



**GREATER
DANDENONG**
City of Opportunity

AGENDA

ORDINARY COUNCIL MEETING

MONDAY, 26 FEBRUARY 2018

Commencing at 7:00 PM

COUNCIL CHAMBERS

225 Lonsdale Street, Dandenong VIC 3175

TABLE OF CONTENTS

ITEM	SUBJECT	PAGE NO
1	MEETING OPENING	1
1.1	ATTENDANCE	1
1.2	OFFERING OF PRAYER	1
1.3	CONFIRMATION OF MINUTES OF PREVIOUS MEETING	1
1.4	ASSEMBLIES OF COUNCIL	2
1.5	DISCLOSURES OF INTEREST	3
2	OFFICERS' REPORTS	4
2.1	DOCUMENTS FOR SEALING	4
	2.1.1 Documents for Sealing	4
2.2	DOCUMENTS FOR TABLING	6
	2.2.1 Petitions and Joint Letters	6
2.3	CONTRACTS	18
	2.3.1 Contract No. 1718-22 Construction of Walker Street Stage One (Amended)	18
2.4	STATUTORY PLANNING APPLICATIONS	22
	2.4.1 Planning Decisions Issued by Planning Minister's Delegate - December 2017	22
	2.4.2 Planning Delegated Decisions Issued - December 2017	23
	2.4.3 Planning Decisions Issued by Planning Minister's Delegate - January 2018	33
	2.4.4 Planning Delegated Decisions Issued - January 2018	34
	2.4.5 Town Planning Application - No. 144 Stanley Road, Keysborough (Planning Application No. PLN15/0679.01)	45

2.5	OTHER	106
2.5.1	Report on Matters Discussed at Councillor Briefing Sessions - 29 January & 5 February 2018	106
2.5.2	List of Registered Correspondence to Mayor and Councillors	109
3	NOTICES OF MOTION	112
4	REPORTS FROM COUNCILLORS/DELEGATES AND COUNCILLORS' QUESTIONS	113
5	QUESTION TIME - PUBLIC	114
6	URGENT BUSINESS	115

1 MEETING OPENING

1.1 ATTENDANCE

Apologies

1.2 OFFERING OF PRAYER

As part of Council's commitment to recognising the cultural and spiritual diversity of our community, the prayer this evening will be offered by Imam Ismet Purdic Efendija from the Bosnian Herzegovinian Islamic Mosque, a member of the Greater Dandenong Interfaith Network.

1.3 CONFIRMATION OF MINUTES OF PREVIOUS MEETING

Ordinary Meeting of Council held 12 February 2018.

Recommendation

That the minutes of the Ordinary Meeting of Council held 12 February 2018 be confirmed.

1.4 ASSEMBLIES OF COUNCIL

The following assemblies of Council occurred in the period 7 December 2017 to 21 February 2018:

Date	Meeting Type	Councillors Attending	Topics Discussed & Disclosures of Conflict of Interest
12/02/18	Councillor Briefing Session	Youhorn Chea, Matthew Kirwan (part), Angela Long, Jim Memeti, Sean O'Reilly, Maria Sampey (part), Heang Tak, Loi Truong	<ul style="list-style-type: none"> - Future of Recycling. - Upcoming Noble Park Station site visit hosted by LXRA. - Agenda items for the Council Meeting of 12 February 2018.
14/02/18	Community Safety Advisory Committee	Angela Long	<ul style="list-style-type: none"> - Community Safety Advisory Committee Meeting.
19/2/18	Councillor Briefing Session	Youhorn Chea, Tim Dark (part), Angela Long, Matthew Kirwan, Zaynoun Melhem (part), Sean O'Reilly	<ul style="list-style-type: none"> - Recycling Industry Update. - Recent sport and recreation grant applications. - Future of the LXRA project. - Strategic Property Register (Confidential). - Review of Local Government Bill – Council's Submission. - Outcome of Community Engagement Annual Plan/Budget. - Agenda items for the Council Meeting of 26 February 2018.

Recommendation

That the assemblies of Council listed above be noted.

1.5 DISCLOSURES OF INTEREST

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

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

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

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

2 OFFICERS' REPORTS

2.1 DOCUMENTS FOR SEALING

2.1.1 Documents for Sealing

File Id: A2683601
Responsible Officer: Director Corporate Services

Report Summary

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

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

Recommendation Summary

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

2.1.1 Documents for Sealing (Cont.)

Item Summary

There are two [2] items being presented to Council's meeting of 26 February 2018 for signing and sealing as follows:

1. An Instrument of Appointment of Authorised Officer under the provisions of the Local Government Act 1989, Planning and Environment Act 1987, Environment Protection Act 1970, Subdivision Act 1988, Victorian Civil and Administrative Tribunal Act 1998, Sex Work Act 1994, Heritage Act 1995, Land Acquisition and Compensation Act 1986, any Rules, Regulations and other sub-ordinate instruments or delegated legislation (including the Greater Dandenong Planning Scheme) made under the provisions and enactments described; and any By-Law or Local Laws made from time to time. This authorisation 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:
 - Charlotte McGillivray; and
2. A letter of recognition to Lilette Philippe, Corporate Services for 30 years of service to the City of Greater Dandenong.

Recommendation

That the listed documents be signed and sealed.

2.2 DOCUMENTS FOR TABLING

2.2.1 Petitions and Joint Letters

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

Report Summary

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

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

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

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

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

2.2.1 Petitions and Joint Letters (Cont.)

Petitions and Joint Letters Tabled

Council received no new petitions or joint letters prior to the Council Meeting of 26 February 2018.

N.B: A summary of the progress of ongoing change.org petitions has been provided in the attachment to this report.

Recommendation

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

2.2.1 Petitions and Joint Letters (Cont.)

DOCUMENTS FOR TABLING

PETITIONS AND JOINT LETTERS

ATTACHMENT 1

PETITIONS AND JOINT LETTERS

PAGES 10 (including cover)

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

2.2.1 Petitions and Joint Letters (Cont.)

Date Received	Petition Text (Prayer)	No of Petitioners	Status	Responsible Officer Response
8 January 2018	<p>Petition – Cover letter</p> <p>A letter addressed to the President of the School Council Wooranna Park Primary School, Dandenong North.</p> <p>I write to you behalf of all the residents regarding the nuisance of heavy traffic and excessive noise caused by all the hired/booked activities occurring during weeknights and weekends at the Terry O'Connor Centre.</p> <p>We constantly struggle to get out of our driveways through the heavy traffic of vehicles that park and drive up and down Wondalga Avenue and Gibb Street Dandenong North as access to the Terry O'Connor Centre and that many of us residents have been subject to near incidents through these drivers not abiding by the road law.</p> <p>We are only asking as residents and ratepayers to be able to safely and peacefully live in our own home and street.</p> <p>In support of the above, I enclose a petition, footage and audio of the excessive noise and traffic for your perusal, seeking your attention that appropriate and due consideration is taken for a satisfactory outcome.</p> <p>Please note that the City of Greater Dandenong Council has also been provided the above material.</p>	Signed by 17 residents.	In Progress	<p>Tabled at Council Meeting 29 January 2018.</p> <p>Referred to Planning - Residential Amenity Unit 8 January 2018.</p> <p>29/1/18 - Local Law officers have detailed future steps required to address this matter with the head petitioner and adjoining properties.</p>

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

2.2.1 Petitions and Joint Letters (Cont.)

Date Received	Petition Text (Prayer)	No of Petitioners	Status	Responsible Officer Response
29/11/17	<p>To whom it may concern, As residents of the sanctuary estate of the sanctuary estate we take pride in maintaining our homes the best way we can. The trees that have been planted on our nature strips are making it extremely difficult to do this. We are forever cleaning out our gutters, raking leaves, sticks and bark. Our drains are also becoming blocked due to the debris and have to be cleaned every day. These trees are only going to get bigger with the roots coming towards front fences and damaging them.</p> <p>Another issue has been the lakes. Both lakes have become mosquito infested and both are carrying some sort of disease, which we have been told is duck weed. All the water is brown with the leaves sitting at the top. This makes it very dangerous for children who would think walking on it could be safe.</p> <p>Please have a look at the issues raised and come back to me with a response.</p>	36	Completed	<p>Director Engineering Services</p> <p>Tabled at CM 11 December 2017</p> <p>Response sent 28/12/17</p> <p>RE: Tree & Waterway concerns, Sanctuary Estate, Keysborough South</p> <p>I refer to your letter dated 24 November, 2017 regarding the trees and waterways near your residence in Keysborough.</p> <p>Tree Inspections:</p> <p>Council's Arborist inspected the street trees at Silver Oak Street, Grevillea Street, Jakes Road, Cafardi Boulevard and Donnici Drive, Keysborough on 5th December 2017.</p> <p>Three different species of native trees were found:</p> <ul style="list-style-type: none"> • Wallangarra Gum (Eucalyptus scoparia) • Yellow Gum (Eucalyptus leucoxylon 'Rosea') • Spotted Gum (Corymbia maculata) • Spotted Gum (Corymbia maculata) <ul style="list-style-type: none"> - Silver Oak Street - Grevillea Street - Jakes Road - Cafardi Boulevard - Donnici Drive <p>The species found are consistent with other native tree plantings in the surrounding area. Native trees, particularly Eucalypts, are a defining characteristic of the streetscapes within the Sanctuary Estate and other streets surrounding Tatterson Park.</p> <p>The trees inspected were generally of good health, structurally sound and were not found to be causing infrastructure damage to kerb or footpath. The trees in general are semi mature and have long life expectancy of greater than 30 years. The nature strips were of a reasonably large size and able accommodate the trees planted.</p> <p>All trees will shed leaves, bark, fruit and other debris as a natural function. It is not possible to have a vibrant street tree population without having some</p>

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

2.2.1 Petitions and Joint Letters (Cont.)

Date Received	Petition Text (Prayer)	No of Petitioners	Status	Responsible Officer Response
				<p>form of tree debris.</p> <p>A significant amount of recent research has shown that street trees provide immense benefits to the community.</p> <p>Some of the benefits include:</p> <ul style="list-style-type: none"> • Residential property values can increase 5-15 % in streets with trees. • Trees can reduce daytime surface temperatures by between 5-20 degrees • They can reduce air conditioning costs • Trees can help filter airborne pollutants • Trees can absorb sound waves to reduce urban noise • Providing landscape amenity through variation in shape, texture and colour. <p>When considering species to be planted with in a streetscape, many factors are taken into consideration.</p> <p>These include:</p> <ul style="list-style-type: none"> • Characteristic of surrounding area • Availability of above and below ground space for tree roots and canopy • Existing infrastructure and any physical constraints • Quality of soil • Ability to thrive in the location • Water requirements • Avoidance of infrastructure damage <p>The trees in these streets have met these criteria and will be retained and monitored.</p> <p>Council has been developing its Urban Tree Strategy which will be available for public consultation in February 2018. The strategy considers the current status, issues and opportunities for Council managed trees. Your feedback would welcomed through this process.</p> <p>Waterway Inspections:</p> <p>Council Officers inspected the various drainage channels & wetland waterways throughout the Keysborough South area of which the Sanctuary</p>

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

2.2.1 Petitions and Joint Letters (Cont.)

Date Received	Petition Text (Prayer)	No of Petitioners	Status	Responsible Officer Response
			Completed	<p>Lakes estate is situated within.</p> <p>The riparian vegetation, which is maintained by Council, was found to be in good health, coverage and functioning as per the design intention. It was mostly weed free and consistent with the intended aesthetic appearance of the estate.</p> <p>The waterway vegetation was found to be in good health, coverage and functioning as per the design intention. It was mostly weed free however there were some areas that have aquatic weed present. No mosquitoes were present during the site inspection and the water colour/leaf litter seemed to be of an acceptable standard.</p> <p>Please note that Melbourne Water are responsible for the maintenance of the waterway vegetation and the physical water body of which mesquites may breed in. Council have contacted Melbourne Water on your behalf to discuss these matters with you in more detail.</p> <p>For further information regarding the current status or outcomes of this inquiry please contact Council's Conservation & Horticultural Services</p>

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

2.2.1 Petitions and Joint Letters (Cont.)

Date Received	Petition Text (Prayer)	No of Petitioners	Status	Responsible Officer Response
6/12/17	<p>To whom it may concern, The Dandenong Cranbourne RSL strongly endorses the current proposal to name the Eastlink/Heatherton Rd overpass the "52nd Battalion Bridge". The 52nd Battalion carried from 1918 the Villiers Bretonneux battle honour, and was and is, a very proud part of this proud City's history.</p> <p>The 15th Field Regiment, RAA, and the 52nd Battalion both carried the name Dandenong in their regimental titles. Further the naming of the bridge would bookend the Dandenong CBD with the Peace Memorial Bridge over the Dandenong Creek.</p> <p>This would also mark in a permanent way the Centenary of the Armistice.</p> <p>The Dandenong Cranbourne RSL, as a committed corporate citizen, and one committed to the ANZAC values, would be prepared to provide significant financial support.</p> <p><i>(This is not a Council Road)</i></p>	96		<p>Tabled at CM 11 December 2017</p> <p>This petition was referred onto VicRoads for action.</p>

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

2.2.1 Petitions and Joint Letters (Cont.)

Other/Submissions	Date Received	Content	No of Co-Signatures	Status	Officer Response
	June 2017	<p><i>(Via Change.org)</i> Begin detailed design of an integrated, intergenerational Keysborough South Community Hub. Keysborough South needs Council to urgently start the detailed design of community hub to meet the needs of all ages and interests in a population of over 10,000 residents and still growing.</p>	Currently 111 signatories.	Complete 30/06/17	
	April 2017	<p><i>(Via Change.org)</i> Additional early learning services required for Keysborough by 2018. Residents of Keysborough request that Greater Dandenong Council, deliver on the promise to establish a new maternal and child health centre and kindergarten to meet the growing needs of our community by 2018.</p>	Currently 92 signatories.	Complete 28/6/17	
	April 2017	<p><i>(via Change.org)</i> Cranbourne Pakenham Loop Train Line Extension including Koo-Wee-Rup & Phillip Island. Build a 3 platform station to allow a V-line train to connect Phillip Island – Cranbourne & Pakenham – Koo-Wee-Rup – Melbourne City.</p>	Currently 1300 signatories.	Complete 23/5/17	

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

2.2.1 Petitions and Joint Letters (Cont.)

Other/Submissions	Date Received	Content	No of Co-Signatures	Status	Officer Response	

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

2.2.1 Petitions and Joint Letters (Cont.)

Other/Submissions	Date Received	Content	No of Co-Signatures	Status	Officer Response

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

2.2.1 Petitions and Joint Letters (Cont.)

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2.3 CONTRACTS

2.3.1 Contract No. 1718-22 Construction of Walker Street Stage One (Amended)

File Id: qA375174

Responsible Officer: Director Engineering Services

Report Summary

This report outlines the tender process undertaken to select a suitably qualified and experienced contractor for the construction of Walker Street streetscape upgrade central Dandenong (Stage 1).

Recommendation Summary

This report recommends that Council:

1. Awards Contract No. 1718-22 to Blue Peak Holdings Pty Ltd for a fixed lump sum price of nine hundred and fifty one thousand nine hundred and thirty five dollars and sixty cents (\$951,935.60) including GST of \$86,539.60.

2.3.1 Contract No. 1718-22 Construction of Walker Street Stage One (Amended) (Cont.)**Introduction**

The Walker Street Streetscape upgrade aims to strengthen the visual and physical connection between Lonsdale Street and the Dandenong Plaza Shopping Centre in central Dandenong.

The project will upgrade the streetscape along Walker Street with a full width granite paved surface similar to Lonsdale Street. The upgrade will also include new street furniture, street lights, street trees, planted garden beds and utility pit lids that all match the style used in Lonsdale Street and throughout the central Dandenong activity centre.

Works have been split into two stages. Stage one is between the Dandenong Plaza and Langhorne Street. Stage two is between Langhorne Street and Lonsdale Street. Stage two will be delivered next financial year subject to receiving council funding through the budget process.

Tender Process

This tender was advertised on Saturday 23 September 2017 in the Age Newspaper and Tenders Online and closed at 2pm on Tuesday 19 October 2017.

At the close of the tender advertising period submissions were received from four contractors as listed below:

1. 2Construct Pty Ltd
2. Blue Peak Holdings Pty Ltd
3. Canteri Bros Constructions Pty Ltd (tender withdrawn)
4. CDN Constructors Pty Ltd

Tender Evaluation

The evaluation panel comprised of Council's Coordinator Civil Projects, Project Engineer, Place Manager Activity Centre's Revitalisation and Senior Contracts Officer.

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, Capability & Track Record	25%
3	Project Plan, Program & Methodology	25%
4	Social Procurement	5%
5	Local Industry	5%

2.3.1 Contract No. 1718-22 Construction of Walker Street Stage One (Amended) (Cont.)

Each criterion is ranked on a point score between 0 (fail) and 5 (excellent). These rankings are then multiplied by the weighting to give a weighted attribute ranking for each criterion and totalled to give an overall evaluation score for all criteria.

After the interview process and following an evaluation of the tenders, the comparative point score based on the above criteria is as follows:

Tenderer	Price Points	Non-Price Points	Total Score
Blue Peak Holdings P/L	1.55	1.58	3.13
2Construct P/L	0.83	1.91	2.74
CDN Constructors P/L	0.99	1.66	2.65

Note 1: The higher the price score – lower the tendered price.

Note 2: The higher the non-price score – represents better capability and capacity to undertake the service.

It should be noted that a report with a recommendation was presented to the Ordinary Meeting of Council on the 11 December 2017. Council resolved on 11 December 2017 to award this contract to Canteri Bros Constructions Pty Ltd (Canteri Bros).

Canteri Bros were the highest ranked tenderer and were notified of Council's decision to award the contract. On the 15 December 2017 Council officers received a formal response stating that Canteri Bros were unable to accept this contract due to high work commitments with existing contracts.

As a result, the Evaluation Panel reconsidered the tenders received and entered into discussions with the second highest ranked tenderer, Blue Peak Holdings Pty Ltd (Blue Peak). Blue Peak confirmed that additional specialist sub-contractors would be added to their project team providing the best value outcome to Council.

Relevant Experience/Track Record

Blue Peak has completed a number of civil projects for the City of Greater Dandenong. Past projects have been completed to a high standard and in a timely manner. Works are always planned well, with a focus on minimising disturbance to the community.

Blue Peak were not recommended for this contract originally as they did not demonstrate as much experience in delivering streetscape work as Canteri Bros. They have since offered to engage a specialist paving sub-contractor, Image Paving Pty Ltd (Image Paving), to assist with the installation of the pavers. This has provided the evaluation panel with confidence that they can achieve a similar high quality finish.

Image Paving has a wealth of experience completing paving work for high profile streetscapes. Past projects include the Docklands Promenade, Frankston Waterfront, Chadstone Shopping Centre and Collins Street Extension.

2.3.1 Contract No. 1718-22 Construction of Walker Street Stage One (Amended) (Cont.)

The addition of Image Paving does come at an additional cost however this can be absorbed within the provisional sum of the contract.

With the additional experience provided by the specialist paving sub-contractor and the internal expertise in civil works, the evaluation panel are confident in Blue Peak's ability to complete this project to a high standard.

Consultation

During the tender evaluation process and in preparation of this report relevant Council Officers have been consulted.

Conclusion

At the conclusion of the tender evaluation process, the evaluation panel agreed that the tender submission from **Blue Peak Holdings Pty Ltd** represented the best value outcome for Council and should be accepted due to:

1. Their conforming tender, which is within Council's budget estimate and allocation.
2. The very good references received.
3. The demonstrated level of experience of staff and sub-contractor resources available.
4. Their past experience working as a panel contractor for the City of Greater Dandenong and the high quality project outcomes achieved.

Recommendation

That Council:

1. **accepts the tender submission from Blue Peak Holdings Pty Ltd for a fixed lump sum price of nine hundred and fifty one thousand nine hundred and thirty five dollars and sixty cents (\$951,935.60) including GST of \$86,539.60; and**
2. **signs and seals the contract documents when prepared.**

2.4 STATUTORY PLANNING APPLICATIONS

2.4.1 Planning Decisions Issued by Planning Minister's Delegate - December 2017

File Id: qA280444

Responsible Officer: Director City Planning, Design and Amenity

Report Summary

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

No decisions were reported for the month of December 2017.

Recommendation

That the report be noted.

2.4.2 Planning Delegated Decisions Issued - December 2017

File Id:	qA280
Responsible Officer:	Director City Planning, Design and Amenity
Attachments:	Planning Delegated Decisions Issued Dec 2017

Report Summary

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

It provides a listing of Town Planning applications that were either decided or closed under delegation or withdrawn by applicants in Dec 2017.

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

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

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

Recommendation

That the items be received and noted.

2.4.2 Planning Delegated Decisions Issued - December 2017 (Cont.)

STATUTORY PLANNING APPLICATIONS

PLANNING DELEGATED DECISIONS ISSUED – DECEMBER 2017

ATTACHMENT 1

**PLANNING DELEGATED DECISIONS ISSUED
DECEMBER 2017**

PAGES 9 (including cover)

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

2.4.2 Planning Delegated Decisions Issued - December 2017 (Cont.)

City of Greater Dandenong

Planning Delegated Decisions Issued from 1/12/2017 to 31/12/2017

Application ID	VicSmart	Property Address	Applicant	Description	Notes	Authority	Decision	Date	Ward
PLN11/0962.01	No	98 Westall Road SPRINGVALE VIC 3171	Sky Jade Corp	Construct a four (4) storey apartment building comprising fifty (50) dwellings, plus two (2) basement car parking levels comprising sixty (60) resident spaces and ten (10) visitor spaces	Proposal fails to comply with Clause 32.08-9 (General Residential Zone - Maximum building height), Clause 22.09 (Incremental Change Area), Clause 55 (Neighbourhood Character, Building Height, Noise Impact Objectives) and does not comply with C182 (Design Principles)	Delegate	Refusal	21/12/2017	Lightwood
PLN14/0683.02	No	14 Webster Street DANDENONG VIC 3175	Ghan Constructions Pty Ltd	AMENDMENT TO Multi Dwelling Development x 3 (Double Storey) New	Amend endorsed plans to show increase of height to dwelling 3 garage wall	Delegate	AmendPerm	20/12/2017	RedGum
PLN15/0758.02	No	Astra Billiards 2-4 Round Tower Road DANDENONG SOUTH VIC 3175	Peyman Damangir	AMENDMENT TO Change of Use (Function Centre and Restaurant) and Buildings and Works (Car Park)	Amend endorsed plans to show pergola	Delegate	AmendPerm	12/12/2017	RedGum
PLN16/0086.02	No	6/111-115 Lonsdale Street DANDENONG VIC 3175	Fighters Xpress C/- James Turner Design	AMEND TO Change of Use (Indoor recreation facility)	No response to further information request	Delegate	Lapsed	22/12/2017	RedGum
PLN16/0484.03	No	275-281 Perry Road KEYSBOROUGH VIC 3173	Fraser Property Australia	AMENDMENT TO Subdivision x 29 SPEAR	Amend permit Condition 20 to refer to a Notice of Restriction and not a S173 agreement	Delegate	AmendPerm	05/12/2017	RedGum
PLN17/0166	No	28 Union Grove SPRINGVALE VIC 3171	Prestigious Millennium Design Pty Ltd	Develop the land for three (3) double storey dwellings	Residential Growth 1 Zone, 564.96sqm	Delegate	PlanPermit	13/12/2017	Lightwood
PLN17/0204	No	57 Bowmore Road NOBLE PARK VIC 3174	Aldo Ventieri Architect	To develop the land for four (4) double storey dwellings	General Residential 1 Zone, 1257.81sqm	Delegate	PlanPermit	27/12/2017	Paperbark

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2.4.2 Planning Delegated Decisions Issued - December 2017 (Cont.)

