

14. The financial implications associated with this report are in line with budget for BAU legal expenses in the current financial year.

#### **Asset Implications**

15. This item does not affect any existing assets.

#### **Legal/Risk Implications**

16. Downside risk of not extending the existing panel is interruption to critical legal service delivery to Council.
17. Downside risk is committing to new legal panel and not maximising the benefits available by way of the MAV legal services panel.

#### **Environmental Implications**

18. There are no environmental implications relevant to this report.

## **Community Consultation**

19. There was no requirement for community consultation.

### **Links to Community Vision, Council Plan, Strategy, Notice of Motion**

20. This item does not change the level of service that we are providing to the community.

## **Legislative and Policy Obligations**

21. This report has considered Council's legislative and policy obligations (where applicable) as outlined in the Report Considerations section detailed in the front of this Agenda. The applicable obligations considered and applied are:

- Procurement Policy 2021-2025



### **Social Procurement**

22. Not applicable as extension of existing contract.

### **Local Industry**

23. Not applicable as extension of existing contract.

### **Officer Recommendation**

**That Council APPROVES the extension of Council's currently appointed legal panel (Contract 2021-21Q (A to K)) from the current expiration date of 23 November 2024 to 23 November 2025.**



## 4.2 OTHER

### 4.2.1 Response to Notice of Motion No.36 - Enhancing Disability Access

**Responsible Officer:** Executive Manager Strategy Growth & Advocacy

**Attachments:** 1. Notice of Motion Enhancing Disability Access List of facilities A11286937 [4.2.1.1 - 2 pages]

#### Executive Summary

1. This report is the initial response to the Notice of Motion 36 Enhancing Disability Access.
2. This report outlines the outcomes from the 2020 public toilets audit, the prioritisation and cost estimation for upgrading the toilets.



## Background

3. In response to Notice of Motion 36 – Enhancing Disability Access, Council officers reviewed the 2020 audit of facilities and toilets and the associated action plan to prepare the response.
4. As part of 2020 audit, 185 locations were inspected. This includes 37 standalone toilet blocks, 52 sporting pavilions, 22 kindergartens and 74 other buildings managed by council.
5. The audits evaluated the toilets against the Building Code of Australia (BCA) and the Disability Discrimination Act (DDA) standards, examining the level of compliance.
6. Based on the audit findings, the required interventions have been categorised into three main levels of work: minor, moderate, and major; (details in attachment)
  - Minor works (e.g., adjusting the height of rails): <\$20,000
  - Moderate works (typically retrofitting within an existing building without triggering additional building permit requirements): \$20,000 – \$250,000
  - Major works (involving significant alterations to a building or replacement): >\$250,000
7. An action plan has been developed to include estimated costs, prioritisation with proposed timelines for implementation.
8. The prioritisations will be discussed with the stakeholders for feedback before being finalised.

## Key Points / Issues / Discussion

9. Council is required to meet the minimum standards set by legislation, which are designed to address the needs of most people with disabilities. However, compliance with all legislation does not necessarily mean a facility is accessible for all due to the diversity of needs.
10. There are three main categories of accessible toilets designed to meet the diverse needs of different user groups.
  - **Ambulant toilets** are specifically designed for those with ambulant disabilities that do not require the extra space that is provided by Accessible toilets. Primarily, they are for those that do not require the use of a wheelchair, for example, those with sensory loss, arthritis or require the use of a walking frame.
  - **Accessible toilets** are specifically designed to provide enough space to accommodate wheelchair access and assistance when transferring from wheelchair to toilet. Accessible toilets include features such as lower mirrors and washbasins, contrasting toilet seat colour, grab rails and braille signage.
  - **Changing Places** facilities are larger than standard accessible toilets and have extra features and more space to meet the needs of people with disability and their carers.
11. Nine existing toilets have been designated for design or upgrades as part of the 2024-2025 Capital Budget.
12. Based on the cost estimation for different level of works (minor, moderate and major), it is estimated that:
  - up to \$240,000 is required for minor works across 12 toilets
  - up to \$4,000,000 is required for moderate works across 16 toilets
  - the estimation for the major works (anything over \$250,000) is not possible without a proper design.

## Financial Implications

13. There are no financial implications associated with this report within the current budget cycle.
14. Proposed projects will be considered as part of the 25/26 capital works and the updated 10-Year Asset Plan.



