



**GREATER
DANDENONG**
City of Opportunity

AGENDA

ORDINARY COUNCIL MEETING

MONDAY, 24 SEPTEMBER 2018

Commencing at 7:00 PM

COUNCIL CHAMBERS

225 Lonsdale Street, Dandenong VIC 3175

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1 MEETING OPENING

1.1 ATTENDANCE

Apologies

John Bennie PSM, Chief Executive Officer (Leave of Absence)

Julie Reid, Director Engineering Services

Jody Bosman, Director City Planning, Design and Amenity

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 Pastor David Owen from the Dandenong Ministers' Fellowship.

1.3 CONFIRMATION OF MINUTES OF PREVIOUS MEETING

Ordinary Meeting of Council held 10 September 2018.

Recommendation

That the minutes of the Ordinary Meeting of Council held 10 September 2018 be confirmed.

1.4 ASSEMBLIES OF COUNCIL

The following assemblies of Council occurred in the period 6 September to 19 September 2018:

Date	Meeting Type	Councillors Attending	Councillors Absent	Topics Discussed & Disclosures of Conflict of Interest
10/09/18	Pre-Council Meeting	Roz Blades, Youhorn Chea, Tim Dark (part), Matthew Kirwan, Angela Long, Zaynoun Melhem, Sean O'Reilly, Maria Sampey (part), Heang Tak, Loi Truong	Apologies – Jim Memeti	<ul style="list-style-type: none"> - Proposed waste forum and location. - Consultation mail out in relation to Team 11 activities. - Council's involvement in the Rent Fair campaign and proposed changes to legislation. - Disaster relief donation by Council for communities affected by Kerala monsoons in India. - Agenda items for the Council Meeting of 10 September 2018.
17/09/18	Councillor Briefing Session	Roz Blades, Youhorn Chea, Tim Dark (part), Matthew Kirwan, Angela Long, Zaynoun Melhem, Sean O'Reilly, Maria Sampey (part), Heang Tak, Loi Truong	Apologies – Jim Memeti	<ul style="list-style-type: none"> - Dandenong Market Pty Ltd Annual Report. - Team 11 Update. - Notice of Motion No.55 – Local Law Amendment (Shopping Trolleys). - Carols by Candlelight event 2018. - Australia Day Awards 2019. - Parking on Lonsdale Street over weekends. - Agenda items for the Council Meeting of 24 September 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 five [5] items being presented to Council's meeting of 24 September 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 other Act, Rules, Regulations, Local Laws and other subordinate instruments or delegated legislation. 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:
 - Nicole Sheehy;
2. A letter of recognition to Samantha Ondrus, Engineering Services for ten (10) years of service to the City of Greater Dandenong;
3. A letter of recognition to Peter Truong, City Planning, Design and Amenity for ten (10) years of service to the City of Greater Dandenong;
4. A letter of recognition to Matthew Graham, City Planning, Design and Amenity for ten (10) years of service to the City of Greater Dandenong; and
5. A letter of recognition to Bronwyn Duffus, Corporate Services for ten (10) 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 Documents for Tabling

File Id: qA228025
Responsible Officer: Director Corporate Services

Report Summary

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

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

Recommendation Summary

This report recommends that the listed items be received.

2.2.1 Documents for Tabling (Cont.)

List of Reports

Author	Title
Melbourne Water	Local Government Charter 2018

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

Recommendation

That the listed items be received.

2.2.2 Petitions and Joint Letters

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

Report Summary

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

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

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

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

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

2.2.2 Petitions and Joint Letters (Cont.)

Petitions and Joint Letters Tabled

Council received one (1) online petition and one (1) joint letter prior to the Council Meeting of 24 September 2018 as follows:

- A new online petition with 9,247 signatures recorded through the website for Refugee Council of Australia in partnership with the Asylum Seeker Resource Centre requesting Council to support their 'Kids Off Nauru' petition. An overview of this petition has been provided in the attachment to this report. *While these are not formal petitions to Council (i.e. they do not meet our guidelines), each submission received has been noted for further consideration.*
- A new joint letter signed by six residents of Mary Street, Springvale to address their concerns on burglaries in the area which would present a risk to their properties and personal safety. They believe that the installation of gates at both sides of the site would prevent the problems they are facing. This joint letter has been forwarded to the relevant Council business unit for consideration.