Application ID	VicSmart	Property Address	Applicant	Description	Notes	Authority	Decision	Date	Ward
PLN17/0237	No	2 Fifth Avenue DANDENONG VIC 3175	MJL Design & Drafting	Development of the land for three (3) dwellings (two double storey dwellings and one single storey dwelling to the rear)	General Residential 1 Zone, 628.53sqm	Delegate	PlanPermit	01/12/2017	RedGlum
PLN17/0238.01	No	84-100 Pacific Drive KEYSBOROUGH VIC 3173	Stephen D'Andrea Pty Ltd	AMENDMENT TO The development and use of forty-nine (49) warehouses, and a reduction of car parking	Delete permit Condition 1.2 relating to a minimum setback of 20 meters of the built form to Perry Road from the Title boundary	Delegate	AmendPerm	04/12/2017	RedGlum
PLN17/0358	No	40 Gove Street SPRINGVALE VIC 3171	Hartland Group	The development of land for four (4) dwellings (three double storey and one single storey at the rear)	General Residential 1 Zone, 872.04sqm	Delegate	PlanPermit	19/12/2017	Lightwood
PLN17/0402	No	395 Chandler Road KEYSBOROUGH VIC 3173	Barry Plant real estate	Signage (Business Identification)	Proposal fails to comply with Clause 21.05 (Built Form), 22.11 (Advertising Signs Policy), 43.02 (Design and Development Overlay) and 52.05 (Advertising Signs)	Delegate	Refusal	01/12/2017	Paperbark
PLN17/0406	No	57-59 McCrae Street DANDENONG VIC 3175	Amdan Investments	The development of land for fourteen (14) triple storey dwellings and the construction of a front fence	Residential Growth 1 Zone, 1026.29sqm	Delegate	PlanPermit	11/12/2017	RedGlum
PLN17/0410	No	7 Linden Drive KEYSBOROUGH VIC 3173	Australian Outdoor Living	Development of the land to extend a dwelling (rear verandah) on a lot less than 300 square metres	General Residential 2 Zone, verandah	Delegate	PlanPermit	18/12/2017	RedGlum
PLN17/0431	No	39 Noble Street NOBLE PARK VIC 3174	Strait-Line Builders & Drafters Pty Ltd	Development of the land for five (5) double storey dwellings	Residential Growth 1 Zone, 930sqm	Delegate	NOD	15/12/2017	Paperbark
PLN17/0432	No	6 Dianne Court SPRINGVALE SOUTH VIC 3172	Thong Nguyen	Multi Dwelling Development x3 (2 Double Storey New, 1 Single Storey Existing) and waiver of car parking requirement	General Residential 1 Zone, 754sqm	Applicant	Withdrawn	21/12/2017	Lightwood
PLN17/0433	No	447 Princes Highway NOBLE PARK VIC 3174	Ehssan Abdallah	Develop the land for seven (7) double-storey dwellings	General Residential 1 Zone, 1570sqm	Delegate	PlanPermit	12/12/2017	Paperbark

30/01/2018

2

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2.4.2 Planning Delegated Decisions Issued - December 2017 (Cont.)

Application ID	VicSmart	Property Address	Applicant	Description	Notes	Authority	Decision	Date	Ward
PLN17/0435	No	362 Cheltenham Road KEYSBOROUGH VIC 3173	LRW Design Pty Ltd	Use and development of the land for a Child Care Centre and Medical Centre and to alter access to a Road Zone Category 1	General Residential 1 Zone, 2666sqm, child care centre and removal of vegetation	Delegate	NOD	20/12/2017	Paperbark
PLN17/0438	No	381 Chandler Road KEYSBOROUGH VIC 3173	Stergios and Spiridoula Vassadis	To display a promotion sign	Commercial 1 Zone, business identification sign	Delegate	PlanPermit	19/12/2017	Paperbark
PLN17/0449	No	11/4-8 Tower Court NOBLE PARK VIC 3174	Callitron Service	Use of the land for the purpose of Industry (Panel Beating) and a reduction in car parking associated with Industry (Motor Repairs)	Industrial 1 Zone, 33sqm, mezzanine	Delegate	NOD	27/12/2017	Paperbark
PLN17/0462	No	80 Heiton Road NOBLE PARK NORTH VIC 3174	ArchZhao Design	Development of the land for two (2) double storey dwellings	Proposal fails to comply with Clause 21.05 (Built Form), Clause 55 Neighbourhood character and Access objectives and does not comply with Amendment C182 Design Principles	Delegate	Refusal	21/12/2017	Silverleaf
PLN17/0487	No	11 Monterey Road DANDENONG SOUTH VIC 3175	Pharmout Pty Ltd	Buildings and Works and reduction in the car parking requirements	Industrial 1 Zone, 220sqm, office extension	Delegate	PlanPermit	15/12/2017	RedGum
PLN17/0496	No	2A Frank Street NOBLE PARK VIC 3174	Life Design Architecture	Construct twenty-four (24) dwellings contained within a four (4) storey building and basement car park	Proposal fails to comply with Clause 22.09-3.1 (Substantial Change Area), Clause 22.09-3-2 (Substantial Change Areas - Residential Growth Zone), Clause 55.03-1 (Street Setback Objective), Clause 55.03-7 (Safety Objective), Clause 55 (Energy Efficiency Objective), Clause 55.05-4 (Private Open Space Objective) and Clause 55.06-4 (Site Services Objectives).	Delegate	Refusal	08/12/2017	Paperbark

30/01/2018

3

EANTOS

2.4.2 Planning Delegated Decisions Issued - December 2017 (Cont.)

Application ID	VicSmart	Property Address	Applicant	Description	Notes	Authority	Decision	Date	Ward
PLN17/0510	No	31 Noble Street NOBLE PARK VIC 3174	Quelch Town Planning Pty Ltd	The development of the land for six (6) double storey dwellings	Residential Growth 1 Zone, 974sqm	Delegate	PlanPermit	19/12/2017	Paperbark
PLN17/0511	No	1/45 Whitworth Avenue SPRINGVALE VIC 3171	Strait-Line Builders & Drafters Pty Ltd	To construct two (2) double storey dwellings.	General Residential 1 Zone, 457sqm	Delegate	PlanPermit	05/12/2017	Lightwood
PLN17/0529	No	45 Power Street DANENONG VIC 3175	Vek Build Pty Ltd	The development of land for three (3) dwellings (two double storey dwellings and one single storey dwelling at the rear)	Residential Growth 1 Zone, 708sqm	Delegate	NOD	19/12/2017	RedGum
PLN17/0533	No	77 Hillside Street SPRINGVALE VIC 3171	Cultured Building Designs	Development of the land for a second single storey dwelling to the rear of an existing dwelling and alterations and additions to the existing dwelling	General Residential 1 Zone, 646.31sqm	Delegate	PlanPermit	19/12/2017	Lightwood
PLN17/0539	No	1/25 Titcher Road NOBLE PARK NORTH VIC 3174	Roy Barovich	Buildings and Works (Extension of Existing Dwelling)	Neighbourhood Residential 1 Zone, 601sqm	Applicant	Withdrawn	11/12/2017	Silverleaf
PLN17/0549	No	8 Greigs Cavalot Road BANGHOLME VIC 3175	The Project Centre	Development of buildings and Works (extension to existing dwelling)	Green Wedge Zone, Urban Floodway Zone, 2066.34	Delegate	PlanPermit	14/12/2017	RedGum
PLN17/0561	No	1 Stella Avenue NOBLE PARK VIC 3174	Sefkija Hadzic	Development of the land for a second single storey dwelling to the rear of an existing dwelling and alterations and additions to the existing dwelling	General Residential Zone, 706sqm	Delegate	PlanPermit	15/12/2017	Paperbark
PLN17/0565	No	3 Soden Road BANGHOLME VIC 3175	KLM Spatial Pty Ltd	Change of Use (Solid Fuel Depot), Buildings and Works (Hardstand Area) and reduction to car parking requirement	No response to further information	Delegate	Lapsed	06/12/2017	RedGum
PLN17/0580	No	16 Vincent Crescent NOBLE PARK VIC 3174	ARPC Pty Ltd	Development of the land for two (2) dwellings (one double storey dwelling and one single storey dwelling to the rear)	General Residential Zone 1, 622.76sqm	Delegate	NOD	01/12/2017	Paperbark

30/01/2018

4

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2.4.2 Planning Delegated Decisions Issued - December 2017 (Cont.)

Application ID	VicSmart	Property Address	Applicant	Description	Notes	Authority	Decision	Date	Ward
PLN17/0632	No	20 Lalor Court SPRINGVALE SOUTH VIC 3172	C/- Thomas & George P/L Torcon Constructions	Subdivision x4	Residential	Delegate	PlanPermit	11/12/2017	Lightwood
PLN17/0654	No	5 Appleton Avenue KEYSBOROUGH VIC 3173	Burbank Homes	Buildings and Works (Dwelling)	General Residential 2 Zone, 256sqm	Delegate	PlanPermit	01/12/2017	RedGum
PLN17/0657	No	285-293 Perry Road KEYSBOROUGH VIC 3173	Quality First Designs Pty Ltd	AMENDMENT RECEIVED SEE CHILD PROCESS: Buildings and Works (Warehouse)	Industrial 1 Zone, 1207sqm, warehouse	Delegate	PlanPermit	11/12/2017	RedGum
PLN17/0677	No	21 Fiveways Boulevard KEYSBOROUGH VIC 3173	Stephen D'Andrea Pty Ltd	Buildings and Works (Warehouse Extension)	Commercial 2 Zone, 365sqm	Delegate	PlanPermit	12/12/2017	Paperbark
PLN17/0680	No	21 Camellia Avenue NOBLE PARK NORTH VIC 3174	Derek Farrington	Development of the land for three (3) dwellings (two double storey dwellings and one single storey dwelling to the rear)	No response to further information request	Delegate	Lapsed	06/12/2017	Silverleaf
PLN17/0692	No	92 Police Road SPRINGVALE VIC 3171	Anthony Ford & Associates C/- Vicki Arrowsmith	Subdivision x 2 SPEAR	Residential	Delegate	PlanPermit	13/12/2017	Lightwood
PLN17/0695	No	125 Colemans Road DANDENONG SOUTH VIC 3175	Colemans Road Pty Ltd	Subdivision x2 and Creation of Easements	Industrial	Delegate	PlanPermit	27/12/2017	RedGum
PLN17/0699	No	142 Corrigan Road NOBLE PARK VIC 3174	Stella Diamond Pty Ltd	Subdivision x5 SPEAR	Residential	Delegate	PlanPermit	07/12/2017	Lightwood
PLN17/0700	No	1367 Heatherton Road DANDENONG NORTH VIC 3175	M.J.Reddie Surveyors Pty Ltd	Subdivision x 2 SPEAR	Residential	Delegate	PlanPermit	11/12/2017	Silverleaf
EANTOS				5				30/01/2018	

2.4.2 Planning Delegated Decisions Issued - December 2017 (Cont.)

Application ID	VicSmart	Property Address	Applicant	Description	Notes	Authority	Decision	Date	Ward
PLN17/0703	No	27 Eastbury Street KEYSBOROUGH VIC 3173	Hong Chang C/o - Ryan Li Dream Home Solutions PTY LTD	Buildings and Works (Dwelling on a lot less than 300sqm)	No response to further information request	Delegate	Lapsed	20/12/2017	RedGum
PLN17/0704	No	1/792-806 Heatherton Road SPRINGVALE SOUTH VIC 3172	ALDI Stores C/o - Graham Johnson AAM Pty Ltd	Subdivision x 2 SPEAR	Commercial	Delegate	PlanPermit	06/12/2017	Lightwood
PLN17/0708	No	30B Brooklyn Avenue DANDENONG VIC 3175	Steven Favoloro	Buildings and Works (Flue x2)	No response to further information request	Delegate	Lapsed	22/12/2017	RedGum
PLN17/0737	No	11 Burrows Avenue DANDENONG VIC 3175	Nilsson Noel & Holmes (Surveyors) Pty Ltd	Subdivision x3 SPEAR	Residential	Delegate	PlanPermit	15/12/2017	RedGum
PLN17/0752	No	392 Princes Highway NOBLE PARK NORTH VIC 3174	McDonald's Australia Limited	Signage (Business Identification)	Commercial 2 Zone, business identification signage	Delegate	PlanPermit	11/12/2017	Silverleaf
PLN17/0761	No	1 Conway Street DANDENONG VIC 3175	OPM Developments P/L	Subdivision x 3 SPEAR	Residential	Delegate	PlanPermit	19/12/2017	RedGum
PLN17/0762	No	79 Clow Street DANDENONG VIC 3175	Bluemont Developers Pty Ltd	Subdivision x 4 SPEAR	Residential	Delegate	PlanPermit	19/12/2017	RedGum
PLN17/0774	No	25-27 Hope Street SPRINGVALE VIC 3171	John Zhong C/- Glenn Kell Planning Central Pty Ltd	Development of the land for nine (9) double storey dwellings.	Proposal fails to comply with Clause 15 (Built Environment & Heritage), Clause 22.05-1 (Urban Design, Character, Streetscapes and Landscapes), Clause 22.09 (Design Guidelines), Clause 55 (Neighbourhood Character), Clause 22.09 (Planning Scheme Amendment C182 and Clause 52.06 (Car Parking Requirements)	Delegate	Refusal	08/12/2017	Lightwood
EANTOS				6				30/01/2018	

2.4.2 Planning Delegated Decisions Issued - December 2017 (Cont.)

Application ID	VicSmart	Property Address	Applicant	Description	Notes	Authority	Decision	Date	Ward
PLN17/0878	Yes	1/309-315 Thomas Street DANDENONG VIC 3175	Hasnain Kazim	Reduction in Car Parking Requirements VICSMART- DECLARED AREA	Proposal does not require permit, located in Comprehensive Development Zone (Sch 2) - with correct use and parking	Delegate	NotRequire	07/12/2017	RedGum
PLN17/0807	No	36-38 Lewis Street SPRINGVALE VIC 3171	Vogue Pergola	The development of the land for three (3) pergola structures	General Residential 1 Zone, 463sqm, pergolas	Delegate	PlanPermit	20/12/2017	Lightwood
PLN17/0810	Yes	12B Kitchen Road DANDENONG SOUTH VIC 3175	Bayside Town Planning Pty Ltd	Buildings and Works (Canopy) VICSMART	Industrial 1 Zone, 2030sqm, canopy and additional car parking	Delegate	PlanPermit	14/12/2017	RedGum
PLN17/0816	No	1/213 Chapel Road KEYSBOROUGH VIC 3173	BP Australia LTD	Signage (Business Identification)	Multiple Zones Apply, business identification sign	Applicant	Withdrawn	20/12/2017	RedGum
PLN17/0823	Yes	First Floor 62 Robinson Street DANDENONG VIC 3175	Shadow Blue Group P/L C/o - Michael Andriani Design M Drafting	Reduction in Car Parking Requirements DECLARED AREA (VICSMART)	Comprehensive Development 2 Zone, reduction in car parking requirements	Delegate	PlanPermit	13/12/2017	RedGum
PLN17/0829	Yes	15 Huntsman Drive NOBLE PARK VIC 3174	Nisson Noel & Holmes (Surveyors) Pty Ltd	Subdivision x2 SPEAR VICSMART	Residential	Delegate	PlanPermit	14/12/2017	Paperbark
PLN17/0844	No	195 Hutton Road KEYSBOROUGH VIC 3173	BP Australia LTD	CLOSED DUPLICATE REFER TO PLN17/0816	Business Identification	Delegate	Closed	04/12/2017	RedGum
PLN17/0846	Yes	241 Perry Road KEYSBOROUGH VIC 3173	Stephen D'Andrea Pty Ltd	Development of the land for a two (2) warehouses VICSMART	Industrial 1 Zone, 1100sqm, warehouse x2	Delegate	PlanPermit	12/12/2017	RedGum
PLN17/0847	Yes	1/69 Herbert Street DANDENONG VIC 3175	Mladen Jakovljevic	Buildings and Works (Fence) VICSMART	Residential 1 Zone, front fence	Delegate	PlanPermit	13/12/2017	RedGum
EANTOS				7				30/01/2018	

2.4.2 Planning Delegated Decisions Issued - December 2017 (Cont.)

Application ID	VicSmart	Property Address	Applicant	Description	Notes	Authority	Decision	Date	Ward
PLN17/0848	Yes	166 Princes Highway DANDENONG VIC 3175	Martise Pty Ltd	Buildings and Works (Demolition) VICSMART	Commercial Zone 1, 673.8sqm, buildings and works demolition	Delegate	PlanPermit	18/12/2017	RedGlum
PLN17/0849	Yes	59 Noble Street NOBLE PARK VIC 3174	Peter Richards Surveying	Subdivision x 2 SPEAR VICSMART	Residential	Delegate	PlanPermit	12/12/2017	Lightwood
PLN17/0850	Yes	2 Ellis Street DANDENONG VIC 3175	Nilsson Noel & Holmes (Surveyors) Pty Ltd	Subdivide the land into two (2) lots SPEAR VICSMART - Declared Area	Residential	Delegate	PlanPermit	18/12/2017	RedGlum
PLN17/0851	Yes	283-293 Perry Road KEYSBOROUGH VIC 3173	Stephen D'Andrea Pty Ltd	Buildings and Works (Warehouse) VICSMART	Industrial 1 Zone, 549sqm, warehouse	Delegate	PlanPermit	19/12/2017	RedGlum
PLN17/0852	Yes	283-293 Perry Road KEYSBOROUGH VIC 3173	Stephen D'Andrea Pty Ltd	Buildings and Works (Warehouse with Ancillary Office)	Industrial 1 Zone, 407sqm, warehouse	Delegate	PlanPermit	19/12/2017	RedGlum
PLN17/0853	Yes	283-293 Perry Road KEYSBOROUGH VIC 3173	Stephen D'Andrea Pty Ltd	Buildings and Works (Warehouse) VICSMART	Industrial 1 Zone, 680sqm, warehouse	Delegate	PlanPermit	19/12/2017	RedGlum

63

EANTOS

8

30/01/2018

2.4.3 Planning Decisions Issued by Planning Minister's Delegate - January 2018

File Id: qA280444

Responsible Officer: Director City Planning, Design and Amenity

Report Summary

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

No decisions were reported for the month of January 2018.

Recommendation

That the report be noted.

2.4.4 Planning Delegated Decisions Issued - January 2018

File Id:	qA280
Responsible Officer:	Director City Planning, Design and Amenity
Attachments:	Planning Delegated Decisions Issued January 2018

Report Summary

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

It provides a listing of Town Planning applications that were either decided or closed under delegation or withdrawn by applicants in January 2018.

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

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

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

Recommendation

That the items be received and noted.

2.4.4 Planning Delegated Decisions Issued - January 2018 (Cont.)

STATUTORY PLANNING APPLICATIONS

PLANNING DELEGATED DECISIONS ISSUED – JANUARY 2018

ATTACHMENT 1

**PLANNING DELEGATED DECISIONS ISSUED
JANUARY 2018**

PAGES 10 (including cover)

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

2.4.4 Planning Delegated Decisions Issued - January 2018 (Cont.)

City of Greater Dandenong

Planning Delegated Decisions Issued from 1/01/2018 to 31/01/2018

Application ID	VicSmart	Property Address	Applicant	Description	Notes	Authority	Decision	Date	Ward
PLN12/0096.01	No	45-47 Brady Road DANDENONG NORTH VIC 3175	JAG Building Design Consultants	The Amendment under Section 72 of the Act to Planning Permit PLN12/0096 to allow for the removal of Condition 8	Amend permit to allow for condition 8 relating to private waste collection	Delegate	AmendPerm	23/01/2018	Silverleaf
PLN12/0132.01	No	16 Rutherglen Street NOBLE PARK VIC 3174	Sophong Say	Amend Planning Permit PLN12/0132 issued 27 September 2012 To develop this site for four (4) dwellings, comprising three (3) double storey dwellings to the front and one (1) single storey dwelling to the rear, all in accordance with the endorsed plans	Amend endorsed plans to re-design the rear unit to keep clear of sewer assets in accordance with South East Water requirements	Delegate	AmendPerm	08/01/2018	Paperbark
PLN13/0293.01	No	23 Ross Street DANDENONG VIC 3175	Veki Build Pty Ltd	The application is to amend the approved development authorised by Planning Permit No. PLN13/0293 allowing the construction of four (4) double storey dwellings as follows Alter the mechanism and extent of south facing screened windows; Alter the height and material of the northern and southern boundaries and internal fences; Alter the height of the western boundary fence; Replace the pergolas with timber decking.	Amend endorsed plans to show changes to elevations, landscaping and north facing windows	Delegate	AmendPerm	04/01/2018	RedGum
PLN17/0181	No	11 Jacksons Road NOBLE PARK NORTH VIC 3174	Silverpoint Building Designer & Planning Consultants	Development of the land for one (1) double storey dwelling to the rear of an existing dwelling and alterations and additions to the existing dwelling	Proposal fails to comply with Clause 15 (Built Environment and Heritage) Clause 21.05 (Urban Design) Clause 22.09 (Design Guidelines) and Clause 55 (Standards and Objectives)	Delegate	Refusal	25/01/2018	Silverleaf
PLN17/0278	No	15 Triton Drive KEYSBOROUGH VIC 3173	Belfield Planning Consultants P/L	To develop the land for two (2) double storey dwellings	General Residential 1 Zone, 527.36sqm	Delegate	NOD	25/01/2018	Paperbark

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1

1/02/2018

2.4.4 Planning Delegated Decisions Issued - January 2018 (Cont.)

Application ID	VicSmart	Property Address	Applicant	Description	Notes	Authority	Decision	Date	Ward
PLN17/0311	No	23/820-828 Princes Highway SPRINGVALE VIC 3171	Anso Superscreens	Buildings and Works (Mezzanine) with reduction of car parking under the scheme	Commercial 2 Zone, 184sqm, extension to mezzanine floor	Delegate	PlanPermit	02/01/2018	Lightwood
PLN17/0395	No	32 Ian Street NOBLE PARK VIC 3174	Ciro Cakes & Biscuits P/L	To develop the land for a shop and an office, with a reduction of the car parking requirement, a waiver of the loading bay requirement and alteration of access to a road in a Road Zone Category 1.	Commercial 1 Zone, 130.10sqm, office and shop addition	Delegate	PlanPermit	04/01/2018	Paperbark
PLN17/0420	No	1 Eve Court SPRINGVALE VIC 3171	Ergon Design Studio	Development of the land for a double storey dwelling to the side of an existing single storey dwelling and alterations to the existing dwelling	General Residential 1 Zone, 589sqm	Delegate	PlanPermit	08/01/2018	Lightwood
PLN17/0440	No	6/5 Olive Grove KEYSBOROUGH VIC 3173	Matthew John Peeters	Buildings and Works (Mezzanine & External Flues) and reduction of car parking requirement (motor repairs)	Industrial 1 Zone, 53sqm, mezzanine, panel beater and reduction of car parking requirement	Delegate	PlanPermit	16/01/2018	Paperbark
PLN17/0445	No	34 Ambrie Crescent NOBLE PARK VIC 3174	5m Property Group	To develop the land for four (4) double storey dwellings	General Residential 1 Zone, 950sqm	Delegate	NOD	22/01/2018	Paperbark
PLN17/0452	No	927-937 Springvale Road KEYSBOROUGH VIC 3173	Lighthouse Christian College	To develop the land for four (4) portable classrooms	General Residential 1 Zone, 418sqm, portable classrooms x4	Delegate	PlanPermit	16/01/2018	RedGlum
PLN17/0458	No	125 Colemans Road DANDENONG SOUTH VIC 3175	Dale Grant Building Design	Development of the land for a warehouse	Industrial 1 Zone, 2100sqm	Delegate	PlanPermit	04/01/2018	RedGlum
PLN17/0460.01	No	48 Hanna Street NOBLE PARK VIC 3174	The Village Building Company	AMENDMENT TO Subdivision of land in stages (adjacent to a road in a Road Zone, Category 1), removal of easements and creation of easements	Amend permit Condition 4 to include completion of all common property and access provisions to each lot in that stage of the subdivision and enter into an agreement under section 173	Delegate	AmendPerm	25/01/2018	Paperbark