## Community and Stakeholder Consultation

15. Consultation with the Disability Advisory Committee to review the prioritisation of the projects will occur at the next Disability Advisory Committee meeting.

## Links to the Community Vision and Council Plan

16. This report is consistent with the following principles in the Community Vision 2040:

- Embrace diversity and multiculturalism.

17. This report is consistent with the following strategic objectives from the Council Plan 2021-25:

- A socially connected, safe and healthy city.

## Legislative and Policy Obligations

18. This report has considered Council's legislative and policy obligations (where applicable) as outlined in the Report Considerations section detailed in the front of this Agenda. The applicable obligations considered and applied are:

- Related Council Policies, Strategies or Frameworks.

## Conclusion

19. Initial response to the Notice of Motion 36 Enhancing Disability Access has been developed with further consultation to occur.

## Officer Recommendation

**That Council NOTES the information in the initial response to the Notice of Motion 36 Enhancing Disability Access, while further consultation proceeds.**



**Attachment- Notice of Motion 36 Enhancing Disability Access**

**List of Facilities inspected as part of 2020 audit:**

**1. Standalone Public Toilets**

<b>Name of the facility</b>	<b>Level of intervention required</b>
Edinburgh Reserve Toilet	Minor
Menzies Avenue Toilet Block	Minor
Roth Hetherington Toilet Block	Minor
Warner Reserve Toilet Block	Minor
John Hemmings Memorial Park Toilet	Minor
Burden Park Toilet	Minor
Somerfield Drive North Toilet Block	Moderate
Logis Boulevard Toilet Block	Minor

**2. Community Facilities and Hireable spaces**

<b>Name of the facility</b>	<b>Level of intervention required</b>
39 Clow Street	Minor
Jan Wilson Community Centre	Moderate
Rowley Allen Senior Citizens	Moderate
Springvale Senior Citizens Centre	Moderate
Benga House	Major (Historic overlay restriction)
Frederick Wachter Clubrooms	Moderate (will be consolidated with Pavilion as per masterplan)
Laurel Lodge	Major (Heritage overlay restrictions)

**3. Sport Pavilions**

<b>Name of the facility</b>	<b>Level of intervention required</b>
Peter Mathison Pavilion (Alex Nelson Reserve)	Minor
Ross Reserve Athletics/Soccer	Minor
Frederick Wachter Tennis Pavilion	Moderate
Ross Reserve Social Club (Athletics)	Moderate
Shepley Miller Pavilion	Moderate
Rowley Allen Bowls Pavilion	Major
Lois Twohig Pavilion	Major (Structural)
Lois Twohig Pétanque	Moderate
Noble Park Reserve Bowls Pavilion	Moderate – Not currently managed by Council
Noble Park Reserve Football Pavilion	Minor – Not currently managed by Council
Noble Park Reserve Tennis Pavilion	Moderate – Not currently managed by Council

Frederick Wachter Reserve Pavilion	Major (Structural) will be consolidated with the Clubrooms as per masterplan
Parkfield Reserve Pavilion	Minor (Pavilion due for replacement under masterplan)

#### 4. Other Buildings

Name of the facility	Level of intervention required
Outlook Drive Playgroup	Moderate
Heritage Kindergarten and MCH	Moderate
Civic Archive	Major
Dandenong South Primary School Kindergarten	Portable Building. Major works
Fifth Avenue Child Care	Moderate
Dandenong Lapidary Club	Major (Structural – will require replacement of building)
Indo Chinese Society	Moderate
Former Springvale MCH	Moderate
Burden Park Band Rooms	Moderate (To be demolished as per masterplan)
Market Street Child Care	Major (To be demolished/sold as part of Dandenong Community Hub)
Minaret Kindergarten	Major (To be demolished)



## 4.2.2 List of Registered Correspondence to Mayor Councillors

**Responsible Officer:** Manager Governance, Legal & Risk

**Attachments:** 1. Correspondence Received 19 - 30 August 2024 [4.2.2.1 - 2 pages]

### Executive Summary

1. Subsequent to past Council resolutions in relation to the listing of registered incoming correspondence addressed to the Mayor and Councillors, Attachment 1 to this report provides a list of this correspondence for the period 19 – 30 August 2024.