N.B: Where relevant, a summary of the progress of ongoing change.org or similar online petitions will be provided in the attachment to this report.

Recommendation

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

2.2.2 Petitions and Joint Letters (Cont.)

DOCUMENTS FOR TABLING

PETITIONS AND JOINT LETTERS

ATTACHMENT 1

PETITIONS AND JOINT LETTERS

PAGES 10 (including cover)

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

2.2.2 Petitions and Joint Letters (Cont.)

Date Received	Petition Text (Prayer)	No. of Petitioners	Status	Responsible Officer Response
10 SEPT 2018	<p>JOINT LETTER</p> <p>To whom it may concern/City of Greater Dandenong Springvale Council</p> <p>I am writing regarding safety concerns I have at my place 3 years since I have lived there, there has been a significant numbers of burglaries at all times since my residency, and which has been affecting numbers of house of the block, (frequent house invasions, car break in, financial losses, fear of personal safety has been the constant issues of the residents), which I believe are due to the easy access to the site. I believe this situation to present unacceptable risks to property and personal safety.</p> <p>There is no body corporate with which to raise this issue. I do not feel safe at all especially as a shift worker and single female resident. Much of the situation could be mitigated via insallation of gates at either end of the site(should be both of the gate should have been installed prior the building permit was granted by the council), which prevented all these problems at the past to the presence, the gates should be build, which encompasses 6 units and a joining through.</p> <p>In addition to high rates, I have had to invest in CCTV, camera, and secure roller shutters but I feel the public safety is not adequately addressed when planning permission was granted for the site. The council seems happy to spend large sums on many issues, but not on the safety of ratepayers, especially the neglect of the residents of Unit 2, Mary streets. This has led to significant frustration from the residents, prompting some to move owing to the fears for their safety and property not be fixed the problems. This is due in part to a move towards" community policing", and the police is not listening to the concerns of the residents and the crimes are repeating at all times...the community policing which is in effective as it is not proactive. Something needs to be done as soon as possible, we are urging the Springvale Council is helping the local residents in relate to their concerns and safety and address the above issues...</p>	6 residents	New	<p>Tabled at Council Meeting 24 September 2018</p> <p>Referred to Planning 11 September 2018</p> <p>Acknowledgement letter sent to head petitioner.</p>

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

2.2.2 Petitions and Joint Letters (Cont.)

Date Received	Petition Text (Prayer)	No. of Petitioners	Status	Responsible Officer Response
7 SEPT 2018	<p>REQUEST FOR COUNCIL SUPPORT TO SIGN AN EXISTING PETITION (OVERVIEW OF REQUEST PROVIDED AS FOLLOWS):</p> <p>...”Kids Off Nauru – Sign our Petition</p> <p>We need to show our political leaders – Prime Minister Scott Morrison and Opposition Leader Bill Shorten that we want #KidsOffNauru. It is time for our leaders to lead and stand against the arbitrary punishment of people seeking protection....”</p> <p><i>(This is a request only for Council support of an existing petition to the Federal Government)</i></p>	9,247 signatures on Refugee Council of Australia website.	New	Tabled at Council Meeting 24 September 2018