EANTOS

2

1/02/2018

2.4.4 Planning Delegated Decisions Issued - January 2018 (Cont.)

Application ID	VicSmart	Property Address	Applicant	Description	Notes	Authority	Decision	Date	Ward
PLN17/0492	No	6/111-115 Lonsdale Street DANDENONG VIC 3175	Fighters Xpress C/- James Turner Design	Change of Use (Cafe) and Buildings and Works (Flue)	Commercial 2 Zone, 5945sqm	Delegate	PlanPermit	16/01/2018	RedGum
PLN17/0499	No	3/26 Conway Street DANDENONG VIC 3175	Melanie Jane Robertson	Buildings and Works (Dwelling - Verandah)	General Residential 1 Zone, 233sqm	Delegate	NotRequire	25/01/2018	RedGum
PLN17/0522	No	253-281 Discovery Road DANDENONG SOUTH VIC 3175	Watson Young Architects	Buildings and Works (Warehouses)	Industrial 1 Zone, 38264.1sqm	Delegate	PlanPermit	04/01/2018	RedGum
PLN17/0537	No	121-141 Monash Drive DANDENONG SOUTH VIC 3175	Pellicano Investments Pty Ltd	The development of land for two (2) warehouses	Commercial 2 Zone, 4778sqm	Delegate	PlanPermit	02/01/2018	RedGum
PLN17/0540	No	592-600 Springvale Road SPRINGVALE SOUTH VIC 3172	Fredman Malina Planning Pty Ltd	The development of land for twelve (12) double storey dwellings and to create access to a road in a Road Zone, Category 1	General Residential 1 Zone, 5567.01sqm	Delegate	NOD	30/01/2018	Lightwood
PLN17/0545	No	382 Greens Road KEYSBOROUGH VIC 3173	Schultz Consulting Pty Ltd	Subdivision x 4	Industrial	Delegate	PlanPermit	23/01/2018	RedGum
PLN17/0564	No	16 Charles Street DANDENONG VIC 3175	Veki Build Pty Ltd	Development of the land for two (2) dwellings (one (1) double storey and one (1) single storey) to the rear	General Residential 1 Zone, 584sqm	Delegate	PlanPermit	31/01/2018	RedGum
PLN17/0568	No	286-302 Frankston Dandenong Road DANDENONG SOUTH VIC 3175	Aspen Pharma Pty Ltd	Buildings and Works (Warehouse Extension)	Industrial 1 Zone, 770sqm, warehouse extension	Delegate	PlanPermit	30/01/2018	RedGum
PLN17/0581	No	14 Lesley Grove NOBLE PARK VIC 3174	Trang Hoang C/- Michael Andrieri Design W Drafting	Development of the land for two (2) dwellings (one double storey dwelling and one single storey dwelling to the rear)	Proposal fails to comply with Clause 21.05 (Built Form), Clause 55 (Objectives and Standards) and Clause 22.09 (Design Principles)	Delegate	Refusal	30/01/2018	Lightwood
EANTOS								1/02/2018	

3

2.4.4 Planning Delegated Decisions Issued - January 2018 (Cont.)

Application ID	VicSmart	Property Address	Applicant	Description	Notes	Authority	Decision	Date	Ward
PLN17/0583	No	1671-1673 Centre Road SPRINGVALE VIC 3171	Dale Smith	Removal of Vegetation	Proposal fails to comply with Clause 52.17 (Native Vegetation)	Delegate	Refusal	16/01/2018	Lightwood
PLN17/0599	No	1498 Heatherton Road DANDENONG VIC 3175	Gbenga Tokun Diamatrix Planning Consultants Pty Ltd	Development of the land for three (3) double storey dwellings	Proposal fails to comply with Clause 21.05 (Built Form), Clause 22.09 (Design Principals) and Clause 55 (Objectives and Standards)	Delegate	Refusal	25/01/2018	RedGum
PLN17/0609	No	10 Griffiths Court DANDENONG NORTH VIC 3175	C/- Mr Ross Whittle Carnegie Design	Development of the land for a second single storey dwelling to the rear of an existing dwelling and alterations and additions to the existing dwelling	Neighbourhood Residential 1 Zone, 766.7sqm	Delegate	PlanPermit	16/01/2018	Silverleaf
PLN17/0622	No	69-71 Athol Road SPRINGVALE SOUTH VIC 3172	Thao Thi Nguyen	Development and use the site for the purpose of a Medical Centre and display business identification signage	General Residential 1 Zone, 1365.25sqm	Delegate	PlanPermit	31/01/2018	Lightwood
PLN17/0629	No	199 Hutton Road KEYSBOROUGH VIC 3173	C/- Michelle Bateman McDonald's Australia Limited c/- Urbis	The display of an internally illuminated electronic panel sign, animated signs, burning signs, internally illuminated signs and business identification signs	General Residential 2 Zone, 6.09Hect	Delegate	PlanPermit	02/01/2018	RedGum
PLN17/0649	No	2/1360 Heatherton Road DANDENONG VIC 3175	Mr George Kezli	Building Alterations Flue	Commercial 2 Zone, 831.8 sqm Construct exhaust flue min. 3m above existing roof line.	Delegate	PlanPermit	04/01/2018	RedGum
PLN17/0666	No	42-44 Elliott Road DANDENONG SOUTH VIC 3175	Joseph Hamblin C/- KLM Spatial	The use of the land for a Transfer Station	Industrial 1 Zone, 8493.81 sqm	Delegate	PlanPermit	25/01/2018	RedGum
PLN17/0669	No	12 Clement Street DANDENONG VIC 3175	Brian Francis Congues	Development of the land for two (2) single storey dwellings to the rear of an existing dwelling	No response to further information response	Delegate	Lapsed	09/01/2018	RedGum
PLN17/0676	No	38 Dunblane Road NOBLE PARK VIC 3174	Ethem Mesic	The development of the land for two (2) double storey dwellings	General Residential 1 Zone, 667.97sqm	Delegate	NOD	10/01/2018	Paperbark

1/02/2018

4

EANTOS

2.4.4 Planning Delegated Decisions Issued - January 2018 (Cont.)

Application ID	VicSmart	Property Address	Applicant	Description	Notes	Authority	Decision	Date	Ward
PLN17/0678	No	39 Leman Crescent NOBLE PARK VIC 3174	Lachlan Tu	Subdivision of the land and development for four (4) double storey dwellings	General Residential 1 Zone, 1101sqm	Delegate	PlanPermit	25/01/2018	Paperbark
PLN17/0681	No	192-196 Discovery Road DANDENONG SOUTH VIC 3175	MG Lettieri Investments	Building and Works (Warehouse and Office)	Industrial 1 Zone, 1809sqm	Delegate	PlanPermit	23/01/2018	RedGum
PLN17/0702	No	283-293 Perry Road KEYSBOROUGH VIC 3173	Dale Grant Building Design	Development of the land for a Warehouse	Industrial 1 Zone, 875sqm, warehouse	Delegate	PlanPermit	09/01/2018	RedGum
PLN17/0711	No	40 Dawn Avenue DANDENONG VIC 3175	Vanessa Ahme Change of Plan	Multi Dwelling Development x 2 (1 Single Storey New; 1 Single Storey Existing)	General Residential 1 Zone, 673.04sqm	Applicant	Withdrawn	17/01/2018	RedGum
PLN17/0718	No	103 Ann Street DANDENONG VIC 3175	PNJ Properties Pty Ltd C/- Michael Andrieni Design M Drafting	The development of the land for four (4) double storey dwellings	Proposal fails to comply with Clause 32.08-4 (Mandatory Garden Area Requirement), Clause 21.05 (Built Form), Clause 22.09 (Residential Development & Neighbourhood Character Policy) and Clause 55 (Objectives & Standards)	Delegate	Refusal	31/01/2018	RedGum
PLN17/0725	No	33 Bryants Road DANDENONG VIC 3175	CRA Survey Pty Ltd	Subdivision x 4 SPEAR	Residential	Delegate	PlanPermit	31/01/2018	RedGum
PLN17/0726	No	13 Albert Avenue SPRINGVALE VIC 3171	Strait-Line Builders & Drafters Pty Ltd	Buildings and Works (Dwelling)	No response to further information request	Delegate	Lapsed	04/01/2018	Lightwood
PLN17/0732	No	49-97 Lightwood Road SPRINGVALE VIC 3171	Shadeport Constructions Pty Ltd	Construct buildings and works comprising three (3) shade structures over an existing car park	Special Use 1 Zone, 883.20sqm, cantilever shade structures	Delegate	PlanPermit	25/01/2018	Lightwood
EANTOS				5				1/02/2018	

2.4.4 Planning Delegated Decisions Issued - January 2018 (Cont.)

Application ID	VicSmart	Property Address	Applicant	Description	Notes	Authority	Decision	Date	Ward
PLN17/0735	No	2 Gwenda Street DANDENONG VIC 3175	Linedesign Pty Ltd	Multi Dwelling Development x 5 (Double Storey) New	No response to further information	Delegate	Lapsed	08/01/2018	RedGum
PLN17/0736	No	1 Triton Drive KEYSBOROUGH VIC 3173	Strait-Line Builders & Drafters Pty Ltd	Variation of a Restriction to include the words "or weatherboard finish or rendered finish over light weight cladding" after the words "brick veneer"	Residential	Delegate	PlanPermit	18/01/2018	Paperbark
PLN17/0742	No	1579 Heatherton Road DANDENONG NORTH VIC 3175	Ross Dunlop Dandenong Club	Buildings and Works (Bowling Greens Canopy)	General Residential 1 Zone, 1858sqm	Delegate	PlanPermit	25/01/2018	RedGum
PLN17/0747	No	855-891 Springvale Road KEYSBOROUGH VIC 3173	Darren Carnell Architects	The development of the land for external buildings and works to an existing Education Centre	General Residential 1 Zone, 117.46sqm, canopies, sheds, pavilion extension, shade sails and Locker refurbishments	Delegate	PlanPermit	19/01/2018	RedGum
PLN17/0751	No	125 Colemans Road DANDENONG SOUTH VIC 3175	Dale Grant Building Design	Development of the land for a warehouse.	Industrial 1 Zone, 2379sqm, warehouse	Delegate	PlanPermit	02/01/2018	RedGum
PLN17/0759	No	20-50 Waterview Close DANDENONG SOUTH VIC 3175	Michelbec Pty Ltd	Subdivision - Commercial - Boundary Re-Alignment and reduction to car parking requirement SPEAR	Commercial	Delegate	PlanPermit	05/01/2018	RedGum
PLN17/0773	No	139 Chapel Road KEYSBOROUGH VIC 3173	Sirius College	Buildings and Works (Shade Structures)	General Residential 2 Zone, 2019sqm, shade structures	Delegate	PlanPermit	31/01/2018	RedGum
PLN17/0775	No	38 Leman Crescent NOBLE PARK VIC 3174	Nobellus Land Surveyors Pty Ltd	Subdivision x3 SPEAR	Residential	Delegate	PlanPermit	02/01/2018	Paperbark
PLN17/0776	No	156 David Street DANDENONG VIC 3175	Nacha Moore Land Surveyors Pty Ltd	Subdivision x4 SPEAR	Residential	Delegate	PlanPermit	03/01/2018	RedGum
EANTOS				6				1/02/2018	

2.4.4 Planning Delegated Decisions Issued - January 2018 (Cont.)

Application ID	VicSmart	Property Address	Applicant	Description	Notes	Authority	Decision	Date	Ward
PLN17/0779	No	53 Noble Street NOBLE PARK VIC 3174	Pilith Prak C/- Ray Mawson Vicland Surveying	Subdivision x 3 SPEAR	Residential	Delegate	PlanPermit	29/01/2018	Paperbark
PLN17/0789	Yes	908-928 Taylors Road DANDENONG SOUTH VIC 3175	CHEP Australia Pty Ltd C/- Devcon Planning Services Pty Ltd	Buildings and Works (Warehouse Extension) - VICSMART	Industrial 1 Zone, 10sqm, warehouse extension	Applicant	Withdrawn	08/01/2018	RedGum
PLN17/0792	No	39 Douglas Street NOBLE PARK VIC 3174	R Adra Wongtour	Signage	Proposal fails to comply with Clause 21.05 (Built Form), 22.11 (Advertising Sign Policy), 43.02 (Schedule 5 Noble Park Activity Centre) and 52.05 (Advertising Signs)	Delegate	Refusal	19/01/2018	Paperbark
PLN17/0793	No	109 Hammond Road DANDENONG VIC 3175	Nilsson Noel & Holmes (Surveyors) Pty Ltd	Subdivision x3 SPEAR	Residential	Delegate	PlanPermit	02/01/2018	RedGum
PLN17/0794	No	13 Grant Street DANDENONG VIC 3175	R D Carter & Associates Pty Ltd	Subdivision x4 SPEAR	Residential	Delegate	PlanPermit	25/01/2018	RedGum
PLN17/0795	No	70-74 Leggo Court DANDENONG SOUTH VIC 3175	Quality First Designs Pty Ltd	Buildings and Works (Warehouse)	Commercial 2 Zone, 999sqm, warehouse	Delegate	PlanPermit	31/01/2018	RedGum
PLN17/0798	No	4 Lightwood Road SPRINGVALE VIC 3171	Dame Dai Van Nguyen	Subdivision x5 SPEAR	Commercial	Delegate	PlanPermit	09/01/2018	Lightwood
PLN17/0802	No	63 Pultney Street DANDENONG VIC 3175	Civil Pty Ltd & TRB MARKETING PTY LTD	Subdivision x8 SPEAR	Residential	Delegate	PlanPermit	09/01/2018	RedGum
PLN17/0803	No	26 Union Grove SPRINGVALE VIC 3171	Union Grove Pty Ltd	Subdivision x4 SPEAR	Residential	Delegate	PlanPermit	09/01/2018	Lightwood
EANTOS				7				1/02/2018	

2.4.4 Planning Delegated Decisions Issued - January 2018 (Cont.)

Application ID	VicSmart	Property Address	Applicant	Description	Notes	Authority	Decision	Date	Ward
PLN17/0808	No	4 Exeter Court DANDENONG VIC 3175	Maximillion Serapiglia	Subdivision x 2 SPEAR	Residential	Delegate	PlanPermit	09/01/2018	RedGum
PLN17/0814	No	10 Max Court NOBLE PARK VIC 3174	Arie Cafe & Associates Pty Ltd	Removal of an Easement SPEAR	Residential	Delegate	PlanPermit	02/01/2018	Lightwood
PLN17/0817	No	594-98 Kirkham Road West KEYSBOROUGH VIC 3173	Rapid Skip Bins Pty Ltd	Change of Use (Transfer Station) and reduction to car parking requirement	Industrial 1 Zone, transfer station	Delegate	PlanPermit	18/01/2018	Paperbark
PLN17/0822	No	11-15 Smeaton Avenue DANDENONG SOUTH VIC 3175	Pomeroy Pacific Pty Ltd	Subdivision x7 SPEAR	Industrial	Delegate	PlanPermit	16/01/2018	RedGum
PLN17/0824	No	9 Parker Street SPRINGVALE SOUTH VIC 3172	Nobelius Land Surveyors Pty Ltd	Subdivision x2 SPEAR	Residential	Delegate	PlanPermit	10/01/2018	Lightwood
PLN17/0826	No	4/11 Nicole Avenue SPRINGVALE SOUTH VIC 3172	Nobelius Land Surveyors Pty Ltd	Subdivision x2 SPEAR	Residential	Delegate	PlanPermit	18/01/2018	Lightwood
PLN17/0827	No	6 Robert Street DANDENONG VIC 3175	Nilsson Noel & Holmes (Surveyors) Pty Ltd	Subdivision x4 SPEAR	Residential	Delegate	PlanPermit	16/01/2018	RedGum
PLN17/0828	No	171-197 Hammond Road DANDENONG SOUTH VIC 3175	Rodeo Development Pty Ltd	Subdivision x2 SPEAR	Industrial	Delegate	PlanPermit	23/01/2018	RedGum
PLN17/0831	No	3 Standish Way KEYSBOROUGH VIC 3173	Burbank Homes	Buildings and Works (Dwelling on a lot less than 300sqm)	General Residential 2 Zone, 256sqm	Delegate	PlanPermit	22/01/2018	RedGum
EANTOS				8				1/02/2018	

2.4.4 Planning Delegated Decisions Issued - January 2018 (Cont.)

Application ID	VicSmart	Property Address	Applicant	Description	Notes	Authority	Decision	Date	Ward
PLN17/0841	No	91 Assembly Drive DANDENONG SOUTH VIC 3175	ABU J Constructions C/- KLM Spatial - Liz Trevisan	Subdivision x 2 SPEAR	Industrial	Delegate	PlanPermit	23/01/2018	RedGum
PLN17/0842	No	85 Assembly Drive DANDENONG SOUTH VIC 3175	ABU J Constructions C/- KLM Spatial - Liz Trevisan	Subdivision x 3 SPEAR	Commercial	Delegate	PlanPermit	23/01/2018	RedGum
PLN17/0843	No	1/2 Lantana Court DANDENONG NORTH VIC 3175	Santina Raphael C/- Brian Watson Surveying	Subdivision x 2 SPEAR	Residential	Delegate	PlanPermit	23/01/2018	Silverleaf
PLN17/0845	No	2-4 Hillside Street SPRINGVALE VIC 3171	Meridian Land Surveyors Pty Ltd	Subdivision x 10 SPEAR	Residential	Delegate	PlanPermit	24/01/2018	Lightwood
PLN17/0860	No	Noble Park Special Development School 41-43 Callander Road NOBLE PARK VIC 3174	The Bridge Inc C/- Brian Watson Surveying	Subdivision (Creation and Removal of Easement) SPEAR	Residential	Delegate	PlanPermit	31/01/2018	Paperbark
PLN17/0861	No	12 Columbia Court DANDENONG SOUTH VIC 3175	Kirkpatrick & Webber Pty Ltd	Subdivision (Creation of Easement) SPEAR	Industrial	Delegate	PlanPermit	31/01/2018	RedGum
PLN18/0001	No	270-272 Railway Parade NOBLE PARK VIC 3174	Shipa Prajapati	Buildings and Works (mechanical duct & flue)	Permit not required for mechanical ductwork & flues	Delegate	NotRequire	31/01/2018	Paperbark
PLN18/0031	No	2/237-253 Outlook Drive DANDENONG NORTH VIC 3175	Vergola (Vic) Pty Ltd	Buildings and Works (Vergola)	Permit not required, for a vergola, finished floor level less than 800mm	Delegate	NotRequire	31/01/2018	Silverleaf
PLN18/0039	No	3/22 Henry Street NOBLE PARK VIC 3174	Pergolas Plus	Buildings and Works - Pergola (Secondary Consent 331/89)	No permit required Secondary Consent on Permit 331/89	Delegate	NotRequire	30/01/2018	Paperbark

75

EANTOS

9

1/02/2018

2.4.5 Town Planning Application - No. 144 Stanley Road, Keysborough (Planning Application No. PLN15/0679.01)

File Id: 504610

Responsible Officer: Director City Planning, Design and Amenity

Attachments: Submitted Plans
Clause 22.09
Clause 52.06 Assessment
Clause 55 Assessment

Application Summary

Applicant: Jan Goonewardene

Proposal: Amend the permit to allow for the subdivision of land, the construction of ten (10) dwellings (8 x triple storey and 2 x double storey) and the removal of Easement (E-1), and reduction of visitor car parking

Zone: General Residential Zone 2

Overlay: Development Plan Overlay (DPO5)
Environmental Audit Overlay
Development Contributions Plan Overlay (DCPO1)

Ward: Red Gum

Application Summary

The application proposes to amend the permit to allow for an increase in the number of dwellings from six to ten including eight triple storey and two double storey dwellings with a reduction of two visitor car spaces. A permit is required pursuant to Clause 32.08-3 to subdivide land, Clause 32.08-6 to construct two or more dwellings and Clause 52.06-3 to reduce the car parking requirement.

The application was not advertised to the surrounding area as an application under any provision of this scheme which is generally in accordance with the development plan is exempt from the notice requirements of Section 52(1)(a), (b) and (d). It is noted that the subject site and surrounding area is encumbered by the Keysborough South Development Plan Stages 2 and 3 as required by the Development Plan Overlay. It is therefore exempt from advertising and third party appeal rights under the *Planning and Environment Act 1987*.

2.4.5 Town Planning Application - No. 144 Stanley Road, Keysborough (Planning Application No. PLN15/0679.01) (Cont.)

Assessment Summary

The subject site is located in the area known as the Keysborough South Development Plan Stages 2 & 3, in the residential subdivision generally known as the Somerfield Estate. The subject site is bounded by Stanley Road to the east, residential subdivision to the north, a vacant site to the south and Melbourne Water's retarding basin to the west. The site is rectangular in shape and has a total area of 2.1 hectares (21,000 square metres). The land has been subdivided into four stages with Stages 1 – 3 containing conventional lots and Stage 4 providing for medium density development. This assessment is limited to Stage 4 of the approved subdivision.

The proposed mass, bulk, lack of landscaping and presentation of the development is deemed out of character within the neighbourhood context and wider Somerfield Estate. The proposal has failed to respond to the context of the site and respond to the objectives of the Keysborough South Development Plan Stages 2 & 3 and the relevant provisions of the Planning Scheme. This planning application is also significant as it is the first site within the Keysborough South area to be determined under the gazetted design principles of Clause 22.09 approved under Planning Scheme Amendment C182.

Recommendation Summary

As assessed, the proposal does not meet the requirements of the Greater Dandenong Planning Scheme. It is inconsistent with and does not appropriately respond to the provisions of the Scheme as detailed in the report, and for the reasons set out in the recommendation should be **Refused**.

2.4.5 Town Planning Application - No. 144 Stanley Road, Keysborough (Planning Application No. PLN15/0679.01) (Cont.)

Subject Site and Surrounds

Subject Site

- The subject site is rectangular in shape, located on the western side of Stanley Road and oriented east to west.
- The site has an area of 2.1 hectares (21,000 square metres), with a width of 80.87 metres and a length of 257.86 metres.
- The site is relatively flat and devoid of vegetation.
- The roads, footpaths and crossovers have been completed which are associated with the subdivision of the land.
- This proposal applies to Stage 4 of the subdivision which is oriented to Season Grove and has a combined frontage of 64.92 metres, a depth of 25.96 metres and a total area of 1,682 square metres.
- Vehicle access to the site is limited to Season Grove and Chi Avenue with no vehicle access provided from Stanley Road.
- Stage 4 of the subdivision abuts Season Grove to the west which has a road reserve width of 14.0 metres and is split by Desmond Street which has a road reserve width of 16.0 metres.
- A 3.0 metre wide drainage and sewerage easement is located along the rear boundary of Stage 4.

Surrounding Area

- The site is located in a residential area of transition with vacant lots to the south and to the west and residential subdivisions to the north and east.
- Stage 4 of the subdivision shares an interface with Melbourne Water's Retarding Basin to the west.
- The approved subdivisions in the surrounding area comprise predominantly conventional lots with no medium density development abutting the broader site.
- Detached houses are beginning to be developed at the conventional lot subdivision to the north and completed Stages 1 – 3 of the subject permit.
- The subject land is located 280 metres west of Chapel Road and 530 metres north-east of the Keysborough South Neighbourhood Activity Centre.