### Officer Recommendation

**That the listed items for the period 19 – 30 August 2024 provided in Attachment 1 to this report be received and noted.**

# Objective

CONNECTED. COLLABORATIVE. COMMUNITY.

## Correspondences addressed to the Mayor and Councillors received between 19/08/24 & 30/08/24 - for officer action - total = 1

Correspondence Name	Correspondence Dated	Date Record Created	Objective ID	User Currently Assigned
An email to Councillors from Strathfield Council requesting their support of the draft bill to establish a Commonwealth Savings Postal Bank (CPSB).	22-Aug-24	22-Aug-24	fA327242	Mayor & Councillors Office

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

## Objective

CONNECTED. COLLABORATIVE. COMMUNITY.

### Correspondences addressed to the Mayor and Councillors received between 19/08/24 & 30/08/24 - for information only - total = 5

Correspondence Name	Correspondence Dated	Date Record Created	Objective ID	User Currently Assigned
An invitation to the Mayor and Councillors from the HWPL Victoria Branch to the webinar: HWPL - Promoting Harmony Amidst Diversity.	19-Aug-24	19-Aug-24	A11257144	Mayor & Councillors Office
An invitation to the Mayor from the Melbourne Malaysian Indian Cultural Club to the event which will take place in the first quarter of 2025.	23-Aug-24	23-Aug-24	A11271646	Mayor & Councillors Office
An email to the Mayor from the The Hon Sonya Kilkeny MP about the Webster Street Level Crossing Removal Project.	29-Aug-24	29-Aug-24	A11288506	Mayor & Councillors Office
An invitation to the Mayor and Councillors from the Burden Park Bowling Club to their season opening.	29-Aug-24	29-Aug-24	A11287018	Mayor & Councillors Office
An invitation to the Mayor from the Sikh Volunteers Australia INC to the event: inauguration of our new kitchen facility.	30-Aug-24	30-Aug-24	A11291139	Mayor & Councillors Office

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



### 4.2.3 Draft Minutes of Springvale Community Hub Committee Meeting- 6 June 2024

**Responsible Officer:** Executive Director Community Strengthening

**Attachments:** 1. Draft Minutes of the Springvale Community Hub Committee meeting 20240606 [4.2.3.1 - 4 pages]

#### Executive Summary

1. At the Council meeting held 23 April 2018, Council resolved in part to *invite Advisory Committees and Reference Groups to submit meeting minutes for Council endorsement*. This resolution also allowed interested Councillors (and those that attend these Committees and Reference Groups) to speak to the meeting about items discussed at these meetings.
2. This report recommends that the Draft Minutes of the Springvale Community Hub Committee meeting held on 6 June 2024 as provided in Attachment 1 to this report be noted by Council.



## Background

3. Greater Dandenong Council is represented on a wide range of Committees, Reference Groups and Advisory Groups which frequently reflect the interests of individual Councillors in serving the broader community in their role. A full listing of these appointments is confirmed each November at Council's Meeting to elect the Mayor and Deputy Mayor and is available via Council's website.
4. The resolution of Council made on 23 April 2018 provides for Minutes of meetings held by Advisory Committees or Reference Groups to be submitted to Council for information purposes and for noting. To ensure they are provided to Council in a timely manner, Minutes of these Advisory Committees or Reference Groups are submitted to Council typically in a draft form (in that they have not yet been adopted by the relevant Committee). If significant material changes occur when they are adopted by the Advisory Committee or Reference Group, then those particular Minutes would then be resubmitted to Council for noting.
5. As such, Draft Minutes are provided as Attachment 1 to this report.
6. There are no financial implications associated with the development and submission of this report.

## Links to the Community Vision and Council Plan

7. This report is consistent with the following principles in the Community Vision 2040:
  - Safe and peaceful community.
  - Embrace diversity and multiculturalism.
  - Sustainable environment.
  - Art and culture.
8. This report is consistent with the following strategic objectives from the Council Plan 2021-25:
  - 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 Council that demonstrates leadership and a commitment to investing in the community.

## Legislative and Policy Obligations

9. This report has considered Council's legislative and policy obligations (where applicable) as outlined in the Report Considerations section detailed in the front of this Agenda. The applicable obligations considered and applied are:
  - The Overarching Governance Principles of the *Local Government Act 2020*.
  - The *Gender Equality Act 2020*.
  - *Victorian Charter of Human Rights and Responsibilities 2006*.
  - Climate Change and Sustainability.