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

2.2.2 Petitions and Joint Letters (Cont.)

Date Received	Petition Text (Prayer)	No. of Petitioners	Status	Responsible Officer's Response
<p>27 AUGUST 2018</p>	<p>PETITION REQUEST</p> <p>Dear Mayor and Councillors</p> <p>Yesterday families at Dandenong West Primary School became aware that Council are considering a proposal to sell off the old Dandenong West Kindergarten site, 6 – 8 Fifth Avenue, Dandenong.</p> <p>When I mentioned this to the Community Hub participants at our Playgroups and Computer Class, the response from parents was an immediate and clear request that we create our own petition to voice our opinion, and that I then email the petition to you. It contains 42 signatures, and 2 comments, from parents and school staff.</p> <p>Every single person I spoke to today was in favour of Council keeping the site, to be used by the community as a small park.</p> <p>The attached document is a powerful example of our diverse Dandenong West community's faith in the Australian democratic system, and the rights and freedoms associated with voicing our opinion. I'm sure that your hearts will be warmed, as mine was, that our Dandenong West community members decided to 'have their say', and that they have confidence that their opinion will be considered.</p> <p>I plan to attend Monday's meeting to hear your deliberations on this issue, and we look forward to hearing your response.</p>	<p>Signed by 42 parents & staff members of Dandenong West Primary School</p>	<p>NO ACTION REQUIRED</p>	<p>FOR INFORMATION ONLY</p> <p>The subject of the petition went before Council in an item on the Agenda for Council meeting 27 August 2018.</p> <p>Item 2.6.2 – Proposed Sale of Land: 6-8 Fifth Avenue, Dandenong.</p> <p>Council resolved not to proceed with the sale therefore there is no further action required. Petition closed.</p> <p>Acknowledgement letter was sent to the head petitioner 29 August 2018 referencing Council's decision. Email followed 31 August 2018.</p>

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

2.2.2 Petitions and Joint Letters (Cont.)

Date Received	Petition Text (Prayer)	No. of Petitioners		Responsible Officer Response
17 JULY 2018	<p>PETITION REQUEST: To : City of Greater Dandenong</p> <p>Petition to add more street lighting in Noble St between Romsey St and Corrigan Rd, Noble Park.</p> <p>We the following named residents hereby request the City of Greater Dandenong Council re-consider seriously additional street lighting in Noble Street in-between Romsey St and Corrigan Rd, Noble Park. In this section of Noble Street there are cars parked on both sides of the road both day and night. This section of Noble Street does have a lot of traffic and at night it becomes especially dangerous when getting in and out of our homes whilst there are cars parked on both sides of the street. We all feel that installing extra street lighting will greatly improve the visibility in the street at night and thus become a lot safer for residents and traffic using Noble Street.</p>	Signed by 13 residents	In progress	<p>Tabled at Council Meeting 23 July 2018</p> <p>Referred to Engineering Services 17 July 2018</p> <p>Response 31 July 2018</p> <p><i>Thank you for your petition regarding a request for additional street lighting in Noble Street, Noble Park. Council have undertaken a lighting assessment of Noble Street and have confirmed that the lighting levels do comply with the Australian Standard and the street is considered well lit. At this stage, Noble Street does not require additional lighting.</i></p> <p><i>Parking is permitted on both sides of Noble Street to service adjacent residential properties. Road rules exist that govern the manner in which motorists are required to park their vehicles. Included in this ruling (but not limited to) is that parked vehicles are not permitted to obstruct the entry or exit into adjacent properties. If this is observed, you are encouraged to contact Councils Local Laws team on 8571 1000 who will be able to assist in correcting this issue.</i></p>

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

2.2.2 Petitions and Joint Letters (Cont.)

Date Received	Petition Text (Prayer)	No. of Petitioners	Status	Responsible Officer Response
9 JULY 2018	<p>PETITION HANDED TO GOVERNANCE AT COUNCIL MEETING 9 JULY 2018</p> <p>PETITION REQUEST:</p> <p>We, the undersigned, residents and ratepayers of the Greater City of Dandenong Council, request Council to:</p> <p>Insert a traffic roundabout on the corner of Cheam Street, Loch Road/Surace Court Dandenong North.</p>	Signed by 109 proponents	In progress	<p>Tabled at Council Meeting 23 July 2018.</p> <p>Referred to Engineering Services 11 July 2018.</p> <p>Response provided at Council Meeting on 9/7</p> <p><i>Council's traffic engineers will investigate road safety the intersection of Loch Street and Cheam Street. The first step in this process will be to undertake traffic surveys at this location, which will occur in a few weeks following the end of the school holidays. If road safety issues are identified, this location will be considered within Councils Local Area Traffic Management Prioritisation Program.</i></p> <p>Further Response to the petitioner on following page.</p>