2.4.5 Town Planning Application - No. 144 Stanley Road, Keysborough (Planning Application No. PLN15/0679.01) (Cont.)

Locality Plan



Background

Previous Applications

Previously considered planning applications for the site are limited to Planning Permit PLN15/0679 which this proposal seeks to supersede.

Planning Permit PLN15/0679 was issued on 5th April 2016 for the subdivision of land, the construction of six (6) double storey dwellings and the removal of easement (E-1).

2.4.5 Town Planning Application - No. 144 Stanley Road, Keysborough (Planning Application No. PLN15/0679.01) (Cont.)**Subject Application****Proposal**

The application proposes the development and subdivision of the land for ten (10) dwellings. The details of the proposal are as follows:

	Details
Type of proposal	Multi dwellings
Number of dwellings	Ten (10)
Levels	Three storey, two dwellings are double storey only
Height	10.8 metre maximum
Oriented to	Season Grove
External materials	Brick, Render and Metal Cladding
Minimum setbacks	North: 1.0m (Dwelling 1) East: 3.5m South: 1.0m (Dwelling 10) West: 3.6m (Season Grove)
Open space type	Ground floor private open space
Number of Car parking Spaces provided	20
Number of Car parking Spaces required	22 – Reduction sought for two (2) visitor car spaces
Type of car parking	Garages and tandem spaces
Access	Vehicle access is provided from Season Grove to the north and Desmond Grove to the east with each dwelling oriented to the street
Front Fence	No front fence proposed
Other	The development is located within Stage 4 of the approved subdivision. The removal of the easement and subdivision of the first three stages has been completed.

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

2.4.5 Town Planning Application - No. 144 Stanley Road, Keysborough (Planning Application No. PLN15/0679.01) (Cont.)

Victorian Charter of Human Rights and Responsibilities

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

Financial Implications

No financial resources are impacted by this report.

Planning Scheme and Policy Frameworks

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

- Under Clause 32.08-3 to subdivide land.
- Under Clause 32.08-6 to construct two or more dwellings on a lot.
- Under Clause 52.06-3 to reduce the car parking requirement.

The relevant controls and policies are as follows:

Zoning Controls

The subject site is located in a *General Residential Zone (GRZ2)*

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

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

Pursuant to Clause 32.08-3 a permit is required to subdivide land.

Pursuant to Clause 32.08-6 a permit is required to construct two or more dwellings on a lot.

Overlay Controls

The following overlays affect the subject site and surrounding area.

Development Plan Overlay (DPO5)

The purpose of the Development Plan Overlay outlined at Clause 43.04 is:

- *To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.*

2.4.5 Town Planning Application - No. 144 Stanley Road, Keysborough (Planning Application No. PLN15/0679.01) (Cont.)

- *To identify areas which require the form and conditions of future use and development to be shown on a development plan before a permit can be granted to use or develop the land.*
- *To exempt an application from notice and review if it is generally in accordance with a development plan.*

Pursuant to Clause 43.04-1 a permit must not be granted to use or subdivide the land, construct a building or construct or carry out works until a development plan has been prepared to the satisfaction of the Responsible Authority unless specifically stated in the schedule to the overlay. A permit granted must be generally in accordance with the development plan and include any conditions or requirements specified in the schedule.

Under Clause 43.04-2 an application under any provision of this scheme which is generally in accordance with the development plan is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

It is noted that the Keysborough South Development Plan – Stages 2 and 3, was approved by Council on 3 February 2009.

At section 6.4 the Development Plan outlines the lot layout and subdivision objectives that new development is to consider an appropriate site and context design response. At Section 9.0 the Development Plan describes that medium density multi-dwelling development sites will be typically in the range of 200 to 300 square metres.

Environmental Audit Overlay (EAO)

The purpose of the Environmental Audit Overlay is:

- *To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.*
- *To ensure that potentially contaminated land is suitable for a use which could be significantly adversely affected by any contamination.*

Pursuant to Clause 45.03-1, before a sensitive use (residential use, child care centre, pre-school centre or primary school) commences or before the construction or carrying out of buildings and works in associated with a sensitive use commences, either:

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

2.4.5 Town Planning Application - No. 144 Stanley Road, Keysborough (Planning Application No. PLN15/0679.01) (Cont.)

Development Contributions Plan Overlay (DCPO1)

The purpose of the Development Contributions Plan Overlay is:

- *To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.*
- *To identify areas which require the preparation of a development contributions plan for the purpose of levying contributions for the provision of works, services and facilities before development can commence.*

Pursuant to 45.06-1 a permit must not be granted to subdivide land, construct a building or carry out works until a development contributions plan has been incorporated into the Scheme.

Schedule 1 to that Overlay specifically relates to the Keysborough South Development Contributions Plan. That Schedule identifies the summary of costs for infrastructure/facilities, provides a summary of contributions and provides a list of land or development excluded from the development contributions plan. The Schedule notes that the summary provided for under the Schedule has been further described in the development contributions plan which has been incorporated into the Scheme.

State Planning Policy Framework

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

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

Settlement (Clause 11)

Settlement is outlined at Clause 11, with Clause 11.02 relating to Urban Growth. Objectives of this Clause include:

- *To ensure a sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional and other community uses.*
- *To locate urban growth close to transport corridors and services and provide efficient and effective infrastructure to create benefits for sustainability while protecting primary production, major sources of raw materials and valued environmental areas.*
- *To facilitate the orderly development of urban areas.*
- *To manage the sequence of development in growth areas so that services are available from early in the life of new communities.*

2.4.5 Town Planning Application - No. 144 Stanley Road, Keysborough (Planning Application No. PLN15/0679.01) (Cont.)

Environmental Risks (Clause 13)

Clause 13.03-1 relating to Use of Contaminated and Potentially Contaminated Land specifically needs attention, with the objective of this Clause:

- *To ensure that potentially contaminated land is suitable for its intended future use and development, and that contaminated land is used safely.*

Built Environment and Heritage (Clause 15)

Clause 15 of the Scheme looks at Built Environment and Heritage, with the Urban Environment focused on under Clause 15.01. The urban design objective of **Clause 15** is 'to create urban environments that are safe, functional and provide good quality environments with a sense of place and cultural identity'. The relevant strategies are:

- *Promote good urban design to make the environment more liveable and attractive.*
- *Ensure new development or redevelopment contributes to community and cultural life by improving safety, diversity and choice, the quality of living and working environments, accessibility and inclusiveness and environmental sustainability.*
- *Require development to respond to its context in terms of urban character, cultural heritage, natural features, surrounding landscape and climate.*
- *Require development to include a site analysis and descriptive statement explaining how the proposed development responds to the site and its context.*

Neighbourhood and Subdivision is specifically focused on under Clause 15.01-3, with the objective of that Clause being:

- *To ensure that the design of subdivisions achieves attractive, liveable, walkable, cyclable, diverse and sustainable neighbourhoods.*

Strategies of that Clause look at ways of designing subdivisions that create liveable and sustainable communities through means of accessibility to services and facilities, provision of open space networks, a range of lots sizes to support different housing types, reducing car dependence and protecting and enhancing significant environmental values of the area.

Clause 15.02 – Sustainable Development is also of relevance to this application, with the following objective relating to Energy and Resource Efficiency at Clause 15.02-1 having to be considered:

- *To encourage land use and development that is consistent with the efficient use of energy and the minimisation of greenhouse gas emissions.*

2.4.5 Town Planning Application - No. 144 Stanley Road, Keysborough (Planning Application No. PLN15/0679.01) (Cont.)

Housing (Clause 16)

The objective of Clause 16.01-4 is 'to provide for a range of housing types to meet increasingly diverse needs'.

Infrastructure (Clause 19)

With Infrastructure considered at Clause 19, Clause 19.03 – Development Infrastructure is of particular relevance to this application. The following objectives under that Clause are of relevance:

- *To facilitate the timely provision of planned infrastructure to communities through the preparation and implementation of development contributions plans.*
- *To plan for the provision of water supply, sewerage and drainage services that efficiently and effectively meet State and community needs and protect the environment.*
- *To reduce the impact of stormwater on bays and catchments.*

Local Planning Policy Framework

The Local Planning Policy Framework (LPPF) includes the Municipal Strategic Statement (MSS) and Local Policies. The following local planning policies are of relevance to this application:

Municipal Profile (Clause 21.02)

The MSS at **Clause 21.02** focuses on the **Municipal Profile**, within which the following is noted:

- *There is considerable diversity within Greater Dandenong's housing stock. Most housing stock is between 30 to 50 years old, though there are some areas with dwellings in excess of 100 years old. Areas of newer housing are located in the north-east and central southern areas, with in-fill development occurring across the municipality (Clause 21.02-3).*
- *Higher density housing is generally located in proximity to railway stations and major shopping centres, in particular in central Dandenong (Clause 21.02-3).*
- *There is a clear predominance of single detached dwellings within the municipality however there are a range of other dwelling types including dual occupancies, villa-units, townhouses and apartments. The highest concentration of older villa-units and apartments and more recent multi-dwelling redevelopment have occurred around central Dandenong, Springvale and Noble Park activity centres (Clause 21.02-4).*
- *Cultural influences have defined certain precincts with their own built form character, generally flat unarticulated facades, prominent balconies, limited front and side setbacks, and limited or no landscaping (Clause 21.02-4).*

A vision for Greater Dandenong (Clause 21.03)

The vision is that Greater Dandenong will be a municipality where central Dandenong functions as the sustainable economic heart of the City where a range of high quality affordable high to medium density housing exists in harmony with a thriving retail and commercial sector and where sustainable modes of transport are highly accessible, and where housing diversity and choice is promoted in its various attractive neighbourhoods.

2.4.5 Town Planning Application - No. 144 Stanley Road, Keysborough (Planning Application No. PLN15/0679.01) (Cont.)

Housing and Community (Clause 21.04)

This policy highlights the forecast growth for Greater Dandenong and provides the following for new housing:

- *Ensuring new development takes into full account the neighbourhood character design guidelines for each type of building and that such new development positively contributes to the preferred future neighbourhood character of each particular residential area.*
- *Actively encouraging well designed, medium and higher density housing in strategic locations and in areas nominated for substantial change.*
- *Increases in housing density must be balanced by adequate provision of open space, good urban design and improvements to the public realm.*
- *Encourage new residential development that incorporates adequate space for the planting and the long term viability and safe retention of canopy trees.*
- *Respecting valued, existing neighbourhood character both on particular sites and within wider streetscapes.*

Built form (Clause 21.05)

This policy contains objectives and strategies for built form within the municipality. Most relevantly, they generally seek achievement of a high quality building design that has regard to its surrounds and is consistent with the preferred character of an area as well as encouraging the provision for landscaping in new developments.

Relevant objectives and their respective strategies include:

- *To facilitate high quality building design and architecture.*
- *Ensure building design is consistent with the preferred character of an area and fully integrates with surrounding environment.*
- *Encourage high standards of building design and architecture, which allows for flexibility and adaptation in use.*
- *Encourage innovative architecture and building design.*
- *To facilitate high quality development, which has regard for the surrounding environment and built form.*
- *Promote views of high quality landscapes and pleasing vistas from both the private and public 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 desired future character as defined in the Residential Development and Neighbourhood Character Policy at Clause 22.09.*
- *To ensure landscaping that enhances the built environment.*

2.4.5 Town Planning Application - No. 144 Stanley Road, Keysborough (Planning Application No. PLN15/0679.01) (Cont.)

- *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.*

Residential Development and Neighbourhood Character (Clause 22.09)

This policy applies to all residential development requiring a planning permit in a Residential Growth Zone, General Residential Zone and Neighbourhood Residential Zone. Clause 22.09 seeks to guide the form of residential development that occurs in residential areas throughout Greater Dandenong. It provides guidance with respect to valued neighbourhood characteristics, expected housing types and the level of change expected in particular areas.

Clause 22.09-3.3 provides statements of existing and future character and design guidelines which will be applied in the consideration of planning applications for residential development where this policy applies. Map 1 under Clause 22.09-3.5 identifies the Subject Land as being within the 'FCA B Incremental Change' Area.

Clause 22.09 requires all residential developments to be assessed against the overarching Design Principles at Clause 22.09-3.1, in addition to those specific to each future Change area.

Particular Provisions

Car parking (Clause 52.06)

Clause 52.06 needs to be considered to determine the appropriateness of the car parking provision of the development. The purpose of this Clause is:

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

Clause 52.06-2 states that before an existing use is increased by the measure specified in the table of Clause 52.06-5 for that use the number of car spaces must be provided to the satisfaction of the responsible authority. Under Clause 52.06-3 a permit is required to reduce the number of car spaces required under Clause 52.06-5.

2.4.5 Town Planning Application - No. 144 Stanley Road, Keysborough (Planning Application No. PLN15/0679.01) (Cont.)

Of relevance to the current application, the table at Clause 52.06-5 lists the following parking rates for dwellings:

- One (1) car space to each one or two bedroom dwelling, plus
- Two (2) car spaces to each three or more bedroom dwelling; plus
- One (1) car space for visitors to every five (5) dwellings for development of five (5) or more dwellings.

Two or more dwellings on a lot (Clause 55)

Pursuant to Clause 55 of the Greater Dandenong Planning Scheme, the provisions of this Clause apply to an application to construct two (2) or more dwellings on a lot.

A development:

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

General Provisions

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

Incorporated documents

The *Keysborough South Stages Development Contributions Plan, July 2008* was incorporated into the Greater Dandenong Planning Scheme under Amendment C36 and is identified in the Schedule to Clause 81.01. That Plan sets out the basis for the provision and funding of infrastructure to facilitate Stages 2 and 3 of the Keysborough South residential development.

Proposed Planning Scheme Amendments

The subject site is not affected by any Amendments.

Restrictive Covenants

The subject site is affected by restrictions on Title including *PS745240*.

The restrictions listed on Plan of Subdivision PS745240 limit the siting of new dwellings within Lots 1 – 30. These restrictions are consistent with existing conventional subdivisions in the area and are informed by Clause 54.

However, Stage 4 being the subject land is not encumbered by these restrictions as the original permit included a development component within this part of the site. Therefore the proposal would not breach the restrictions on the Title.

2.4.5 Town Planning Application - No. 144 Stanley Road, Keysborough (Planning Application No. PLN15/0679.01) (Cont.)**Council Plan 2017-2021 – Strategic Objectives, Strategies and Plans**

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

Diversity (Access & Equity)

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

Community Safety

It is considered that there would be no adverse community safety implications in permitting the proposal subject to strict conditions on any planning permit issued, if a permit were to be issued (noting that the proposal is recommended for refusal for the reasons outlined in the report).

Safe Design Guidelines

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

Referrals

The application was referred to the relevant referral authorities under the initial permit application pursuant to Section 55 of the Planning and Environment Act 1987 which included conditions on the permit. The proposal did not require a re-referral to these authorities.

Internal

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

Internal Referrals	
Asset Planning	No objections, subject to notes on permit.
Civil Development	No objections, subject to conditions on permit.
Strategic Planning	Strategic Planning have raised concerns including: <ul style="list-style-type: none"> • The increased density and scale of the development; • Minimum lot sizes contrary to the Development Plan.
Transport	No objections, subject to conditions on permit.

2.4.5 Town Planning Application - No. 144 Stanley Road, Keysborough (Planning Application No. PLN15/0679.01) (Cont.)

Advertising

Notice of the application was not required to be given under Section 52 of the Planning and Environment Act 1987 as an application under any provision of this scheme which is generally in accordance with the development plan is exempt from the notice requirements of Section 52(1)(a), (b) and (d) pursuant to Clause 43.04-2.

Assessment

Development

State and Local Planning Policy Framework

In considering State and Local Planning Policy, Council can establish that an acceptable proposal will be guided by the Keysborough South Development Plan, Clause 55 and Clause 22.09. Each of these components ensures that Council facilitates the orderly development of urban areas as a specific objective of Clause 11.02 (Settlement).

The objectives of Clause 15.01 and Clause 21.05-1 outline the key considerations in which a development must respond to urban design, character, streetscapes and landscape issues. It is considered that the proposal would not provide a high quality building design which has regard to the surrounding environment and previously approved developments, with the proposal presenting poorly to each of the sites interfaces and providing limited landscaping. The lacking qualities of the building design are discussed further in the assessment of the proposal against the Development Plan and Clause 55, which underlines the areas of non-compliance within the objectives of Clause 21.05-1.

Clause 22.09 now directs the preferred character for the Keysborough South area. In the assessment of the proposal against design principles it is clear that the proposal would not respect the preferred neighbourhood character for Incremental Change Areas, failing to respond to the preferred housing type, building height, bulk and built form, landscaping and front boundary principles. The preferred housing type for Incremental Change Areas is medium density which is characterised by well designed houses, townhouses, units and dual occupancies of up to two storeys. This proposal results in a departure from the identified future character defined by Clause 22.09-3.3. An assessment against the design principles of Clause 22.09 is included at Attachment 2 of this report.

Development Plan

The Development Plan Overlay at Clause 43.04 calls for developments to be generally in accordance with the Development Plan. When determining whether a particular proposal is generally in accordance with a plan, it is not relevant to consider the merits of the proposal. The merits of the proposal will be assessed pursuant to the relevant provisions of the Planning Scheme. Here, this means the task is confined to considering whether the residential proposal is generally in accordance with the approved Development Plan.

2.4.5 Town Planning Application - No. 144 Stanley Road, Keysborough (Planning Application No. PLN15/0679.01) (Cont.)

Whilst it is noted that the approved Development Plan provides information about the overarching intentions for the intensity of development, it does not contemplate 'strict compliance' with the lot sizes. At section 9.0 the Development Plan describes that medium density multi-dwelling development sites will be typically in the range of 200 to 300 square metres. It is noted that the average lot size of the proposed development is 168 square metres. Whilst this section of the Development Plan does not specify any height guidelines for new development it does state that any medium density housing will comply with Clause 55 of the Scheme and any relevant statutory planning policies and controls.

At section 6.4 the Development Plan outlines the lot layout and subdivision objectives that new development is to consider an appropriate site and context design response. These objectives are predominantly meant to guide development and not be applied as requiring strict compliance. However, the proposal would result in a departure from these objectives in the following ways.

Poor interface

The subject site shares a prominent interface with a Melbourne Water retarding basin and is surrounded by vacant lots with approved conventional lot subdivisions. There are clear view lines to the site from Waterfront Way, Chi Avenue and Tyers Lane. The proposal will be the sole medium density development amongst the abutting subdivisions. The three storey built form and attached upper floors (in parts) of the proposal would present a foreign development character to the area in a prominent location. There would be minimal visual relief of the building bulk with inadequate side setbacks along the southern and northern boundaries incapable of accommodating canopy trees or screening vegetation within a 1.0m ground floor setback.

Furthermore, the presentation of garages and dwelling entries at ground floor to Season Grove would dominate the western elevation. The proposal presents its own constraints with no opportunity to provide a habitable room at ground floor overlooking the street amongst the garage and entry within a 5.8m wide lot. Subsequently the proposal not only presents a poor interface from afar but at street level.

Significant views

The attached nature of the development and limited visual relief through the site would present excessive built form to the street and adjoining properties. The poorly presented interfaces resulting from the development are further impacted by the limited capacity for the provision of any substantial landscaping and canopy trees to be planted along the side boundaries to soften the built form. Approved subdivisions within the immediate area predominantly consist of conventional lots. It is for these reasons that the proposal has failed to provide a respectful design response which is suited to the sites context and preferred character of the area.

2.4.5 Town Planning Application - No. 144 Stanley Road, Keysborough (Planning Application No. PLN15/0679.01) (Cont.)

Clause 55 Assessment

A Clause 55 Assessment is attached to this report at Attachment 4. Standards that warrant further consideration are discussed as follows:

Clause 55.02-1 of the Greater Dandenong Planning Scheme

Relevant objective(s):

- *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.*

Neighbourhood character (Standard B1)

The proposal fails to meet a number of the Clause 55 standards and objectives which demonstrates a poor design response for the site and to the preferred neighbourhood character. There is an absence of an existing neighbourhood character with each of the abutting lots remaining vacant, however a clear neighbourhood character has emerged in the surrounding area. Therefore, Council must take direction from Clause 22.09 and existing built form in order to establish a preferred character for medium density development at the site and surrounding area.

Clause 55.02-5 of the Greater Dandenong Planning Scheme

Relevant objective(s):

- *To integrate the layout of development with the street.*

Integration with the street (Standard B5)

The proposal would present an uncharacteristic three storey built form to the existing area of open space opposite the subject site. As discussed prior the poorly designed ground floors do not integrate well at street level with Season Grove and present poorly to the street. The site's context has a significant interface with the public realm having clear view lines to the site from Waterfront Way, Chi Avenue and Tyers Lane. The development would not be laid out to complement the site's interface with the open space, failing to satisfy Standard B5 and the objective of Clause 55.02-5.

Clause 55.03-1 of the Greater Dandenong Planning Scheme

Relevant objective(s):

- *To ensure that the setbacks of buildings from a street respect the existing or preferred neighbourhood character and make efficient use of the site.*

2.4.5 Town Planning Application - No. 144 Stanley Road, Keysborough (Planning Application No. PLN15/0679.01) (Cont.)**Street setback (Standard B6)**

The varied street setback requirement of Standard B6 under Schedule 2 to the General Residential Zone is 7.5m. A variation of 5.0m is widely accepted for developments within the Keysborough South area. However, the proposal fails to respond to the preferred neighbourhood character in implementing a 3.6m street setback for Dwellings 1 – 4 and 7 – 10. The site is split into two parts with Dwellings 5 and 6 located on a corner facing a side street. Standard B6 requires the front walls of a new dwelling fronting a side street to be setback at least 3.0m from the street. Dwellings 5 and 6 have minimum street setbacks of 2.0m and 1.8m, failing to satisfy Standard B6 and the objective of Clause 55.03-1.

Whilst it is noted that the previously approved development at this site has similar street setbacks to that of the proposed, the first floor balconies encroaching into the street setback of Season Grove were 1.0m wide and open to the sky providing articulation as opposed to a presentation of built form, and the dwellings with 1.0m setbacks to the side street were oriented to Season Grove which does not require a 3.0m side street setback. Marked differences in design and built form deem these new setbacks inappropriate.