### **Officer Recommendation**

**That Council NOTES the Draft Minutes of the meeting for the Springvale Community Hub Committee as provided in Attachment 1 to this report.**







	<p>member to attend a committee meeting- Governance declined to attend, advising that nothing had changed for them to update the committee on.</p> <ol style="list-style-type: none"> <li>5. Additional discussion around the length of the Café lease and whether the Café offers Bring your Own (BYO) cup discount.</li> <li>6. Send an email with the Committee vacancy link to committee members- Actioned.</li> <li>7. Officer to send out calendar invite to Committee Members with next meeting date- Actioned.</li> </ol>	<p>Council officers report back to the committee on lease timing for the Café and if there is a BYO cup discount promoted with a signage.</p>	<p>officers</p>
<p><b>4.</b></p>	<p><b>Conflicts of Interest</b> No conflicts of interest in relation to agenda.</p>		
<p><b>5.</b></p>	<p><b>Update on Springvale Community Hub free trial proposal</b></p> <p>Council officers provided an update to the Committee, after progressing the proposal to the Executive Director of Community Strengthening.</p> <p>Officers acknowledged the good intent the Committee has with the proposal; however, Council officers have recommended not to proceed with the trial. It was noted that the proposal:</p> <ol style="list-style-type: none"> <li>1. Excludes a large majority of groups due to eligibility requirements.</li> <li>2. Concerns it doesn't include a plan on what is to happen post the trial.</li> <li>3. Concerns it doesn't consider the potential negative feedback from other venues in Greater Dandenong and how they might view the proposal and undercutting their potential rental income or precedent setting.</li> <li>4. Concerns it doesn't address how requirements for groups getting free hire met the Strategic or Action Plan requirements.</li> <li>5. Council has not received feedback from community requesting a free room hire, but more how Council supports groups to access the rooms/facilities.</li> </ol> <p>Officers also updated the Committee that the feedback from the proposal has been considered and incorporated into the draft Community Facilities Access and Use policy (as previously identified) which officers were aiming to have out for public consultation before caretaker period.</p> <p>There was an extensive discussion among Committee members including:</p> <ul style="list-style-type: none"> <li>• No additional opportunity to make further changes to the proposal for consideration.</li> <li>• Request that is proposal is a trial to inform the policy work.</li> <li>• Whether there needs to be a defined end point or outcome at the end of the trial.</li> </ul>		





	<p>Ideas around promoting the community members and groups using the space were discussed. Showcase some of the volunteers and the community exhibition space in promotional material like the eNews and social media.</p> <p>Discussion of cost of translating promotional material. It might be more pragmatic to do targeted translating for specific events and activities.</p>		
7.	<p><b>Venue Booking System Update</b> Officers provided an update on the process of rolling out the new bookings system.</p> <p>The Committee noted the value of community members being invited to participate in user experience testing of the new system prior to the full go- live.</p> <p>Community members may spot issues that can be addressed that may not be obvious to officers.</p> <p>The Committee requested that members be given an opportunity to participate in user experience testing of the system.</p>	<p>Council officers to ask the project team if community members can be involved with testing.</p>	<p>Council officers</p>
8.	<p><b>Springvale Community Hub Report</b> No comments.</p>		
9.	<p><b>Committee vacancy update</b></p> <p>Officer provided an update on the vacant membership and approval process. Applicants are in the process of being interviewed and will progress to a Council meeting.</p> <p>Discussion around Committee members who have not regularly attended Committee meetings and whether they maintain membership.</p>	<p>Agenda discussion on having one committee for Community Hubs once Keysborough South Community hub (KSCH) is open at the next committee meeting (August).</p>	<p>Council officers</p>
10.	<p><b>Next Meeting</b></p> <p>Next meeting Thursday 1 August 5.45pm</p> <p>Extraordinary meeting proposed by Committee for 11 July 5.45pm for discussion of the Community Facilities Policy.</p>	<p>Officer to send out calendar invite to Committee Members with next meeting date (August). Council officers to consult with Engagement team for consultation process for policy.</p>	<p>Council Officers</p>
<p><b>Meeting Closed: 7:32pm</b></p>			



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## 5 NOTICES OF MOTION

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

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



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

The principal 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.



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## 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; and
- 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.



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## 8 CLOSE OF BUSINESS