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

2.2.2 Petitions and Joint Letters (Cont.)

Date Received	Petition Text (Prayer)	No. of Petitioners	Status	Responsible Officer Response
9 JULY 2018 (contd)				<p>Response sent to resident 19/7</p> <p><i>I provide you with the following response to your questions. Council's traffic engineers will investigate road safety the intersection of Loch Street and Cheam Street. The first step in this process will be to undertake traffic surveys at this location, which will occur in a few weeks following the end of the school holidays. If road safety issues are identified, this location will be considered within Councils Local Area Traffic Management Prioritisation Program.</i></p> <p><i>With regards to Stud Road near the Dandenong Stadium, I can confirm that Council is advocating to VicRoads, who manage Stud Road, for a signalised crossing point near the Stadium. It is anticipated that such a crossing would improve safety for pedestrians that currently cross the road, and also encourage the use of public transport to access the stadium, as patrons would be able to safely cross Stud Road to access the bus stop.</i></p>

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

2.2.2 Petitions and Joint Letters (Cont.)

Date Received	Content	No of Co-Signatures	Status	Officer Response
6 July 2018	<p>PETITION – COVER LETTER</p> <p>To whom it may concern,</p> <p>There are far too many stray cats in our neighbourhood and I am writing to persuade you to grant a cat foster carer for Dandy Cat Rescue some money to help rescue and home stray cats around Melbourne.</p> <p>Too many stray cats are living on the streets of Melbourne. They are in serious danger. For example they can be hit by a car, starve and be attacked by other animals. I am writing to ask that you support this rescue by providing funds for vet bills, feeding and homing these cats.</p> <p>I have included a petition signed by many people who support this rescue and would like to see them receive more help from the local government.</p> <p>I have also included some pictures of the cats to help you to see what condition they are in. Please help this great rescue as they really really need it.</p> <p>Kind Regards,</p>	Signed by 50 residents	In progress	<p>Tabled at Council Meeting 23 July 2018.</p> <p>Referred to Planning - Residential Amenity Unit 9 July 2018.</p> <p>Response 16 July 2018</p> <p><i>Thank you for your correspondence of 5 July 2018. The CEO has noted your letter and has requested that I review and respond to the matters you raise therein.</i></p> <p><i>The City of Greater Dandenong has a community grants program in place, that Ms Mitchell may be able to access if she needs funds for her activities in cat rescue. There is a lot of information on Council's website: www.greaterdandenong.com that she can look at. That information also includes an on-line application form.</i></p> <p><i>Cat rescue programs are also undertaken by several of the larger animal welfare groups in Victoria including the RSPCA, The Lost Dogs Home and The Cat Protection Society. I would encourage Ms Mitchell to also contact those agencies who may be able to offer her other material aid in her efforts.</i></p>

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

2.2.2 Petitions and Joint Letters (Cont.)

Other/Submissions				
Date Received	Content	No of Co-Signatures	Status	Officer Response
				<p>Council acknowledges and commends you for your efforts in supporting this worthwhile cause. We also wish Ms Mitchell every success in pursuing support for her activities.</p> <p>If you have any further questions in relation to this matter please contact me on (03) 8571 1445 or by email: pshelf@cgd.vic.gov.au.</p>

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

2.2.2 Petitions and Joint Letters (Cont.)

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2.3 STATUTORY PLANNING APPLICATIONS

2.3.1 Planning Decisions Issued by Planning Minister's Delegate - August 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 August 2018.

Recommendation

That the report be noted.