Clause 55.03-8 of the Greater Dandenong Planning Scheme

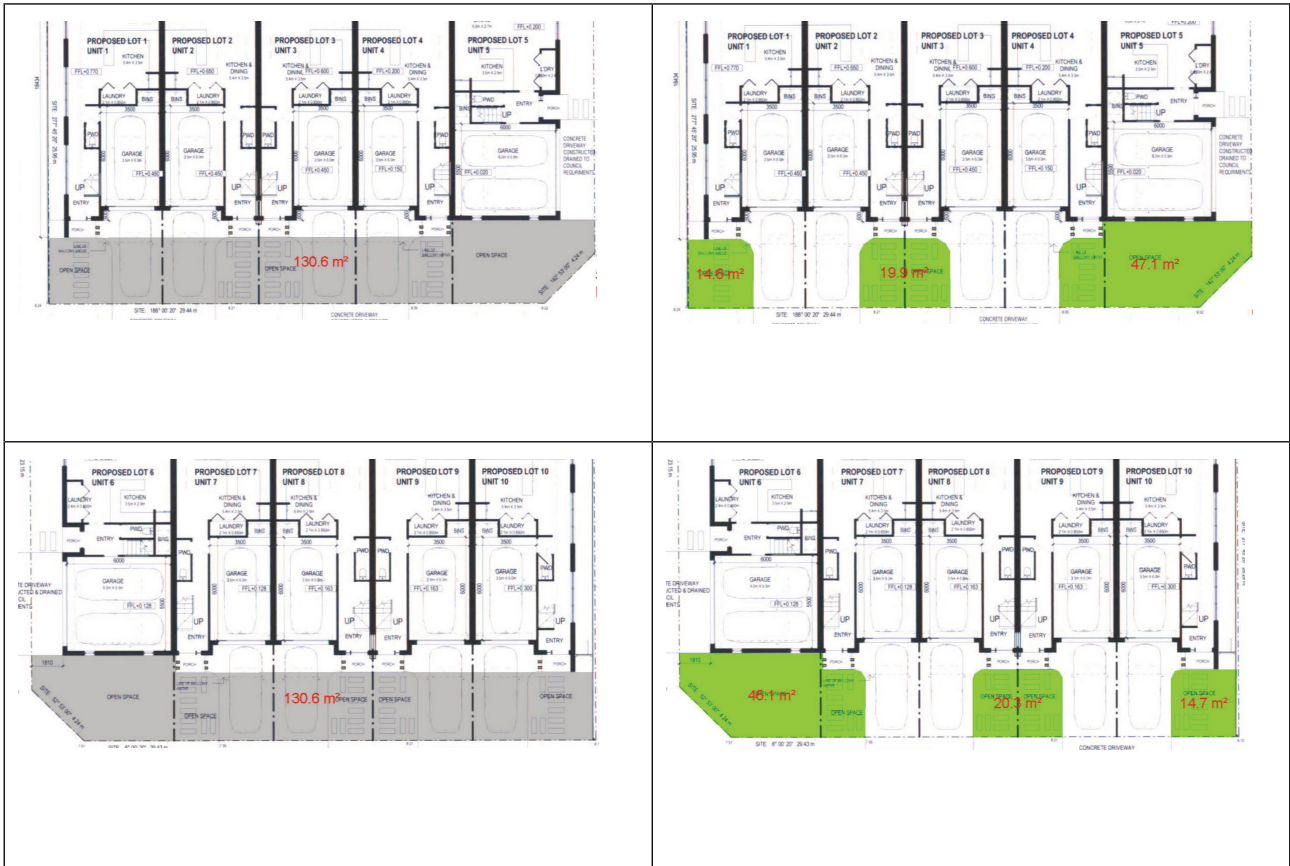
Relevant objective(s):

- *To encourage development that respects the landscape character of the neighbourhood.*
- *To encourage development that maintains and enhances habitat for plants and animals in locations of habitat importance.*
- *To provide appropriate landscaping.*
- *To encourage the retention of mature vegetation on the site.*

Landscaping (Standard B13)

The proposal has not included a landscape layout for the development. Therefore, Council cannot ascertain that the proposal could accommodate adequate landscaping to meet the standards and objectives. The proposal would accommodate only 62% of the front setback to Season Grove to be landscaped, failing to satisfy Council's varied standard of 70%. The 1.0m side setbacks of Dwellings 1 and 10 fail to provide adequate space along the northern and southern side boundaries to accommodate substantial landscaping or screen planting to soften the appearance of the three storey built form which will share a sensitive interface with residential properties in the future. The images below depict the calculation of the sites frontages and possible landscaping areas to Season Grove.

2.4.5 Town Planning Application - No. 144 Stanley Road, Keysborough (Planning Application No. PLN15/0679.01) (Cont.)



Clause 55.03-9 of the Greater Dandenong Planning Scheme

Relevant objective(s):

- *To ensure the number and design of vehicle crossovers respects the neighbourhood character.*

Access (Standard B14)

The extent of vehicle crossovers would be equal to 47.6% of the sites frontage to Season Grove with Parcel A and Parcel B each having two 7.0m wide crossovers on a 29.4m street frontage, failing to satisfy Standard B14. In addition, the crossovers to Dwellings 5 and 6 connected to Desmond Street would have widths of 5.99m which is equal to a double width crossover for each dwelling, failing to satisfy Standard B14.

A vehicle could not be parked on the street between the crossovers of Dwellings 2 – 3 and 8 – 9 thus reducing the availability of on street car parking along Season Grove. The introduction of two new double width crossovers to Desmond Street would also reduce on street car parking, when compared to the previously approved development’s layout. Overall, the proposal fails to provide a respectful design response which retains on street car parking. This element of the proposal combined with the reduction of the car parking requirement for two spaces would result in an overflow of car parking on to the surrounding properties frontages causing detrimental impacts on the neighbourhood character. It is for these reasons that the proposal fails to meet the objective of Clause 55.03-9.

2.4.5 Town Planning Application - No. 144 Stanley Road, Keysborough (Planning Application No. PLN15/0679.01) (Cont.)

Clause 55.04-7 of the Greater Dandenong Planning Scheme

Relevant objective(s):

- *To limit views into the secluded private open space and habitable room windows of dwellings and residential buildings within a development.*

Internal views (Standard B23)

The east facing first floor habitable room windows of Dwellings 1-4 and 7-10 would not limit views into the neighbouring dwellings secluded private open space below, failing to satisfy Standard B23 and the objective of Clause 55.04-7. These windows could be screened as a part of a condition of any permit however the proposal is recommended for refusal.

Clause 55.05-4 of the Greater Dandenong Planning Scheme

Relevant objective(s):

- *To provide adequate private open space for the reasonable recreation and service needs of residents.*

Private open space (Standard B28)

The varied private open space requirement of Standard B28 under Schedule 2 to the General Residential Zone is 40sqm of private open space with one part to consist of 25sqm of secluded private open space with a minimum dimension of 5.0m. The private open space of Dwellings 1, 2, 3, 4, 5, 6 and 10 fails to meet Standard B28, as outlined in the Clause 55 assessment table attached to this report. Given the development fails to provide more than half of the dwellings with the minimum requirements for private open space, Council can ascertain that the proposal would not provide adequate space for future residents, failing to meet the objective of Clause 55.05-4.

Clause 55.06-1 of the Greater Dandenong Planning Scheme

Relevant objective(s):

- *To encourage design detail that respects the existing or preferred neighbourhood character.*

Design Detail (Standard B31)

The 5.8m width of the proposed Dwellings/Lots 1 – 4 and 6 – 10 limits the balance of garages/entries to living areas at ground floor. The presentation of the garages to the street dominates the ground floor, failing to respect the preferred neighbourhood character. The addition of the side elevation of the garages to Dwellings 5 and 6 has further detrimental impacts on the development's presentation to the street. Therefore, the proposal fails to meet Standard B31 and the objective of Clause 55.06-1.

2.4.5 Town Planning Application - No. 144 Stanley Road, Keysborough (Planning Application No. PLN15/0679.01) (Cont.)

Clause 55.06-4 of the Greater Dandenong Planning Scheme

Relevant objective(s):

- *To ensure that site services can be installed and easily maintained.*
- *To ensure that site facilities are accessible, adequate and attractive.*

Site services (Standard B34)

The storage facilities and clothesline would be located within the secluded private open space of each dwelling. In the case of Dwellings 1, 5, 6 & 10 the secluded private open space is inadequate which is further impacted by dwelling services. Further services such as hot water units, air condenser units and water tanks are also intended to be located within these rear yards which would severely inhibit the amount of useable space available to the detriment of the residents. It is for these reasons that the proposal fails to meet Standard B34 and the objectives of Clause 55.06-4.

Car Parking

The proposal is seeking a reduction of two (2) visitor car spaces for the ten (10) unit development. The car parking requirement under Clause 52.06-5 requires one visitor car space to every five dwellings. The previously approved development did not require any visitor car parking to be provided on-site as each parcel within Stage 4 of the subdivision contained three dwellings as opposed to five dwellings on each. It is acknowledged that proposed layout of this development would result in dwellings on their own individual Title, and without areas of Common Property (which normally contain the visitor parking areas), however as the land is not currently subdivided, there is a technical requirement in the Planning Scheme to provide two visitor spaces for this proposal.

The proposal has been assessed against the design guidelines of Clause 52.06-9 included at Attachment 3 of this report. The proposal complies with each design guideline except in the following instances.

Urban Design (Design Standard 5)

The garages would dominate the façade of each dwelling fronting Season Grove contrary to the urban design guidelines.

Landscaping (Design Standard 7)

The proposal would have limited space within the front setback to accommodate medium to large canopy trees to soften the appearance of built form and hard paving areas. The extent of driveways and pathways severely inhibits the developments capabilities of establishing adequate landscaping. There has been no landscape plan submitted with application to determine an acceptable species of tree which could be planted within the site frontage.

2.4.5 Town Planning Application - No. 144 Stanley Road, Keysborough (Planning Application No. PLN15/0679.01) (Cont.)

Consideration of the proposed reduction against the decision guidelines of Clause 52.06-7 follows.

- The number and design of crossovers would reduce the available space on Season Grove and Desmond Street from what was previously approved, thus reducing the amount of on street car parking made available for the development where abutting the subject site.
- The car parking demand assessment prepared by the applicant suggests that the surrounding street network provides sufficient capacity for on street car parking to accommodate the shortfall of two visitor car spaces. The subdivision has taken advantage of Season Grove's interface with the future Melbourne Water reserve abutting the western side, reducing the road reserve width to 14m. This however creates less space for on street car parking and potential illegal car parking opposite the development site. The applicant's comments regarding car parking capacity are based upon speculation, where Council can establish an insight from existing developments and subdivisions in the area that on-street car parking demand is high within the Keysborough South area and the overflow of car parking onto nature strips being an ongoing source of complaint in the area.
- The population growth and number of dwellings expected to be accommodated in the surrounding area within the next few years will significantly intensify the use of the land. Therefore, Council can expect a high demand of on-street car parking in the future which will be to the detriment of the neighbourhood with any reduction in the car parking supply.
- Public transport within the area is available via bus route 709 which runs along Perry Road approximately 800m north-east of the subject site and connects to Noble Park Train Station. However, Council officers do not anticipate that all visitors to the site will commute via public transport and does not consider that the site has the locational attributes to support the reduction of visitor car parking based on public transport access.

It is for the reasons outlined above that Council officers do not support the reduction of the car parking requirement and recommend that the application be refused also on the grounds of failing to provide an appropriate number of car spaces for the development.

Development Contributions Plan Overlay

The Keysborough South Development Contributions Plan requires the payment of development and unit infrastructure levies. The Plan includes a list of conditions to be contained on any permit issued, including conditions applicable for residential subdivisions. The relevant conditions have been included on the existing permit to satisfy the requirements of the overlay.

Environmental Audit Overlay

As the site is located within an Environmental Audit Overlay, pursuant to Clause 45.03-1 a certificate of environmental audit or statement prepared by an appointed environmental auditor must be prepared in accordance with Part IXD of the *Environment Protection Act* 1970 prior to the issue of a statement of compliance. A Statement of Environmental Audit (EAO435) has been submitted for the site under the approved subdivision.

2.4.5 Town Planning Application - No. 144 Stanley Road, Keysborough (Planning Application No. PLN15/0679.01) (Cont.)**Aboriginal Cultural Heritage Sensitivity**

The Aboriginal Heritage Act 2006, for culturally sensitive land, requires a Cultural Heritage Management Plan be prepared for the subdivision of land, unless an exemption applies. This matter has been addressed by the Assistant Executive Director, Aboriginal Affairs Victoria, issuing a letter on 10 December 2008, exempting the requirement for all the land within the Amendment C36 area, in view of previous investigations and reports prepared for that area.

Conclusion

The application has been assessed against the relevant requirements of the Greater Dandenong Planning Scheme and the proposed development is considered inappropriate to the site in which it is located.

The proposed mass, bulk, lack of landscaping and presentation of the development is deemed out of character within the neighbourhood context. The proposal has failed to respond to the context of the site and respond to the objectives of the Keysborough South Development Plan Stages 2 & 3 and the relevant provisions of the Planning Scheme. It has also failed to provide the required amount of on-site parking.

Recommendation

That Council resolves to Refuse to grant a planning permit in respect of the land known and described as No. 144 Stanley Road, Keysborough (Lot S4 PS745240), for the subdivision of land, the construction of ten (10) dwellings (8 x triple storey and 2 x double storey) and the removal of Easement (E-1), and reduction of visitor car parking for the following reasons:

- 1. The proposal would not appropriately respond to the Urban Design Objectives and Strategies of Clause 15.01 of the Greater Dandenong Planning Scheme (Urban Design).**
- 2. The proposal would not encourage high quality design and positive amenity impacts, failing to comply with the objectives of Clause 21.05-1 of the Greater Dandenong Planning Scheme (Built Form).**
- 3. The proposal would not satisfy the following requirements of Section 6.4 – Lot layout and Subdivision under the Keysborough South Development Plan Stages 2 & 3:**
 - Interface – The proposal would present an uncharacteristic built form at a prominent interface within the Keysborough South area.**
 - Significant Views – The proposed mass and bulk of the proposal would present excessive built form to the streets and adjoining properties.**
- 4. The proposal fails to provide appropriate and adequate car parking on the site in accordance with Clause 52.06.**
- 5. The proposal fails to satisfy Design Standards 5 and 7 under Clause 52.06-9 guiding Urban Design and Landscaping.**

2.4.5 Town Planning Application - No. 144 Stanley Road, Keysborough (Planning Application No. PLN15/0679.01) (Cont.)

6. The proposal would not meet the following Design Principles of Clause 22.09:

- Preferred housing type;
- Building height;
- Landscaping;
- Setbacks, front boundary and width;
- Bulk and built form.

7. The proposal would not meet the following Objectives and Standards of Clause 55:

- Clause 55.02-1 - Neighbourhood character - Standard B1;
- Clause 55.02-5- Integration with the street - Standard B5;
- Clause 55.03-1 - Street setback - Standard B6;
- Clause 55.03-8 - Landscaping - Standard B13;
- Clause 55.03-9 - Access - Standard B14;
- Clause 55.04-7 - Internal views - Standard B23;
- Clause 55.05-4 - Private open space - Standard B28;
- Clause 55.06-1 - Design detail - Standard B31;
- Clause 55.06-4 - Site services - Standard B34.

2.4.5 Town Planning Application - No. 144 Stanley Road, Keysborough (Planning Application No. PLN15/0679.01) (Cont.)

STATUTORY PLANNING APPLICATIONS

**TOWN PLANNING APPLICATION – NO. 144 STANLEY ROAD,
KEYSBOROUGH (PLANNING APPLICATION NO. PLN15/0679.01)**

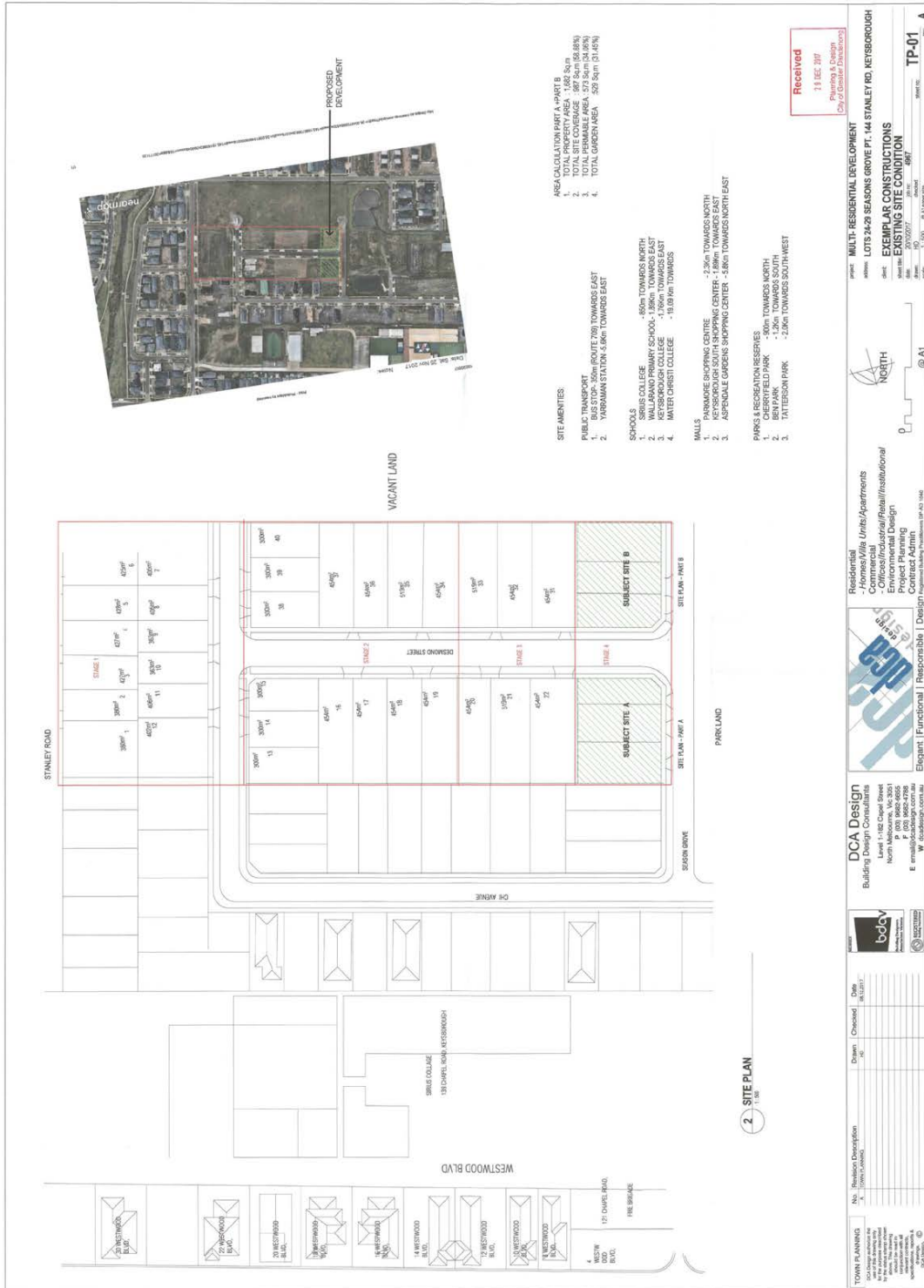
ATTACHMENT 1

SUBMITTED PLANS

PAGES 10 (including cover)

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

2.4.5 Town Planning Application - No. 144 Stanley Road, Keysborough (Planning Application No. PLN15/0679.01) (Cont.)



- SITE AMENITIES:**
- 1. BUS STOP - 300m (ROUTE 700) TOWARDS EAST
 - 2. YARRAMAN STATION - 5.86m TOWARDS EAST
- SCHOOLS:**
- 1. WILLS COLLEGE - 450m TOWARDS NORTH
 - 2. WALLAROO PRIMARY SCHOOL - 1.58km TOWARDS EAST
 - 3. KEYSBOROUGH COLLEGE - 1.76km TOWARDS EAST
 - 4. MATER CHRISTI COLLEGE - 1.03 km TOWARDS
- MALLS:**
- 1. PARADISE SHOPPING CENTRE - 2.26m TOWARDS NORTH
 - 2. KEYSBOROUGH SOUTH SHOPPING CENTER - 1.88m TOWARDS EAST
 - 3. ASPICULE GARDENS SHOPPING CENTER - 5.86m TOWARDS NORTH EAST
- PARKS & RECREATION RESERVES:**
- 1. KEYSBOROUGH SOUTH PARK - 1.26m TOWARDS SOUTH
 - 2. BEN PARK - 1.26m TOWARDS SOUTH
 - 3. TATTERSON PARK - 2.06m TOWARDS SOUTH WEST
- ARCA CALCULATION PART A - PART B**
- 1. TOTAL PROPERTY AREA - 1,682 Sqm
 - 2. TOTAL SITE COVERAGE - 897 Sqm (53.38%)
 - 3. TOTAL GARDEN AREA - 528 Sqm (31.45%)
 - 4. TOTAL GARDEN AREA - 528 Sqm (31.45%)

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11 DEC 2017
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City of Greater Dandenong

TOWN PLANNING
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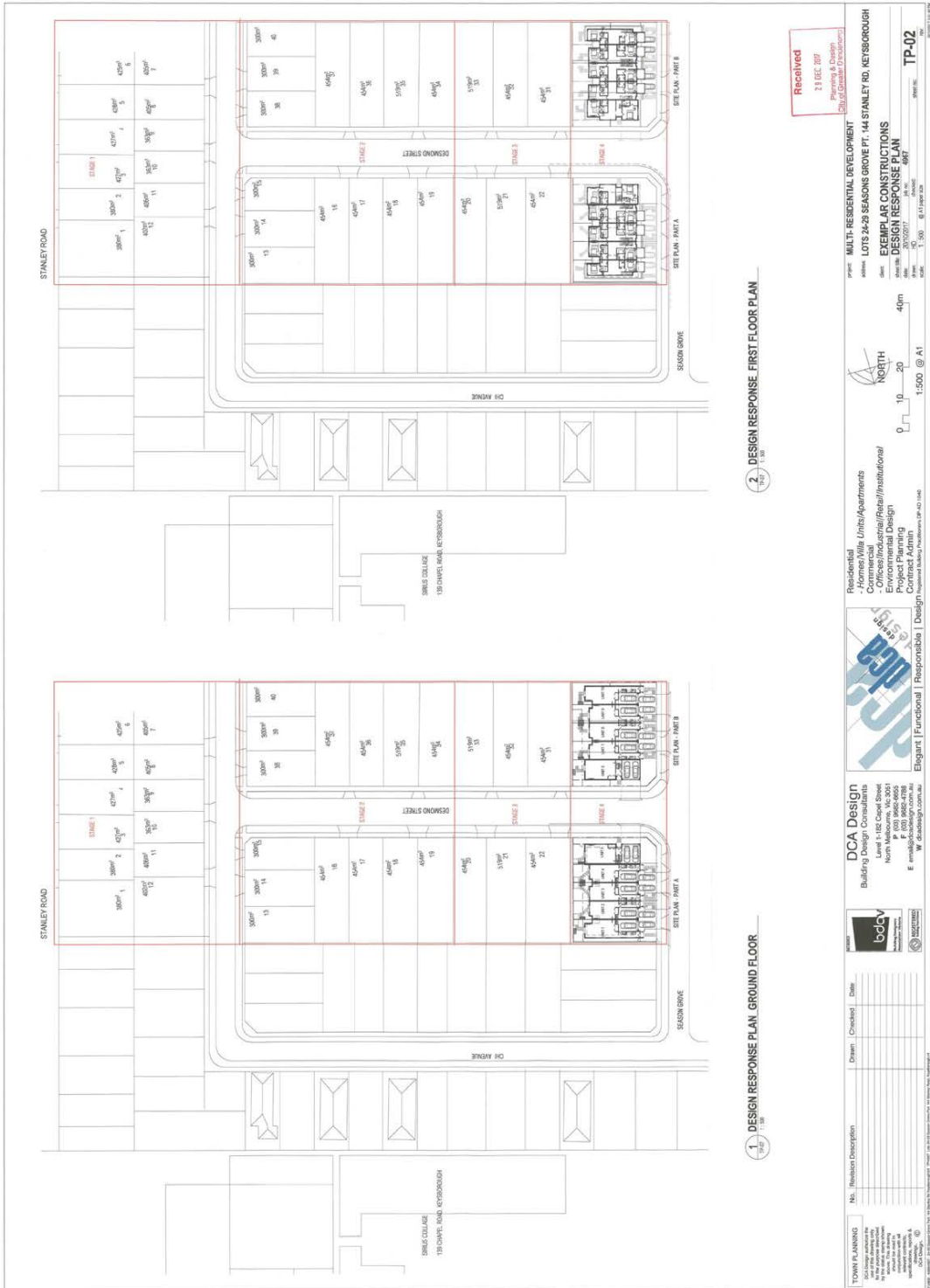
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No.: []
Revision Description: []