2.3.2 Planning Delegated Decision Issued August 2018

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

2.3.2 Planning Delegated Decision Issued August 2018 (Cont.)

STATUTORY PLANNING APPLICATIONS

PLANNING DELEGATED DECISIONS ISSUED - AUGUST 2018

ATTACHMENT 1

**PLANNING DELEGATED DECISIONS ISSUED
– AUGUST 2018**

PAGES 10 (including cover)

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

2.3.2 Planning Delegated Decision Issued August 2018 (Cont.)

City of Greater Dandenong

Planning Delegated Decisions Issued from 1/08/2018 to 31/08/2018

Application ID	VicSmart	Property Address	Applicant	Description	Notes	Authority	Decision	Date	Ward
PLN12/0029.01	No	16 Bruce Street DANDENONG VIC 3175	Frenken Homes Pty Ltd	AMENDMENT TO Multi Unit Development x 2 (Double Storey) SEE CHILD PROCESS	No response to further information request	Delegate	Lapsed	23/08/2018	RedGum
PLN13/0630.01	No	1 Finchaven Avenue KEYSBOROUGH VIC 3173	Aldo Ventieri Architect	Amending the plans to allow: Open sided double carport located on the northern boundary; internal alterations to the ground floor layout; Vehicle crossover for dwelling 2 re-located.	Proposal fails to meet varied Standard B28 under Schedule 1 to the NRZ and change in location of proposed carport is not supported as would be constructed over north boundary easement	Delegate	Refusal	30/08/2018	Paperbark
PLN14/0062.04	No	171-197 Hammond Road DANDENONG SOUTH VIC 3175	Vaughan Constructions Pty Ltd	AMENDMENT TO: Use of site for industrial buildings and buildings and works and reduction in car parking requirement	Amend endorsed plans to show relocation of sprinkler/plant equipment, alterations to landscape/parking layout and alterations to site management plan	Delegate	AmendPerm	17/08/2018	RedGum
PLN15/0266.02	No	16 Bruce Street DANDENONG VIC 3175	Frenken Homes Pty Ltd	AMENDMENT TO Subdivision x 2 SPEAR	Created in error	Delegate	Closed	30/08/2018	RedGum
PLN16/0402.01	No	226-228 Frankston Dandenong Road DANDENONG SOUTH VIC 3175	Sylvester Kroyherr	AMEND TO Use the land for the purpose of materials recycling and motor vehicle sales	Amend plans to include workshop and amend permit preamble	Delegate	AmendPerm	10/08/2018	RedGum
PLN17/0009.01	No	7/450-466 Princes Highway NOBLE PARK NORTH VIC 3174	Change Of Plan (Town Planning Services)	Use the land for the purpose of an Education Centre in addition to the approved Indoor Recreation Facility	Amend permit preamble to include using part of the land as an education centre and reduction of car parking requirements	Delegate	AmendPerm	30/08/2018	Silverleaf
PLN17/0586	No	229 Corrigan Road NOBLE PARK VIC 3174	Cam Van Ma	Development of the land for two (2) dwellings comprising one (1) double storey dwelling to the rear of the existing single storey dwelling	General Residential 1 Zone, 584sqm	Delegate	PlanPermit	30/08/2018	Paperbark