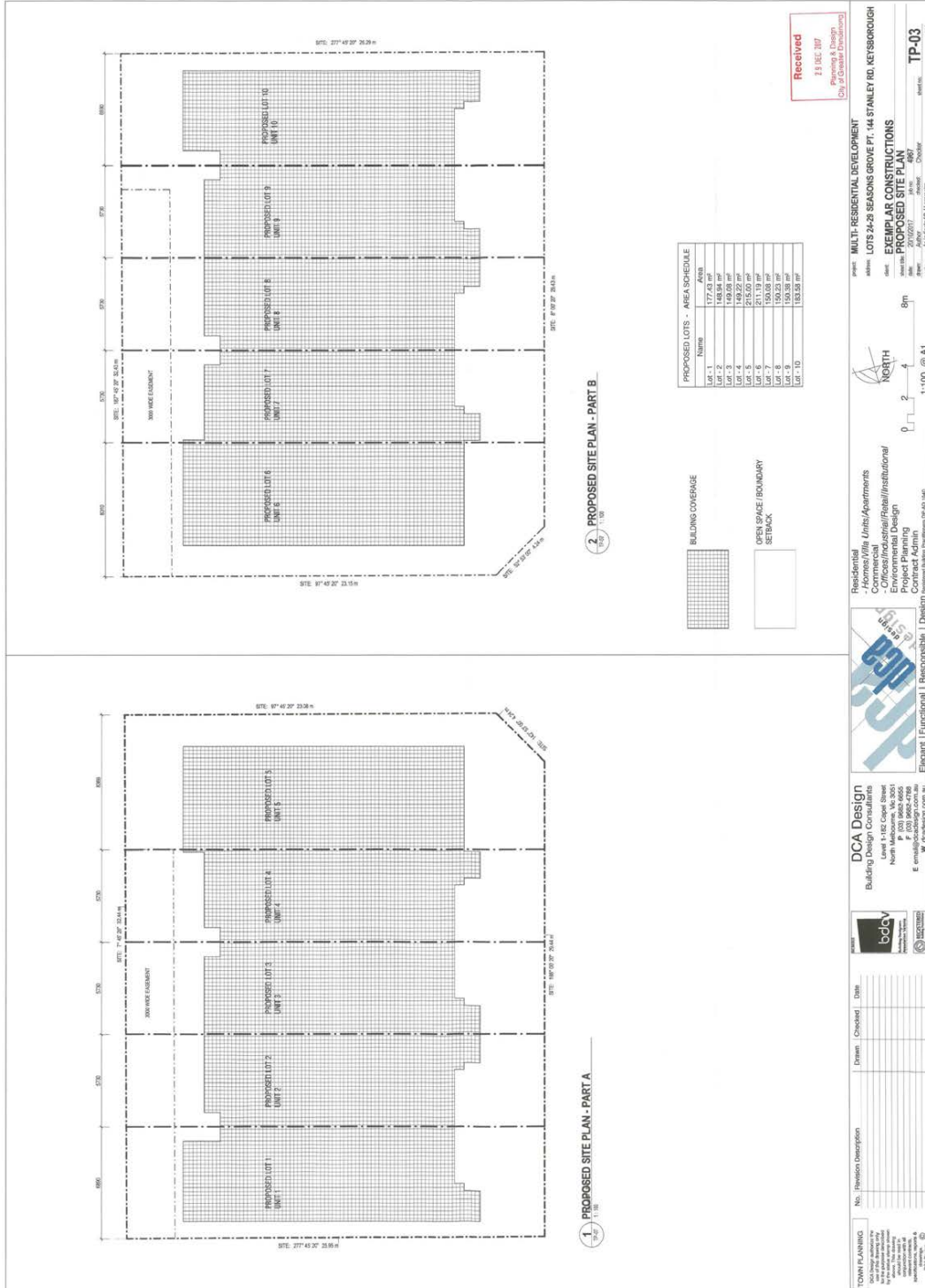
Project: MULTI-RESIDENTIAL DEVELOPMENT
Address: LOTS 24-29 SEASONS GROVE PT, 144 STANLEY RD, KEYSBOROUGH
Sheet: EXEMPLAR CONSTRUCTIONS
Scale: EXISTING SITE CONDITION
Date: 20/02/2017
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Scale: 1:100 @ A1

TP-01

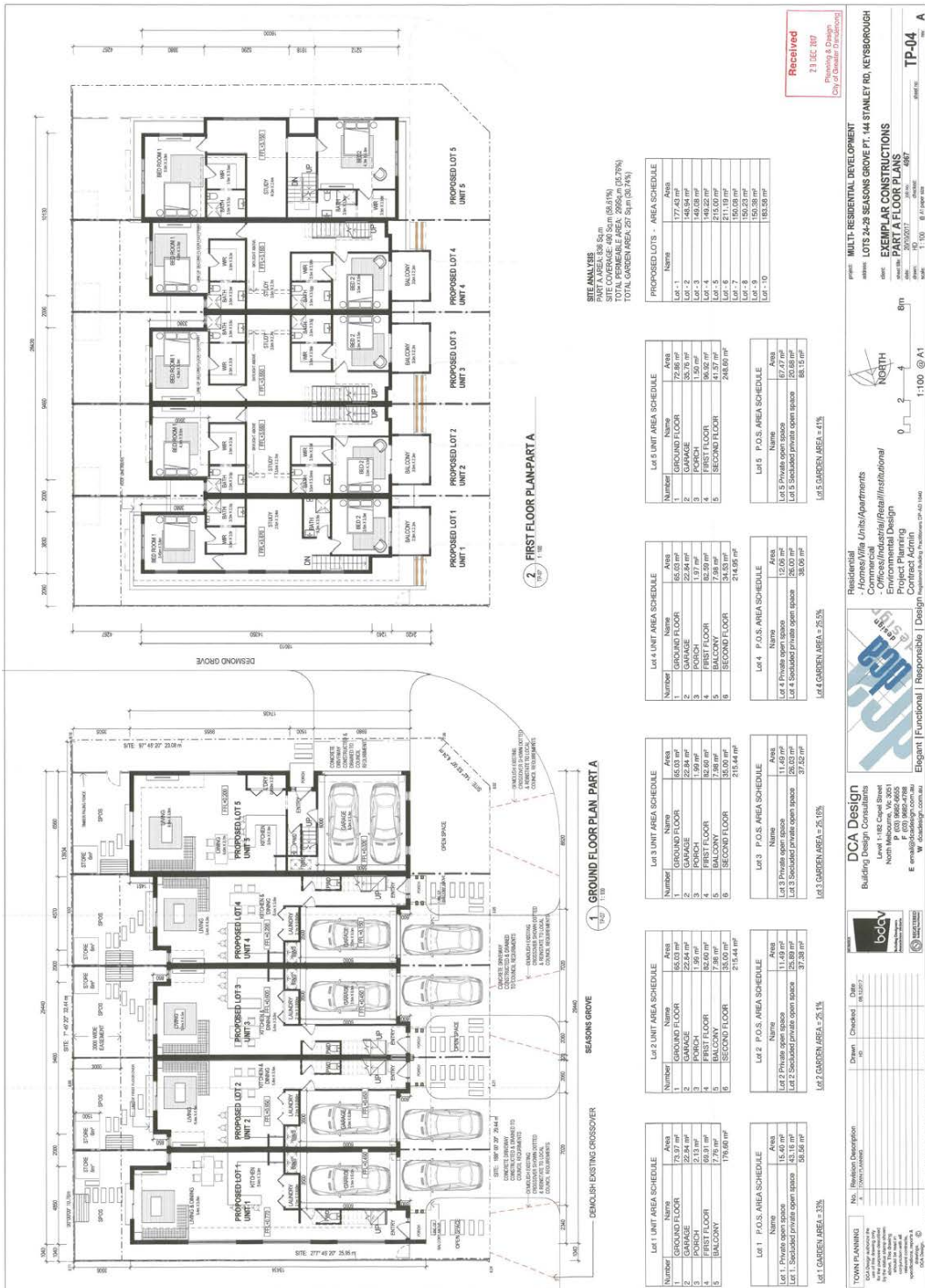
2.4.5 Town Planning Application - No. 144 Stanley Road, Keysborough (Planning Application No. PLN15/0679.01) (Cont.)



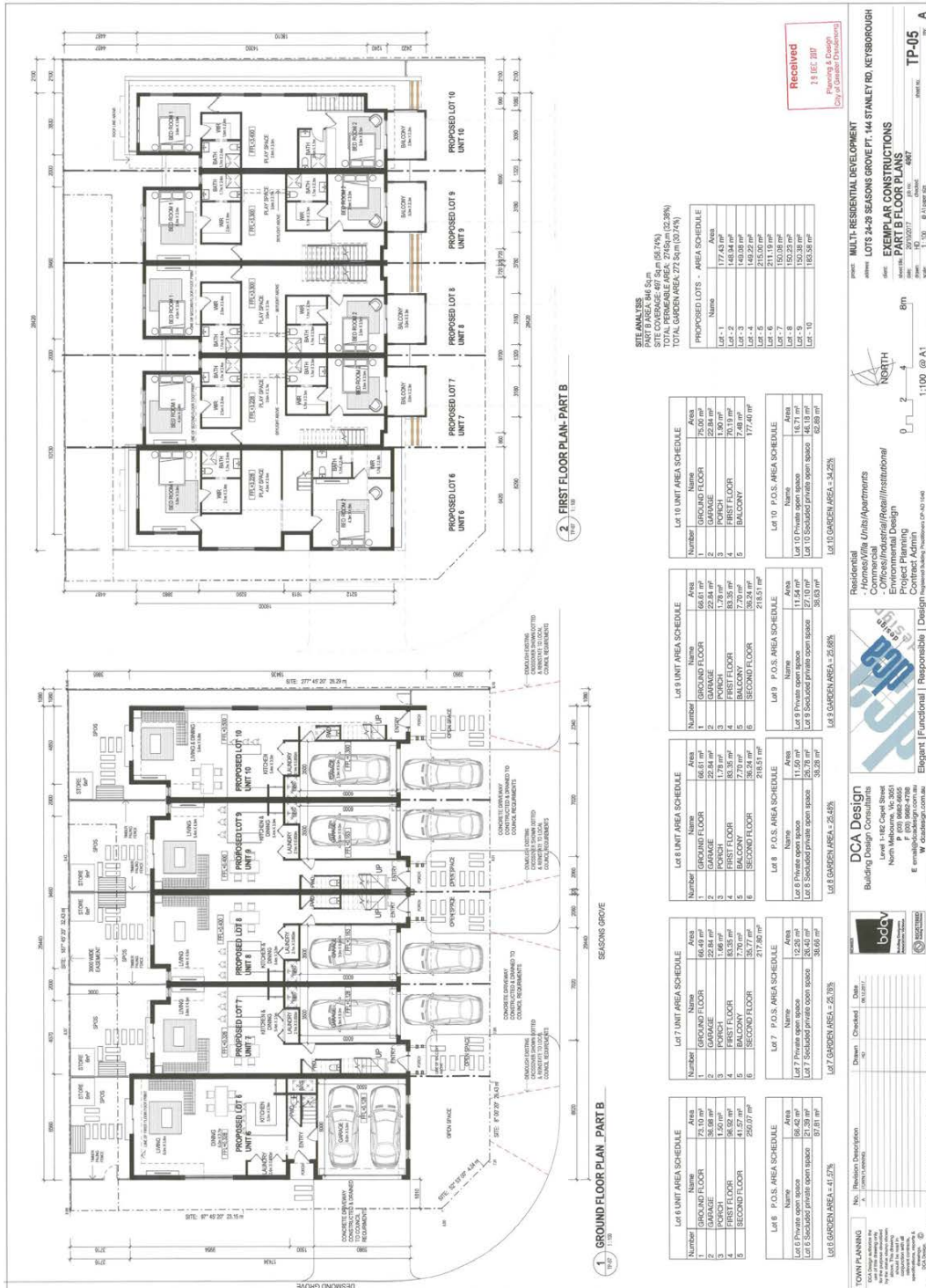
2.4.5 Town Planning Application - No. 144 Stanley Road, Keysborough (Planning Application No. PLN15/0679.01) (Cont.)



2.4.5 Town Planning Application - No. 144 Stanley Road, Keysborough (Planning Application No. PLN15/0679.01) (Cont.)



2.4.5 Town Planning Application - No. 144 Stanley Road, Keysborough (Planning Application No. PLN15/0679.01) (Cont.)



2.4.5 Town Planning Application - No. 144 Stanley Road, Keysborough (Planning Application No. PLN15/0679.01) (Cont.)

3 SECOND FLOOR PLAN-PART A
1:100

4 SECOND FLOOR PLAN-PART B
1:100

3 VIEW FROM DESMOND STREET

4 VIEW FROM SEASON GROVE

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TOWN PLANNING
No. 144 STANLEY ROAD
KEYSBOROUGH
VIC 3175
15/0679.01

No.	Description	Drawn	Checked	Date
1	1:100 TOWN PLANNING			16/12/17

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body
Architects
15/0679.01

Project: MULTI-RESIDENTIAL DEVELOPMENT
Address: LOTS 24-28 SEASONS GROVE PT., 144 STANLEY RD, KEYSBOROUGH
Client: EXEMPLAR CONSTRUCTIONS
Project No.: 15/0679.01
Scale: 1:100
Sheet No.: TP-06
Sheet Count: 6

2.4.5 Town Planning Application - No. 144 Stanley Road, Keysborough (Planning Application No. PLN15/0679.01) (Cont.)



TOWN PLANNING
 No. 144 Stanley Road, Keysborough
 Multi-Residential Development
 City of Greater Dandenong
 23 DEC 2017

Project Description
 No. 144 Stanley Road, Keysborough
 Multi-Residential Development
 City of Greater Dandenong
 23 DEC 2017

Project Details
 Project No: 15/0679.01
 Date: 23 DEC 2017
 Scale: 1:100 @ A1

Client
 EMEMPLAR CONSTRUCTIONS
 6867

Designer
 DCA Design
 Building 1, 1-182 Cook Street
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Checklist

Item	Checked	Date
1. Project Description		
2. Site Plan		
3. Floor Plans		
4. Sectional Drawings		
5. Elevation Drawings		
6. Other Documents		

Logos: DCA Design, bcdv, ISO 9001, ISO 14001, ISO 45001

Project Title: MULTI-RESIDENTIAL DEVELOPMENT
 LOTS 24-28 SEASONS GROVE PT - 144 STANLEY RD, KEYSBOROUGH
 EXEMPLAR CONSTRUCTIONS
 ELEVATIONS

Scale: 1:100 @ A1

Sheet No.: TP-07 A

2.4.5 Town Planning Application - No. 144 Stanley Road, Keysborough (Planning Application No. PLN15/0679.01) (Cont.)

2. SOUTH ELEVATION - PART A - COLOUR

3. SOUTH ELEVATION - PART B - COLOUR

4. EAST ELEVATION - PART A - COLOUR

5. EAST ELEVATION - PART B - COLOUR

6. WEST ELEVATION - PART A - COLOUR

7. WEST ELEVATION - PART B - COLOUR

Legend:

- F1 - QUARTER BRICKS BY BALVA
- F2 - WALL RENDER FINISHED BY GALEX
- F3 - CONCRETE VASE - TILES - POLISHED SPUNAL
- F4 - WALL RENDER WHITE COCK BY GALEX
- F5 - WOOD AND GREY METAL SHEET
- F6 - COLOURED ALUMINIUM SLIDING WINDOW
- F7 - UNSEEDIMENT FOR FIRM BORN
- F8 - PLANK BRICKS FIRM BORN
- F9 - SILK STONE
- F10 - SILK POLARISE
- F11 - SILK LAPPER
- F12 - SILK LIGHT LEATHER
- F13 - SILK SURF MET
- F14 - BLACK POWDERCOATING
- F15 - SILK WAWA

Received
21 DEC 2017
City Planning & Design
144 STANLEY RD KEYSBOROUGH

Project: MULTI-RESIDENTIAL DEVELOPMENT
Address: LOTS 24-28 SEASONS GROVE PT., 144 STANLEY RD KEYSBOROUGH
Client: EXEMPLAR CONSTRUCTIONS
Project No.: EXTERNAL COLOURS & FINISHES SCHEDULE
Scale: 1:100 @ A1
Sheet: TP-09

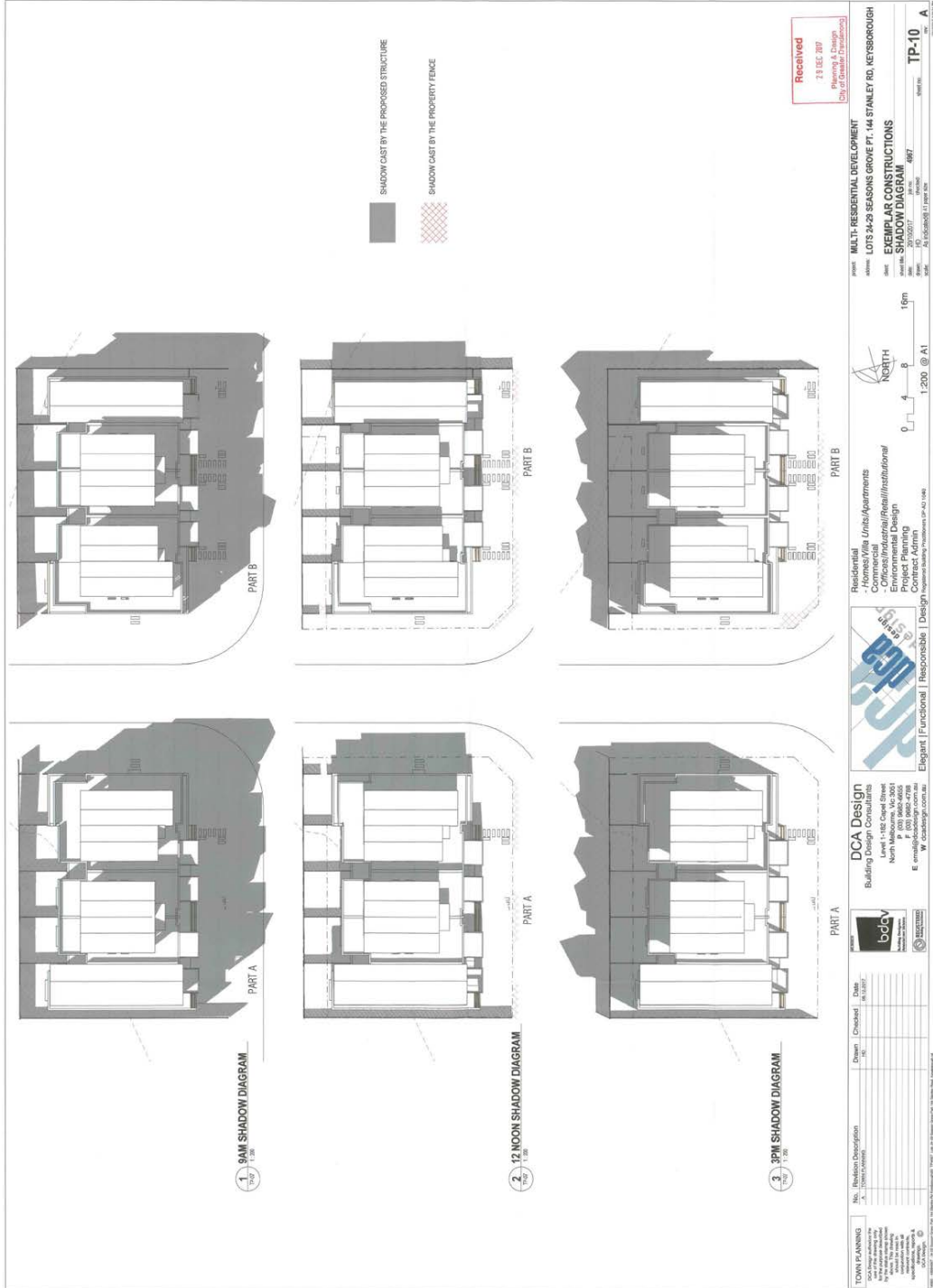
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Table:

No.	Revision Description	Drawn	Checked	Date
1	Issue for Council			

2.4.5 Town Planning Application - No. 144 Stanley Road, Keysborough (Planning Application No. PLN15/0679.01) (Cont.)



2.4.5 Town Planning Application - No. 144 Stanley Road, Keysborough (Planning Application No. PLN15/0679.01) (Cont.)

STATUTORY PLANNING APPLICATIONS

**TOWN PLANNING APPLICATION – NO. 144 STANLEY ROAD,
KEYSBOROUGH (PLANNING APPLICATION NO. PLN15/0679.01)**

ATTACHMENT 2

CLAUSE 22.09 ASSESSMENT

PAGES 8 (including cover)

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

2.4.5 Town Planning Application - No. 144 Stanley Road, Keysborough (Planning Application No. PLN15/0679.01) (Cont.)

Assessment against Clause 22.09		
<p>The subject site is located within the 'Incremental change' area at Clause 22.09-3.5 Map 1 – Future Change Areas.</p> <p>Clause 22.09 requires all residential developments to be assessed against the design principles, in addition to those specific to each future Change area.</p> <p>The overarching Design Principles at Clause 22.09-3.1 are as follows:</p>		
Objective	Design Principle	Response
Safety	<p>To encourage the provision of safer residential neighbourhoods, new development should enable passive surveillance through designs that:</p> <ul style="list-style-type: none"> • Incorporate active frontages including ground floor habitable room windows. • Maximise the number of habitable room windows on all levels of residential buildings that overlook the public realm, streets, laneways, internal access ways and car parking areas. • Use semi-transparent fences to the street frontage. • Light communal spaces including main entrances and car parking areas with high mounted sensor-lights. • Ensure that all main entrances are visible and easily identifiable from the street. • Locate non-habitable rooms such as bathrooms, away from entrances and street frontage. 	<p>✓ Partially Complies</p> <p>The proposal fails to provide any habitable room windows at ground floor facing Season Grove. However, the west first floor habitable rooms and balconies would provide passive surveillance of the street and abutting open space.</p>
Landscaping	<p>Residential development should:</p> <ul style="list-style-type: none"> • Provide substantial, high quality on-site landscaping, including screen planting and canopy trees along ground level front and side and rear boundaries. • Provide substantial, high quality landscaping along vehicular accessways. • Include the planting of at least one substantial canopy tree to each front setback and ground level secluded private open space area. • Planting trees that are common to and perform well in the area. • Avoid the removal of existing mature trees by incorporating their retention into the site design. • Use landscaping to soften the appearance of the built form when viewed from the street and to respect the amenity of adjoining properties. • Ensure that landscaping also addresses the Safety Design Principles. <p>Canopy trees should be planted in well proportioned setbacks/private open</p>	<p>✗ Does not comply</p> <p>No landscape plan has been submitted with the application limiting Council's ability to assess the provision of landscaping for the development.</p> <p>The extent of vehicle parking and hard paving areas within the front setback significantly inhibits the development's ability to accommodate canopy trees and substantial landscaping capable of establishing a landscape character within the front setback.</p> <p>The development's building footprint would also limit opportunities to provide landscaping alongside boundaries at sensitive interfaces with 1.0m ground floor setbacks for Dwellings 1 and 10.</p>

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

2.4.5 Town Planning Application - No. 144 Stanley Road, Keysborough (Planning Application No. PLN15/0679.01) (Cont.)

	<p>space that are sufficient to accommodate their future growth to maturity.</p> <p>Landscaping should minimise the impact of increased storm water runoff through water sensitive urban design and reduced impervious surfaces.</p> <p>Landscaping should be sustainable, drought tolerant, and include indigenous species and be supported through the provision of rainwater tanks.</p>	
Car parking	<p>The existing level of on-street car parking should be maintained by avoiding second crossovers on allotments with frontage widths less than 17 metres.</p> <p>On-site car parking should be:</p> <ul style="list-style-type: none"> well integrated into the design of the building, generally hidden from view or appropriately screened where necessary, located to the side or rear of the site so as to not dominate the streetscape and to maximise soft landscaping opportunities at ground level, <p>Where car parking is located within the front setback it should be:</p> <ul style="list-style-type: none"> fully located within the site boundary; and capable of fully accommodating a vehicle between a garage or carport and the site boundary. <p>Developments with basement car parking should consider flooding concerns where applicable.</p>	<p>* Does not comply</p> <p>The proposal would reduce the current level of on-street car parking which is available to the site, resulting from the design and layout of the crossovers.</p> <p>The extent of car parking and driveways within the front setback to Season Grove would be excessive and out of character with the preferred neighbourhood character.</p>
Setbacks, front boundary and width	<p>Residential developments should:</p> <ul style="list-style-type: none"> Provide a front setback with fence design and height in keeping with the predominant street pattern. Maintain the apparent frontage width pattern. 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. Provide open or low scale front fences to allow a visual connection between landscaping in front gardens and street tree planting. 	<p>* Does not comply</p> <p>The proposal does not include the provision of a front fence.</p> <p>The development proposes a frontage width of 5.8m for dwellings fronting Season Grove. The subject site is surrounded by conventional lot subdivisions with 10-14m wide frontages. Lots provided with 10m can accommodate at least a garage, entry and living area at ground floor fronting the street. The development's inability to accommodate a similar layout at ground floor demonstrates that the proposal fails to provide an acceptable transition of built form and dwelling presentation to the adjoining lots.</p>
Private open space	<p>All residential developments should provide good quality, useable private open space for each dwelling directly accessible from the main living area.</p>	<p>* Does not comply</p> <p>The proposal provides ground level private open space to the rear or side of each dwelling however not all dimensions</p>

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

2.4.5 Town Planning Application - No. 144 Stanley Road, Keysborough (Planning Application No. PLN15/0679.01) (Cont.)

	<p>Ground level private open space areas should be able to accommodate boundary landscaping, domestic services and outdoor furniture so as to maximise the usability of the space.</p> <p>Private open space should be positioned to maximise solar access.</p> <p>Upper floor levels of the same dwelling should avoid encroaching secluded private open space areas to ensure the solar access, useability and amenity of the space is not adversely affected.</p> <p>Upper level dwellings should avoid encroaching the secluded private open space of a separate lower level dwelling so as to ensure good solar access and amenity for the lower level dwelling.</p>	<p>of the secluded private open space comply Standard B28. Furthermore, much of the private open space is adversely impacted and further diminished by the accommodation of utility services within it.</p>
Bulk & Built Form	<p>All residential developments should respect the dominant façade pattern of the streetscape by:</p> <ul style="list-style-type: none"> Using similarly proportioned roof forms, windows, doors and verandahs; and Maintaining the proportion of wall space to windows and door openings. <p>Balconies should be designed to reduce the need for screening from adjoining dwellings and properties.</p> <p>The development of new dwellings to the rear of existing retained dwellings is discouraged where:</p> <ul style="list-style-type: none"> The siting of the retained dwelling would not enable an acceptable future site layout for either the proposed or future dwelling; or The retention of the existing dwelling detracts from the identified future character. <p>On sites adjacent to identified heritage buildings infill development should respect the adjoining heritage by:</p> <ul style="list-style-type: none"> Not exceeding the height of the neighbouring significant building; Minimising the visibility of higher sections of the new building; and Setting higher sections back at least the depth of one room from the frontage. 	<p>* Does not comply Council anticipates a consistent double storey maximum for built form within the Keysborough South area.</p> <p>The previously approved proposal provided an acceptable scale of medium density development as opposed to the current proposal which has transitioned to a three storey built form without an active interface at ground level to the street. The attached upper floors (in parts) would also contribute to the proposal's overall building bulk which would not respect the preferred character envisaged by Clause 22.09-3.3.</p>
Site Design	<p>Residential development should:</p> <ul style="list-style-type: none"> Preserve the amenity of adjoining dwellings through responsive site design that considers the privacy, solar access and outlook of adjoining 	<p>* Does not comply The proposal has failed to consider the amenity impacts on future dwellings abutting the subject site. The proposal has failed to meet a number of the objectives which limit amenity impacts on</p>

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2.4.5 Town Planning Application - No. 144 Stanley Road, Keysborough (Planning Application No. PLN15/0679.01) (Cont.)

	<p>properties.</p> <ul style="list-style-type: none"> • Maximise thermal performance and energy efficiency of the built form by addressing orientation, passive design and fabric performance. • Ensure that building height, massing and articulation responds sensitively to existing residential interfaces, site circumstances, setbacks and streetscape and reduces the need for screening. • Provide sufficient setbacks (including the location of basements) to ensure the retention of existing trees and to accommodate the future growth of new trees. • Provide suitable storage provisions for the management of operational waste. Appropriately locate suitable facilities to encourage public transport use, cycling and walking. 	<p>neighbouring properties.</p> <p>The building height and massing of the development would be uncharacteristic of the Incremental Change Area and the site's context.</p> <p>The side setbacks of the proposal would be inadequate to accommodate substantial landscaping to soften the appearance of the built form from the private and public realm and limit amenity impacts. Overall the proposal would not provide an acceptable design response for the subject site.</p>
<p>Materials & Finishes</p>	<p>Residential development should:</p> <ul style="list-style-type: none"> • Use quality, durable building materials and finishes that are designed for residential purposes. • Avoid the use of commercial or industrial style building materials and finishes. • Avoid using materials such as rendered cement sheeting, unarticulated surfaces and excessive repetitive use of materials. • Use a consistent simple palette of materials, colours, finishes and architectural detailing. • Maximise the ongoing affordability and sustainability of residential developments through the selection of low maintenance, resource and energy efficient materials and finishes that can be reasonably expected to endure for the life of the building. 	<p>✓ Complies</p> <p>The proposal would have each side with multiple building materials and colours proposed.</p>
<p>Domestic services normal to a dwelling and Building services</p>	<p>In order to minimise the impact of domestic and building services on the streetscape, adjacent properties, public realm and amenity of future residents, new residential development should:</p> <ul style="list-style-type: none"> • 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. • Be designed to avoid the location of domestic and building services: <p>within secluded private open space areas, including balconies; and where they may have noise impacts on adjoining habitable rooms and secluded private open space areas.</p>	<p>* Does not comply</p> <p>The storage facilities and clothesline would be located within the secluded private open space of each dwelling. In the case of Dwellings 1, 5, 6 & 10 the secluded private open space is inadequate which is further impacted by the dwellings services. Further services such as hot water units, air condenser units and water tanks may also be introduced to these rear yards which will also be detrimental to these spaces.</p>

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

2.4.5 Town Planning Application - No. 144 Stanley Road, Keysborough (Planning Application No. PLN15/0679.01) (Cont.)

Internal Amenity	Residential development should: <ul style="list-style-type: none"> • Ensure that dwelling layouts have connectivity between the main living area and private open space. • Be designed to avoid reliance on borrowed light to habitable rooms. • Ensure that balconies and habitable room windows are designed and located to reduce the need for excessive screening. • Ensure that dwellings without ground level main living areas meet the Standards of Clauses 55.03-5, 55.04-1, 6 & 7, 55.05-3, 4 & 5. 	✓ Complies The proposal would provide an acceptable level of internal amenity for residents.
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If the details of the attachment are unclear please contact Governance on 8571 5309.

2.4.5 Town Planning Application - No. 144 Stanley Road, Keysborough (Planning Application No. PLN15/0679.01) (Cont.)

Assessment Table for Clause 22.09-3.3 Incremental change areas		
Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
Preferred housing types	The preferred housing type for the Incremental Change Area is medium density.	* Does not comply The proposal fails to respond to a number of the identified future characteristics of the Incremental Change Area which defines medium density. Refer to assessment for further consideration of all design principles.
Building Height	The preferred maximum building height for land within the GRZ1 and GRZ2 is up to 2 storeys, including ground level.	* Does not comply The proposal would include eight (8) 3 storey dwellings exceeding the 2 storey building height. Refer to assessment for further consideration of all design principles.
Landscaping	Residential development should use landscaping to create a landscaped character, particularly canopy trees in front and rear gardens; and to protect the outlook of adjoining properties.	* Does not comply The extent of vehicle parking and hard paving areas within the front setback significantly inhibits the development's ability to accommodate canopy trees and substantial landscaping capable of establishing a landscape character within the front setback. The development's building footprint would also limit opportunities to provide landscaping alongside boundaries at sensitive interfaces. Refer to assessment for further consideration of all design principles.
Setbacks, front boundary and width	Parking, paving and car access within the front boundary setback should be limited in order to maximise the opportunity for soft landscaping and prevent the over dominance of carports and garages in the street.	* Does not comply The proposal would result in an excessive presentation of garages to the street with no active frontages or ground level habitable rooms fronting the predominant street interface at Season Grove. This has resulted in an increase in the width of crossovers, extent of driveways and hard paved areas which all minimise landscaping within the front setback. Refer to assessment for further consideration of all design principles.
Private open space	Residential development should provide secluded private open space at the side or rear of each dwelling to avoid the need for excessive screening or high front fencing	* Does not comply The proposal provides ground level private open space to the rear or side of each dwelling however not all dimensions of the secluded private open space comply Standard B28.
Bulk & Built Form	Residential development should: <ul style="list-style-type: none"> ensure that the built form respects the scale of existing prevailing built form character and responds to site circumstances and streetscape; provide separation between dwellings at the upper level; retain spines of open space at the rear of properties to maximise landscaping opportunities and protect private secluded open space; position more intense and higher elements of built form towards the front and centre of a site, transitioning to single storey elements to the rear of the lot. <p>The rearmost dwelling on a lot should be single storey to ensure the identified</p>	* Does not comply The proposed development presents an attached ground floor and first floor with a 2.8m separation at the second floor. Not only are there no examples of 3 storey built form within the existing neighbourhood character but the preferred neighbourhood character specifically seeks double storey dwellings with separation at the upper level. The proposal has failed to maximise landscaping opportunities for the development, failing to provide adequate landscaping within the front and side boundaries. The visual impacts of the building bulk will be to the detriment of the private and public realm.

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

2.4.5 Town Planning Application - No. 144 Stanley Road, Keysborough (Planning Application No. PLN15/0679.01) (Cont.)

	<p>future character of the area and the amenity of adjoining properties is respected by maximising landscaping opportunities and protecting adjoining private secluded open space.</p> <p>Two storey dwellings to the rear of a lot may be considered where:</p> <ul style="list-style-type: none"> • the visual impact of the building bulk does not adversely affect the identified future character of the area; overlooking and/or overshadowing does not adversely affect the amenity of neighbouring properties; • the building bulk does not adversely affect the planting and future growth of canopy trees to maturity; • sufficient side and rear boundary landscaping can be provided to screen adjoining properties; • upper storey components are well recessed from adjoining sensitive interfaces. <p>Residential development should be well articulated through the use of contrast, texture, variation in forms, materials, and colours.</p>	
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If the details of the attachment are unclear please contact Governance on 8571 5309.

2.4.5 Town Planning Application - No. 144 Stanley Road, Keysborough (Planning Application No. PLN15/0679.01) (Cont.)

STATUTORY PLANNING APPLICATIONS

**TOWN PLANNING APPLICATION – NO. 144 STANLEY ROAD,
KEYSBOROUGH (PLANNING APPLICATION NO. PLN15/0679.01)**

ATTACHMENT 3

CLAUSE 52.06 ASSESSMENT

PAGES 5 (including cover)

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

2.4.5 Town Planning Application - No. 144 Stanley Road, Keysborough (Planning Application No. PLN15/0679.01) (Cont.)

Car Parking Assessment Table for Clause 52.06		
Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
<p>Parking Provision To ensure that car and bicycle parking for residents and visitors is appropriate to the needs of residents.</p>	<p>Car parking for residents should be provided as follows:</p> <ul style="list-style-type: none"> ▪ One space for each one or two bedroom dwelling. ▪ Two spaces for each three or more bedroom dwelling, with one space under cover. <p>Studies or studios that are separate rooms must be counted as bedrooms.</p> <ul style="list-style-type: none"> ▪ One space for visitors to every 5 dwellings for developments of 5 or more dwellings 	<p>* Does not comply Two car spaces are required for each dwelling, which have been provided.</p> <p>Two visitor car spaces are also required, however no visitor car parking has been provided. Reduction of two spaces sought.</p>
<p>Design Standard 1 Accessways The provision of car parking should meet the design requirements of this Clause.</p>	<p>Accessways should:</p> <ul style="list-style-type: none"> ▪ Be at least 3 metres wide. ▪ Have an internal radius of at least 4 metres at changes of direction or intersection or be at least 4.2 metres wide. ▪ Allow vehicles parked in the last space of a dead-end accessway in public car parks to exit in a forward direction with one manoeuvre. ▪ Provide at least 2.1 metres headroom beneath overhead obstructions, calculated for a vehicle with a wheel base of 2.8 metres. 	<p>- N/A No accessway proposed.</p>
	<p>If the accessway serves four or more car spaces or connects to a road in a Road Zone, the accessway must be designed so that cars can exit the site in a forward direction.</p> <p>If an accessway to four or more car parking spaces is from land in a Road Zone, the access to the car spaces must be at least 6 metres from the road carriageway.</p>	<p>- N/A</p>
	<p>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 a Road Zone.</p>	<p>- N/A</p>
	<p>Have a corner splay or area at least 50 per cent clear of visual obstructions extending at least 2 metres along the frontage road from the edge of an exit lane and 2.5 metres along the exit lane from the frontage, to provide a clear view of pedestrians on the footpath of the frontage road. The area clear of visual obstructions may include an adjacent entry or exit lane where more than one lane is provided.</p>	<p>✓ Complies There would be no obstructions within the corner splay areas to each driveway.</p>

2.4.5 Town Planning Application - No. 144 Stanley Road, Keysborough (Planning Application No. PLN15/0679.01) (Cont.)

Car Parking Assessment Table for Clause 52.06		
Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
Design Standard 2 Car parking spaces Car parking spaces and accessways should have minimum dimensions.	Minimum car park and accessway dimensions: <ul style="list-style-type: none"> ▪ Parallel – 2.3m x 6.7m with a accessway width of 3.6m ▪ 45 degrees – 2.6m x 4.9m with a accessway width of 3.5m ▪ 60 degrees – 2.6m x 4.9m with a accessway width of 4.9m ▪ 90 degrees – 2.6m x 4.9m with a accessway width of 6.4m (refer to the table in 55.06 for more details)	- N/A
	A building may project into the space if it is at least 2.1 metres above the space.	✓ Complies Any building projection would have a clearance height above 2.1m.
	Car spaces in garages, carports or otherwise constrained by walls should:- <ul style="list-style-type: none"> ▪ Single garage 3.5m x 6m ▪ Double garage 5.5m x 6 	✓ Complies Garage dimensions noted on plans.

2.4.5 Town Planning Application - No. 144 Stanley Road, Keysborough (Planning Application No. PLN15/0679.01) (Cont.)

Car Parking Assessment Table for Clause 52.06		
Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
Design Standard 3 Gradients Accessways to ensure safety for pedestrians and vehicles.	Accessway grades should not be steeper than 1:10 (10 per cent) within 5 metres of the frontage to ensure safety for pedestrians and vehicles. Ramps (except within 5 metres of the frontage) should have the maximum grades of: <ul style="list-style-type: none"> ▪ 20 metres or less 1:5 (20%) ▪ Longer than 20 metres 1:6 (16.7%) 	- N/A
Design Standard 4 Mechanical parking	Mechanical parking may be used to meet the car parking requirement provided: <ul style="list-style-type: none"> ▪ At least 25 per cent of the mechanical car parking spaces can accommodate a vehicle clearance height of at least 1.8 metres. ▪ Car parking spaces that require the operation of the system are not allocated to visitors unless used in a valet parking situation. ▪ The design and operation is to the satisfaction of the responsible authority. 	- N/A
Design Standard 5 Urban Design	Ground level car parking, garage doors and accessways should not visually dominate public space.	* Does not comply The garages would dominate the dwelling façade of each dwelling fronting Season Grove.
	Car parking within buildings (including visible portions of partly submerged basements) should be screened or obscured where possible, including through the use of occupied tenancies, landscaping, architectural treatments and artworks.	✓ Complies Car parking within the garages would not be visible from the street.
Design Standard 6 Safety	Car parking should be well lit and clearly signed.	✓ Complies The garages would be located at the front of each dwelling visible from the street.
	The design of car parks should maximise natural surveillance and pedestrian visibility from adjacent buildings.	✓ Complies The garages would be visible from the street.
Design Standard 7 Landscaping	The layout of car parking areas should provide for water sensitive urban design treatment and landscaping.	✓ Complies Landscaping would be provided along each boundary and driveway to provide adequate catchment areas for water run-off.
	Landscaping and trees should be planted to provide shade and shelter, soften the appearance of ground level car parking and aid in the clear identification of pedestrian paths.	* Does not comply The proposal would have limited space within the front setback to accommodate medium to large canopy trees to soften the appearance of built form and hard paving areas. The extent of driveways and pathways severely inhibits the developments capabilities of establishing adequate landscaping.

2.4.5 Town Planning Application - No. 144 Stanley Road, Keysborough (Planning Application No. PLN15/0679.01) (Cont.)

Car Parking Assessment Table for Clause 52.06		
Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
	Ground level car parking spaces should include trees planted with flush grilles. Spacing of trees should be determined having regard to the expected size of the selected species at maturity.	* Does not comply No landscape plan has been submitted to determine the species of trees to be planted.

2.4.5 Town Planning Application - No. 144 Stanley Road, Keysborough (Planning Application No. PLN15/0679.01) (Cont.)

STATUTORY PLANNING APPLICATIONS

**TOWN PLANNING APPLICATION – NO. 144 STANLEY ROAD,
KEYSBOROUGH (PLANNING APPLICATION NO. PLN15/0679.01)**

ATTACHMENT 4

CLAUSE 55 ASSESSMENT

PAGES 14 (including cover)

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

2.4.5 Town Planning Application - No. 144 Stanley Road, Keysborough (Planning Application No. PLN15/0679.01) (Cont.)

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

Neighbourhood Character & Infrastructure

Clause 55.02

Objective	Standard (Summarised)	Complies / Does Not Comply / Variation Required/NA
B1 Neighbourhood Character 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.	The design response must be appropriate to the neighbourhood and the site.	* Does not comply The proposal fails to meet a number of the Clause 55 objectives and standards which demonstrates an inappropriate design response for the subject site.
	The proposed design must respect the existing or preferred neighbourhood character and respond to the features of the site.	* Does not comply The Clause 55 assessment to follow demonstrates that the proposal fails to respect the existing and preferred neighbourhood character. This proposal seeks too much from the site and is an overdevelopment.
B2 Residential Policy To ensure that residential development is provided in accordance with any policy for housing in the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies. To support medium densities in areas where development can take advantage of public transport and community infrastructure and services.	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 State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.	x Does not Comply The proposal's response to State and Local policy does not adequately respond to all objectives and strategies of the relevant policies and provisions, more specifically Clauses 15, 21.05, 22.09 and 55.
B3 Dwelling Diversity To encourage a range of dwelling sizes and types in developments of ten or more dwellings.	Developments of ten or more dwellings should provide a range of dwelling sizes and types, including: <ul style="list-style-type: none"> ▪ Dwellings with a different number of bedrooms. ▪ At least one dwelling that contains a kitchen, bath or shower, and a toilet and wash basin at ground floor level. 	✓ Complies Eight 3 bedroom dwellings + two 2 bedroom dwellings. The proposal would include four alternative layouts of dwellings with primary living areas at ground floor.
B4 Infrastructure 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.	Development should be connected to reticulated services, including reticulated sewerage, drainage, electricity and gas, if available.	✓ Complies The development will be connected to all infrastructure in accordance with the relevant authorities conditions of permit.
	Development should not unreasonably exceed the capacity of utility services and infrastructure, including reticulated services and roads.	✓ Complies The subdivision of land has previously been considered by the relevant authorities to determine that the development of the land would not unreasonably exceed the capacity of utility services.
	In areas where utility services or infrastructure have little or no spare capacity, developments should provide for the upgrading of or mitigation of the impact on services or infrastructure.	✓ Complies The development will have access to new infrastructure services.
B5 Integration with the Street To integrate the layout of development with the street.	Developments should provide adequate vehicle and pedestrian links that maintain or enhance local accessibility.	✓ Complies The porch entry and vehicle parking for each dwelling would be visible from the street.
	Development should be oriented to front existing and proposed streets.	✓ Complies Each dwelling would be oriented to the street.