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3/09/2018

2.3.2 Planning Delegated Decision Issued August 2018 (Cont.)

Application ID	VicSmart	Property Address	Applicant	Description	Notes	Authority	Decision	Date	Ward
PLN17/0592	No	2 Cook Court DANDENONG NORTH VIC 3175	Westurban Group C/- Charis Lu	Develop the land for one (1) double storey dwelling and one (1) single storey dwelling	General Residential 1 Zone, 553.7sqm	Delegate	NOD	29/08/2018	RedGium
PLN17/0754	No	14 Parker Street SPRINGVALE SOUTH VIC 3172	RNB Design Solutions	The development of the land for three (3) double storey dwellings	General Residential 1 Zone, 582sqm	Delegate	NOD	15/08/2018	Lightwood
PLN17/0785	No	7 Birdwood Avenue DANDENONG VIC 3175	VKAS Design Group Pty Ltd	Development of the land for two (2) dwellings comprising one (1) single storey to the rear of the existing single storey dwelling	Residential Growth 1 Zone, 733sqm	Delegate	PlanPermit	10/08/2018	RedGium
PLN17/0799.01	No	21-23 Osborne Avenue SPRINGVALE VIC 3171	Sign Edge Melbourne	AMEND TO Signage (Business Identification)	Delete permit Condition 1 relating to submitting amended plans for approval	Delegate	AmendPerm	30/08/2018	Lightwood
PLN17/0805	No	166 David Street DANDENONG VIC 3175	Jackson Lai C/- Kostic & Associates Pty Ltd	The development of land for three (3) double storey dwellings	Residential Growth 1 Zone, 703.96sqm	Delegate	PlanPermit	22/08/2018	RedGium
PLN17/0825	No	22 Royal Avenue SPRINGVALE VIC 3171	Archsign Pty Ltd	Development of the land for six (6) three storey dwellings.	Residential Growth 1 Zone, 927.47sqm	Delegate	PlanPermit	27/08/2018	Lightwood
PLN17/0891	No	40-44 Lonsdale Street DANDENONG VIC 3175	Victorian Tamil Community Centre	Use the land for the purpose of a Place of Assembly (with ancillary education facility), Offices and Food and Drink Premises (Café), a reduction in the car parking requirement under Clause 52.06 of the Greater Dandenong Planning Scheme and alteration to a road in a Road Zone Category 1	Industrial 1 Zone, function centre, office, education centre, food and drink premises, 450 patrons	Delegate	NOD	31/08/2018	RedGium
PLN18/0009	No	1516 Heatherton Road DANDENONG VIC 3175	Pudi International Pty Ltd	To alter access to a road in a Road Zone Category 1	General Residential 1 Zone, medical centre, three practitioners	Delegate	PlanPermit	23/08/2018	RedGium

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3/09/2018

2.3.2 Planning Delegated Decision Issued August 2018 (Cont.)

Application ID	VicSmart	Property Address	Applicant	Description	Notes	Authority	Decision	Date	Ward
PLN18/0017	No	5 Newson Street KEYSBOROUGH VIC 3173	Simonds Homes	Development of the land for one dwelling	General Residential 2 Zone, 261sqm, dwelling on a lot under 300sqm	Delegate	PlanPermit	23/08/2018	RedGum
PLN18/0018	No	5 Newson Street KEYSBOROUGH VIC 3173	Simonds Homes	Development of the land for one dwelling	General Residential 2 Zone, 261sqm, dwelling on a lot under 300sqm	Delegate	PlanPermit	23/08/2018	RedGum
PLN18/0019	No	9-10/44-50 Westall Road SPRINGVALE VIC 3171	RAD Graphics	To display internally illuminated business identification signage	No response to further information request	Delegate	Lapsed	10/08/2018	Lightwood
PLN18/0085	No	27 Keys Road KEYSBOROUGH VIC 3173	David Weiering	Development of the land for one (1) storage shed, one (1) carport and assorted domesticated animal shelters	Green Wedge A Zone, 240sqm, storage shed	Delegate	PlanPermit	07/08/2018	RedGum
PLN18/0092	No	32 Hutton Street DANDENONG VIC 3175	Perdis Aulakh Developments	The development of the land for four (4) triple storey dwellings (DECLARED AREA)	Residential Growth 1 Zone, 388sqm	Delegate	NOD	29/08/2018	RedGum
PLN18/0130	No	17 Wales Street SPRINGVALE VIC 3171	Strait-Line Builders & Drafters Pty Ltd	Development of the land for three (3) dwellings (two double storey dwellings to the front of the site and one single storey dwelling to the rear)	General Residential 1 Zone, 709.46sqm	Delegate	PlanPermit	23/08/2018	Lightwood
PLN18/0132	No	20 Victor Avenue DANDENONG NORTH VIC 3175	Millar Merrigan Land Development Consultants	Development of the land for two (2) single storey dwellings and subdivision of the land into two lots	Neighbourhood Residential 1 Zone, 743.79sqm	Delegate	PlanPermit	20/08/2018	Silverleaf
PLN18/0135	Yes	79 Indian Drive KEYSBOROUGH VIC 3173	Phil Bernardo Drafting Pty Ltd	Buildings and Works (Warehouse) VICSMART	Industrial 1 Zone, 917sqm	Applicant	Withdrawn	15/08/2018	RedGum
PLN18/0136	No	15 Grant Street DANDENONG VIC 3175	KMT Design Pty Ltd c/- Khem Vu	Development of the land for three (3) double storey dwellings.	General Residential 1 Zone, 733.84sqm	Delegate	NOD	15/08/2018	RedGum
EANTOS				3				3/09/2018	