2.4.5 Town Planning Application - No. 144 Stanley Road, Keysborough (Planning Application No. PLN15/0679.01) (Cont.)

Objective	Standard (Summarised)	Complies / Does Not Comply / Variation Required/NA
	<p>High fencing in front of dwellings should be avoided if practicable.</p> <p>Development next to existing public open space should be laid out to compliment the open space.</p>	<p>✓ Complies No front fence proposed.</p> <p>* Does not comply The proposal would present an uncharacteristic 3 storey built form to the existing area of open space opposite the subject site. The site's context has a significant interface with the public realm having clear view lines into the site from Waterfront Way, Chi Avenue and Tyers Lane. The development would not be laid out to compliment the open space.</p>

2.4.5 Town Planning Application - No. 144 Stanley Road, Keysborough (Planning Application No. PLN15/0679.01) (Cont.)

Site Layout and Building Massing

Clause 55.03

Title & Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
B6 Street Setback To ensure that the setbacks of buildings from a street respect the existing or preferred neighbourhood character and make efficient use of the site.	Walls of buildings should be set back from streets: <ul style="list-style-type: none"> ▪ The distance specified in Table B1. <p><i>Porches, pergolas and verandahs that are less than 3.6m high and eaves may encroach not more than 2.5m into the setbacks of this standard.</i></p> <p><i>Within the General Residential Zone schedule:</i> As per B6 or 7.5 metres, whichever is the lesser.</p>	<p>* Does not comply A variation of 5.0m is widely accepted for developments within the wider Keysborough South area.</p> <p>However, the proposal would provide a street setback of 3.6m for Dwellings 1 – 4 and 7 – 10, failing to respond to the existing and preferred neighbourhood character.</p> <p>Dwellings 5 and 6 front a side street with 2.0m and 1.8m street setbacks. The proposal fails to satisfy this standard for a corner lot.</p>
B7 Building Height To ensure that the height of buildings respects the existing or preferred neighbourhood character.	The maximum building height should not exceed 9 metres (unless the slope of the natural ground level at any cross section wider than 8 metres of the site of the building is 2.5 degrees or more, in which case the maximum building height should not exceed 10 metres).	<p>✓ Complies The maximum building height is 10.8 metres. The General Residential Zone specifies a maximum building height of 11.0m.</p>
	Changes of building height between existing buildings and new buildings should be graduated.	<p>- N/A The sites to the north, east and south abutting the subject site are vacant. These sites have approved subdivisions.</p>
B8 Site Coverage To ensure that the site coverage respects the existing or preferred neighbourhood character and responds to the features of the site.	The site area covered by buildings should not exceed 60%.	<p>✓ Complies Site area (1-5) – 836sqm Site coverage (1-5) – 490sqm 58.6%</p> <p>Site area (6-10) – 846sqm Site coverage – 497sqm 58.7%</p>
B9 Permeability To reduce the impact of increased stormwater run-off on the drainage system. To facilitate on-site stormwater infiltration.	At least 20% of the site should not be covered by impervious surfaces. Within the GRZ1 schedule - 30%	<p>✓ Complies Site area (1-5) – 836sqm Permeable area (1-5) – 299sqm 35.7%</p> <p>Site area (6-10) – 846sqm Permeable area – 274sqm 32.3%</p>
	Buildings should be: <ul style="list-style-type: none"> ▪ Oriented to make appropriate use of solar energy. ▪ Sited and designed to ensure that the energy efficiency of existing dwellings on adjoining lots is not unreasonably reduced. 	<p>✓ Complies The buildings are oriented to the street to make efficient use of the sites access. The north to south orientation of the lots limit the development's ability to ma</p>
	Living areas and private open space should be located on the north side of the development, if practicable.	<p>✓ Complies The proposal would locate the living areas and secluded private open space of each dwelling on the eastern side of the development to compensate for the subject sites north to south orientation.</p>
	Developments should be designed so that solar access to north-facing windows is maximised.	<p>✓ Complies Solar access to north facing windows has been maximised.</p>

2.4.5 Town Planning Application - No. 144 Stanley Road, Keysborough (Planning Application No. PLN15/0679.01) (Cont.)

Title & Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
B11 Open Space To integrate the layout of development with any public and communal open space provided in or adjacent to the development.	If any public or communal open space is provided on site, it should: <ul style="list-style-type: none"> ▪ Be substantially fronted by dwellings, where appropriate. ▪ Provide outlook for as many dwellings as practicable. ▪ Be designed to protect any natural features on the site. ▪ Be accessible and usable. 	- N/A No communal open space.
B12 Safety To ensure the layout of development provides for the safety and security of residents and property.	Entrances to dwellings and residential buildings should not be obscured or isolated from the street and internal accessways.	✓ Complies Each dwelling entry would front the street.
	Planting which creates unsafe spaces along streets and accessways should be avoided.	✓ Complies There would be minimal planting opportunities in the front setback which could reduce visibility.
	Developments should be designed to provide good lighting, visibility and surveillance of car parks and internal accessways.	- N/A No internal accessways proposed. Direct visibility provided from the street.
	Private spaces within developments should be protected from inappropriate use as public thoroughfares.	✓ Complies The development has been designed to define private and public spaces.
B13 Landscaping To encourage development that respects the landscape character of the neighbourhood. To encourage development that maintains and enhances habitat for plants and animals in locations of habitat importance. To provide appropriate landscaping. To encourage the retention of mature vegetation on the site.	The landscape layout and design should: <ul style="list-style-type: none"> ▪ Protect any predominant landscape features of the neighbourhood. ▪ Take into account the soil type and drainage patterns of the site. ▪ Allow for intended vegetation growth and structural protection of buildings. ▪ In locations of habitat importance, maintain existing habitat and provide for new habitat for plants and animals. ▪ Provide a safe, attractive and functional environment for residents. 	* Does not comply The proposal has not included a landscape layout for the development. Therefore, Council cannot ascertain that the proposal could accommodate adequate landscaping to meet the standards and objectives.
	Development should provide for the retention or planting of trees, where these are part of the character of the neighbourhood. Development should provide for the replacement of any significant trees that have been removed in the 12 months prior to the application being made.	- N/A The site is devoid of vegetation.
	The landscape design should specify landscape themes, vegetation (location and species), paving and lighting.	* Does not comply As above.
	In the GRZ1, GRZ2 and RGZ1 schedule, 70% of ground level front setback, and side and rear setbacks, planted with substantial landscaping and canopy trees.	* Does not comply The proposal would accommodate 62% of the front setback to Season Grove to be landscaped, failing to satisfy Council's varied standard.

2.4.5 Town Planning Application - No. 144 Stanley Road, Keysborough (Planning Application No. PLN15/0679.01) (Cont.)

Title & Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
<p>B14 Access To ensure the number and design of vehicle crossovers respects the neighbourhood character.</p>	<p>The width of accessways or car spaces should not exceed:</p> <ul style="list-style-type: none"> ▪ 33% of the street frontage; or ▪ if the width of the street frontage is less than 20 metres, 40% of the street frontage. 	<p>* Does not comply 14m of 29.4m frontage = 47.6%</p>
	<p>No more than one single-width crossover should be provided for each dwelling fronting a street.</p>	<p>* Does not comply The crossovers to Dwellings 5 and 6 connected to Desmond Street would have widths of 5.99m, which is equal to a double width crossover.</p>
	<p>The location of crossovers should maximise the retention of on-street car parking spaces.</p>	<p>* Does not comply A vehicle could not be parked on street between the crossovers of Dwellings 2 – 3 and 8 – 9. The introduction of two new double width crossovers to Desmond Street would also reduce on street car parking, compared to the previous development layout.</p>
	<p>The number of access points to a road in a Road Zone should be minimised.</p>	<p>- N/A</p>
	<p>Developments must provide for access for service, emergency and delivery vehicles.</p>	<p>✓ Complies Direct access to each dwelling from either Season Grove or Desmond Street.</p>
<p>B15 Parking Location To provide convenient parking for resident and visitor vehicles. To avoid parking and traffic difficulties in the development and the neighbourhood. To protect residents from vehicular noise within developments.</p>	<p>Car parking facilities should:</p> <ul style="list-style-type: none"> ▪ Be reasonably close and convenient to dwellings and residential buildings. ▪ Be secure. ▪ Be designed to allow safe and efficient movements within the development. ▪ Be well ventilated if enclosed. ▪ Large parking areas should be broken up with trees, buildings or different surface treatments. 	<p>✓ Complies Access to the dwelling through each garage.</p>
	<p>Shared accessways or car parks of other dwellings and residential buildings should be located at least 1.5 metres from the windows of habitable rooms. This setback may be reduced to 1 metre where there is a fence at least 1.5 metres high or where window sills are at least 1.4 metres above the accessway.</p>	<p>- N/A</p>

2.4.5 Town Planning Application - No. 144 Stanley Road, Keysborough (Planning Application No. PLN15/0679.01) (Cont.)

Amenity Impacts

Clause 55.04

Title & Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
<p>B17 Side and Rear Setbacks To ensure that the height and setback of a building from a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.</p>	<p>A new building not on or within 150mm of a boundary should be set back from side or rear boundaries:</p> <ul style="list-style-type: none"> ▪ 1 metre, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres. <p>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>	<p>✓ Complies Diagram B1 of Standard depicted on elevations demonstrating compliance.</p>
<p>B18 Walls on Boundaries 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.</p>	<p>A new wall constructed on or within 150mm of a side or rear boundary of a lot or a carport constructed on or within 1 metre of a side or rear boundary of lot should not abut the boundary for a length of more than:</p> <ul style="list-style-type: none"> ▪ 10 metres plus 25 per cent of the remaining length of the boundary of an adjoining lot, <p>or</p> <ul style="list-style-type: none"> ▪ Where there are existing or simultaneously constructed walls or carports abutting the boundary on an abutting lot, the length of the existing or simultaneously constructed walls or carports, whichever is the greater. <p>A new wall or carport may fully abut a side or rear boundary where slope and retaining walls or fences would result in the effective height of the wall or carport being less than 2 metres on the abutting property boundary.</p> <p>A building on a boundary includes a building set back up to 150mm from a boundary.</p> <p>The height of a new wall constructed on or within 150mm 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 metres with no part higher than 3.6 metres unless abutting a higher existing or simultaneously constructed wall.</p>	<p>✓ Complies No walls on boundaries.</p>

2.4.5 Town Planning Application - No. 144 Stanley Road, Keysborough (Planning Application No. PLN15/0679.01) (Cont.)

Title & Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
<p>B19 Daylight to Existing Windows To allow adequate daylight into existing habitable room windows.</p>	<p>Buildings opposite an existing habitable room window should provide for a light court to the existing window that has a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky. The calculation of the area may include land on the abutting lot.</p>	<p>- N/A</p>
	<p>Walls or carports more than 3 metres in height opposite an existing habitable room window should be set back from the window at least 50 per cent of the height of the new wall if the wall is within a 55 degree arc from the centre of the existing window. The arc may be swung to within 35 degrees of the plane of the wall containing the existing window.</p> <p>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>- N/A</p>

2.4.5 Town Planning Application - No. 144 Stanley Road, Keysborough (Planning Application No. PLN15/0679.01) (Cont.)

Title & Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
<p>B20 North Facing Windows To allow adequate solar access to existing north-facing habitable room windows.</p>	<p>If a north-facing habitable room window of an existing dwelling is within 3 metres of a boundary on an abutting lot, a building should be setback from the boundary 1 metre, plus 0.6 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres, for a distance of 3 metres from the edge of each side of the window. A north-facing window is a window with an axis perpendicular to its surface oriented north 20 degrees west to north 30 degrees east.</p>	<p>- N/A</p>
<p>B21 Overshadowing Open Space To ensure buildings do not significantly overshadow existing secluded private open space.</p>	<p>Where sunlight to the secluded private open space of an existing dwelling is reduced, at least 75 per cent, or 40 square metres with 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 9 am and 3 pm on 22 September.</p> <p>If existing sunlight to the secluded private open space of an existing dwelling is less than the requirements of this standard, the amount of sunlight should not be further reduced.</p>	<p>- N/A</p>
<p>B22 Overlooking To limit views into existing secluded private open space and habitable room windows.</p>	<p>A habitable room window, balcony, terrace, deck or patio should be located and designed to avoid direct views into the <u>secluded private open space</u> or <u>habitable room window</u> of an existing dwelling (horizontal 9m rule and from a height of 1.7m above ffl).</p> <p>A habitable room window, balcony, terrace, deck or patio with a direct view should be either:</p> <ul style="list-style-type: none"> ▪ Offset a minimum of 1.5 metres from the edge of one window to the edge of the other. ▪ Have sill heights of at least 1.7 metres above floor level. ▪ Have fixed, obscure glazing in any part of the window below 1.7 metre above floor level. ▪ Have permanently fixed external screens to at least 1.7 metres above floor level and be no more than 25 per cent transparent. <p>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.</p>	<p>- N/A No existing secluded private open space or habitable room windows abutting the site.</p> <p>- N/A No obscure glazing proposed.</p>

2.4.5 Town Planning Application - No. 144 Stanley Road, Keysborough (Planning Application No. PLN15/0679.01) (Cont.)

Title & Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
	<p>Screens used to obscure a view should be:</p> <ul style="list-style-type: none"> ▪ Perforated panels or trellis with a maximum of 25 per cent openings or solid translucent panels. ▪ Permanent, fixed and durable. ▪ Designed and coloured to blend in with the development. <p>This standard does not apply to a new habitable room window, balcony, terrace, deck or patio which faces a property boundary where there is a visual barrier at least 1.8 metres high and the floor level of the habitable room, balcony, terrace, deck or patio is less than 0.8 metres above ground level at the boundary.</p>	<p>- N/A No screening proposed.</p>
<p>B23 Internal Views To limit views into the secluded private open space and habitable room windows of dwellings and residential buildings within a development.</p>	<p>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.</p>	<p>* Does not comply The east facing first floor habitable room windows of Dwellings 1-4 and 7-10 would not limit views into the neighbouring dwellings secluded private open space below in accordance with this standard.</p>
<p>B24 Noise Impacts To contain noise sources in developments that may affect existing dwellings. To protect residents from external noise.</p>	<p>Noise sources, such as mechanical plant, should not be located near bedrooms of immediately adjacent existing dwellings.</p> <p>Noise sensitive rooms and secluded private open spaces of new dwellings and residential buildings should take account of noise sources on immediately adjacent properties.</p> <p>Dwellings and residential buildings close to busy roads, railway lines or industry should be designed to limit noise levels in habitable rooms.</p>	<p>✓ Complies No noisy machinery proposed.</p> <p>✓ Complies No adverse noise sources are located on the neighbouring properties.</p> <p>✓ Complies Season Grove and Desmond Street does not receive a high volume of traffic which would warrant special treatment to the development.</p>

2.4.5 Town Planning Application - No. 144 Stanley Road, Keysborough (Planning Application No. PLN15/0679.01) (Cont.)

On-Site Amenity and Facilities

Clause 55.05

Title & Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
B25 Accessibility To encourage the consideration of the needs of people with limited mobility in the design of developments.	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.	✓ Complies Each dwelling entry would be accessible from the street via a pathway or driveway.
B26 Dwelling Entry To provide each dwelling or residential building with its own sense of identity.	Entries to dwellings and residential buildings should: <ul style="list-style-type: none"> ▪ Be visible and easily identifiable from streets and other public areas. ▪ Provide shelter, a sense of personal address and a transitional space around the entry. 	✓ Complies Each dwelling entry would be visible from the street.
B27 Daylight to New Windows To allow adequate daylight into new habitable room windows.	A window in a habitable room should be located to face: <ul style="list-style-type: none"> ▪ An outdoor space clear to the sky or a light court with a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky, not including land on an abutting lot, or ▪ A verandah provided it is open for at least one third of its perimeter, or ▪ A carport provided it has two or more open sides and is open for at least one third of its perimeter. 	✓ Complies Each habitable room window would face an outdoor space clear to the sky.
B28 Private Open Space To provide adequate private open space for the reasonable recreation and service needs of residents.	A dwelling or residential building should have private open space consisting of: <ul style="list-style-type: none"> ▪ Total of 40 square metres, one part to consist of secluded private open space to side or rear with a minimum area of 25 square metres and a minimum width of 3m ▪ A balcony of 8 square metres, minimum width of 1.6 metres ▪ A roof-top area of 10 square metres, minimum width of 2 metres. All with convenient access from a living room. <i>Within the General Residential Zone schedule:</i> With 25 square metres of secluded private open space at ground level having a minimum dimension of 5 metres.	* Does not comply Dwelling 1 – 56.5sqm pos, 41.9sqm spos, 3.5m min Dwelling 2 – 38.2sqm pos , 28.2sqm spos, 5.0m min Dwelling 3 – 36.2sqm pos , 26.2sqm spos, 5.0m min Dwelling 4 – 39.2sqm pos , 29.2sqm spos, 5.0m min Dwelling 5 – 99.4sqm pos, 22.3sqm spos , 3.5m min Dwelling 6 – 97.1sqm pos, 23.2sqm spos , 3.7m min Dwelling 7 – 39.3sqm pos, 29.2sqm spos, 5.0m min Dwelling 8 – 39.7sqm pos, 29.6sqm spos, 5.0m min Dwelling 9 – 40.0sqm pos, 29.9sqm spos, 5.0m min Dwelling 10 – 61.7sqm pos, 47sqm spos, 3.8m min Bold dimensions do not comply.
B29 Solar Access to Open Space To allow solar access into the secluded private open space of new dwellings and residential buildings.	The private open space should be located on the north side of the dwelling or residential building, if appropriate.	✓ Complies Eastern side of dwelling would provide northern solar access to areas of secluded private open space.

2.4.5 Town Planning Application - No. 144 Stanley Road, Keysborough (Planning Application No. PLN15/0679.01) (Cont.)

Title & Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
	The southern boundary of secluded private open space should be set back from any wall on the north of the space at least (2+0.9h) metres, where 'h' is the height of the wall.	- N/A
B30 Storage To provide adequate storage facilities for each dwelling.	Each dwelling should have convenient access to at least 6 cubic metres of externally accessible, secure storage space.	✓ Complies 6m ³ storage facilities located in rear yards of each dwelling.

2.4.5 Town Planning Application - No. 144 Stanley Road, Keysborough (Planning Application No. PLN15/0679.01) (Cont.)

Detailed Design

Clause 55.06

Title & Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
B31 Design Detail To encourage design detail that respects the existing or preferred neighbourhood character.	The design of buildings, including: <ul style="list-style-type: none"> ▪ Facade articulation and detailing, ▪ Window and door proportions, ▪ Roof form, and ▪ Verandahs, eaves and parapets, ▪ Should respect the existing or preferred neighbourhood character. 	* Does not comply There is no existing neighbourhood character currently present along Season Grove or Desmond Grove with each lot being vacant. However, Council takes direction for the preferred neighbourhood character of Incremental Change Areas from Clause 22.09 which encourages the use of multiple external building materials and articulated building elevations to create visual interest. The proposal would have articulated elevations on each side with multiple building materials and colours proposed.
	Garages and carports should be visually compatible with the development and the existing or preferred neighbourhood character.	* Does not comply The 5.8m width of the proposed Dwellings/Lots 1-4 and 6-10 limits the balance of garages/entries to living areas at ground floor. The presentation of the garages to the street dominates the ground floor, failing to respect the preferred neighbourhood character. The addition of the side elevation of the garages to Dwellings 5 and 6 has further detrimental impacts on the development's presentation to the street.
B32 Front Fences To encourage front fence design that respects the existing or preferred neighbourhood character.	The design of front fences should complement the design of the dwelling or residential building and any front fences on adjoining properties.	- N/A
	A front fence within 3 metres of a street should not exceed: <ul style="list-style-type: none"> ▪ 2m if abutting a Road Zone, Category 1. ▪ 1.5m in any other streets. <p><i>Within all residential zone schedules:</i> Maximum 1.5 metre height in streets in Road Zone Category 1, 1.2 metre maximum height for other streets.</p>	- N/A
B33 Common Property 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.	Developments should clearly delineate public, communal and private areas.	- N/A No common property proposed.
	Common property, where provided, should be functional and capable of efficient management.	- N/A
B34 Site Services To ensure that site services can be installed and easily maintained. To ensure that site facilities are accessible, adequate and attractive.	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.	* Does not comply The storage facilities and clothesline would be located within the secluded private open space of each dwelling. In the case of Dwellings 1, 5, 6 & 10 the secluded private open space is inadequate which is further impacted by the dwellings services. Further services such as hot water units, air condenser units and water tanks may also be introduced to these rear yards which will also be detrimental to these spaces.
	Bin and recycling enclosures, mailboxes and other site facilities should be accessible, adequate in size, durable, waterproof and blend in with the development.	✓ Complies Bin storage provided within garage. Mailboxes provided at the front of each dwelling.

2.4.5 Town Planning Application - No. 144 Stanley Road, Keysborough (Planning Application No. PLN15/0679.01) (Cont.)

Title & Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
	Mailboxes should be provided and located for convenient access as required by Australia Post.	✓ Complies Mailboxes conveniently located.

2.5 OTHER

2.5.1 Report on Matters Discussed at Councillor Briefing Sessions - 29 January & 5 February 2018

File Id: fA25545

Responsible Officer: Director Corporate Services

Report Summary

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

The matters listed in this report were presented to Councillor Briefing Sessions in January and February 2018.

Recommendation Summary

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

2.5.1 Report on Matters Discussed at Councillor Briefing Sessions - 29 January & 5 February 2018 (Cont.)

Matters Presented for Discussion

Item		Briefing Session
1	Councillors and Council officers briefly discussed the following topics: a) Australia Day festival summary. b) Pop-up drive through recycling day. c) Agenda items for the Council meeting of 29 January 2018.	29 January 2018
2	Household Waste and Recycling Collection Councillor feedback was sought regarding the current household waste and recycling service.	5 February 2018
3	Team 11 Project Update (CONFIDENTIAL)	5 February 2018
4	2018 State Election Advocacy Councillor input was sought in order to determine the highest priority items for inclusion in the 2018 State Election Advocacy document.	5 February 2018
5	Councillors and Council officers briefly discussed the following topics: a) Release of Indian Strategy. b) Summary of recent Pop-up drive through recycling day. c) Agenda items for the Council meeting of 12 February 2018.	5 February 2018

Apologies

- Councillor Zaynoun Melhem and Councillor Heang Tak submitted apologies for the Councillor Briefing Session on 5 February 2018.

Recommendation

That:

- the information contained in this report be received and noted; and

**2.5.1 Report on Matters Discussed at Councillor Briefing Sessions - 29 January & 5 February 2018
(Cont.)**

- 2. the information discussed at the above listed Councillor Briefing Sessions that was declared confidential in Item 3 by the Chief Executive Officer under Sections 77 and 89 of the Local Government Act remain confidential until further advisement unless that information was the subject of a subsequent Council report.**

2.5.2 List of Registered Correspondence to Mayor and Councillors

File Id:	qA283304
Responsible Officer:	Director Corporate Services
Attachments:	Correspondence Received 22 January – 2 February 2018

Report Summary

Subsequent to resolutions made by Council on 11 November 2013 and 25 February 2014 in relation to a listing of incoming correspondence addressed to the Mayor and Councillors, Attachment 1 provides a list of this correspondence for the period 22 January – 2 February 2018.

Recommendation

That the listed items provided in Attachment 1 for the period 22 January – 2 February 2018 be received and noted.

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

OTHER

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

ATTACHMENT 1

**CORRESPONDENCE RECEIVED 22
JANUARY - 2 FEBRUARY 2018**

PAGES 2 (including cover)

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

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



Correspondences addressed to the Mayor and Councillors received between 22/01/2018 & 2/02/2018 - for officer action - total = 2

Correspondence Name	Date Created	Objective ID	User Assigned
MAV Councillor Census 2017	30-Jan-18	fA136990	Mayor & Councillors Office
A letter from the Greek Orthodox Community of Dandenong & Districts	01-Feb-18	fA137142	Mayor & Councillors Office



Correspondences addressed to the Mayor and Councillors received between 22/01/2018 & 2/02/2018 - for information only - total = 3

Correspondence Name	Date Created	Objective ID	User Assigned
Cessnock City Council Enclose our Youth First Employment Toolkit via USB and encourage Council to consider its use	25-Jan-18	A4787275	Governance & Commercial Property
Bikeshare proposal from Mobike Australia	29-Jan-18	A4790348	Community Sport & Recreation
Invitation to MAV Power to the People workshop	29-Jan-18	A4791690	Mayor & Councillors Office

3 NOTICES OF MOTION

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

The guidelines for submitting a notice of motion to a Council meeting are included in the current Meeting Procedure Local Law.

4 REPORTS FROM COUNCILLORS/DELEGATES AND COUNCILLORS' QUESTIONS

At each Ordinary Meeting of Council all Councillors will have the opportunity to speak for exactly four (4) minutes on any meetings, conferences or events they have recently attended.

If a Councillor chooses to speak, the name of the conference/event and the Councillor will be noted in the Minutes for that meeting. If a Councillor requires additional information on the conference/event to be listed in the Minutes, they must submit it in writing to a Member of Governance by 9am the day following the meeting.

Question time is provided to enable Councillors to address questions to the Administration. The guidelines for asking questions at a Council meeting are included in the current Meeting Procedure Local Law.

5 QUESTION TIME - PUBLIC

Question Time at Council meetings provides an opportunity for members of the public in the gallery to address questions to the councillors and/or officers of the City of Greater Dandenong.

Questions from the Gallery

1. Members of the public may submit questions from the gallery by completing a '*Ask a Question at a Council meeting*' form available at Council meetings and at www.greaterdandenong.com under Council - Council Meetings. Questions are limited to a maximum of three (3) questions per individual and a maximum of 300 words per question including the preamble.

2. Questions will be read aloud and in most cases an answer will be given on the spot. However, sometimes a councillor/officer may indicate that they require further time to research an answer. In this case the answer will be made in writing to the person who asked the question and may also appear in the Question Time Responses section at www.greaterdandenong.com under Council - Council Meetings.

3. Questions will be answered unless the Chairperson and/or Chief Executive Officer has determined that the relevant question relates to:

- personnel matters,
- the personal hardship of any resident or ratepayers,
- industrial matters,
- contractual matters,
- proposed developments,
- legal advice,
- matters affecting the security of Council property,
- any other matter which Council considers would prejudice the Council or any person,
- a matter which may disadvantage Council or any person,
- a matter in respect of which Council has no power to act,
- a question that is defamatory, indecent, abusive or objectionable in language or substance and is asked to embarrass a Councillor or Council officer,
- a question that is repetitive of a question already answered (whether at the same or an earlier meeting).

No debate or discussion of a question or an answer shall be permitted other than for the purposes of clarification.

Every question will receive a written reply, even if it is answered at the meeting.

6 URGENT BUSINESS

No business may be admitted as urgent business unless it:

1. Relates to or arises out of a matter which has arisen since distribution of the Agenda.
2. 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.