2.3.2 Planning Delegated Decision Issued August 2018 (Cont.)

Application ID	VicSmart	Property Address	Applicant	Description	Notes	Authority	Decision	Date	Ward
PLN18/0142	No	3 Rutherglen Street NOBLE PARK VIC 3174	Joi Zhao	Development of the land for three (3) dwellings.	No response to further information request	Delegate	Lapsed	30/08/2018	Paperbark
PLN18/0143	No	48 Bruce Street DANDENONG VIC 3175	Stefan Dimitrovici	Development of the land for two (2) double storey dwellings	General Residential 1 Zone, 860.06sqm, 2 x double storey	Delegate	PlanPermit	03/08/2018	RedGum
PLN18/0152	No	2-4 Bartley Place SPRINGVALE SOUTH VIC 3172	Nobelius Land Surveyors Pty Ltd	Subdivision of land into two (2) lots SPEAR	Residential	Delegate	PlanPermit	10/08/2018	Lightwood
PLN18/0154	No	11 Philip Street DANDENONG NORTH VIC 3175	Peyman Damangir	Development of the land for two (2) dwellings comprising one (1) double storey dwelling to the front of the site and one (1) single storey dwelling to the rear	General Residential 1 Zone, 650sqm	Delegate	PlanPermit	20/08/2018	RedGum
PLN18/0155	No	33 Jesson Crescent DANDENONG VIC 3175	Peyman Damangir	Multi Dwelling Development x 5 (4 x Double Storey & 1 x Single Storey) New	General Residential 1 Zone, 1149.8sqm	Applicant	Withdrawn	01/08/2018	RedGum
PLN18/0156	No	247 Princes Highway DANDENONG VIC 3175	Michael Borg	Change of Use (Food and Drink Premises to Retail Premises)	No response to further information request	Delegate	Lapsed	30/08/2018	RedGum
PLN18/0161	No	4 Mary Street SPRINGVALE VIC 3171	Ngoc Thanh Huynh	Development of the land for four (4) double storey dwellings	Residential Growth 1 Zone, 802.4sqm, 2 storey building with 4 dwellings	Delegate	PlanPermit	03/08/2018	Lightwood
PLN18/0176	No	46 Edward Avenue DANDENONG VIC 3175	Ski Design Pty Ltd	The development of the land for two (2) single storey dwellings	General Residential 1 Zone, 638sqm	Delegate	PlanPermit	30/08/2018	RedGum
PLN18/0199	No	2 Cullimore Court DANDENONG VIC 3175	JAG Building Design Consultants	The development of the land for four dwellings (two double storey at the front and two single storey at the rear)	General Residential 1 Zone, 873sqm	Delegate	PlanPermit	17/08/2018	RedGum
EANTOS				4				3/09/2018	

2.3.2 Planning Delegated Decision Issued August 2018 (Cont.)

Application ID	VicSmart	Property Address	Applicant	Description	Notes	Authority	Decision	Date	Ward
PLN18/0205	No	1/1 Hume Road SPRINGVALE SOUTH VIC 3172	MB Design Studio	Use of the site as an education centre, the display of signage	No response to further information request	Delegate	Lapsed	06/08/2018	Lightwood
PLN18/0211.01	No	24 Columbia Court DANDENONG SOUTH VIC 3175	T. C. C & Co Pty Ltd	AMENDMENT TO Subdivision x 2 SPEAR	Amend permit to remove item 1.1 as secondary consent has been issued to align the development permit to the subdivision plan layout	Delegate	AmendPerm	16/08/2018	RedGum
PLN18/0215	No	66 Stanley Road KEYSBOROUGH VIC 3173	Land Dimensions Pty Ltd	Subdivision x 23 SPEAR	Residential	Delegate	PlanPermit	21/08/2018	RedGum
PLN18/0229	No	7/94-98 Kirkham Road West KEYSBOROUGH VIC 3173	Skipaway Bin Hire	Change of Use (Transfer Station)	Industrial 1 Zone, building waste material	Delegate	PlanPermit	30/08/2018	Paperbark
PLN18/0232	No	159-171 Clarke Road SPRINGVALE SOUTH VIC 3172	Cambodian Buddhist Association of Victoria Inc. C/- Mr Meng Bunley	Buildings and Works (Front gate)	General Residential 1 Zone, 64sqm	Delegate	PlanPermit	20/08/2018	Lightwood
PLN18/0233	No	159-171 Clarke Road SPRINGVALE SOUTH VIC 3172	Cambodian Buddhist Association of Victoria Inc. C/- Mr Meng Bunley	Buildings and Works (Shed)	General Residential 1 Zone, 162sqm, shed	Delegate	PlanPermit	28/08/2018	Lightwood
PLN18/0234	No	511-517 Cheltenham Road KEYSBOROUGH VIC 3173	Phoenix Outdoor	Display of one (1) electronic promotion sign	Commercial 2 Zone, electronic sign	Delegate	PlanPermit	14/08/2018	Paperbark
PLN18/0258	No	4 Princess Avenue SPRINGVALE VIC 3171	The Town Hall Consulting Group Pty Ltd	Development of the land for three (3) double storey dwellings	General Residential 1 Zone, 692sqm	Delegate	PlanPermit	03/08/2018	Lightwood
PLN18/0263	No	16-22 Bend Road KEYSBOROUGH VIC 3173	Breese Pitt Dixon Pty Ltd	Subdivision x 32 and create, vary or remove an easement and restrict SPEAR	Residential	Delegate	PlanPermit	27/08/2018	RedGum
EANTOS				5				3/09/2018	

2.3.2 Planning Delegated Decision Issued August 2018 (Cont.)

Application ID	VicSmart	Property Address	Applicant	Description	Notes	Authority	Decision	Date	Ward
PLN18/0293	No	Eastern Treatment Plant 275 Thompson Road BANGHOLME VIC 3175	Beca Simons Pty Ltd	Removal of Native Vegetation.	Public Use 1 Zone	Delegate	PlanPermit	14/08/2018	RedGum
PLN18/0304	No	68-80 Kirkham Road West KEYSBOROUGH VIC 3173	Osprey Property Management Pty Ltd	Development of buildings and works	Industrial 1 Zone, roller shutters, access ramps & canopies	Delegate	PlanPermit	09/08/2018	Paperbark
PLN18/0307	No	36-42 Hydrive Close DANDENONG SOUTH VIC 3175	Carron Concrete Services	Buildings and Works (Silos)	Industrial 1 Zone, 4 silos	Delegate	PlanPermit	30/08/2018	RedGum
PLN18/0308	No	36 Mama Court NOBLE PARK VIC 3174	Maksuda Rahman	Multi Dwelling Development x2 (Double Storey) New	No response to further information request	Delegate	Lapsed	15/08/2018	Paperbark
PLN18/0329.01	No	53 Hudson Court KEYSBOROUGH VIC 3173	Quality First Designs Pty Ltd	AMENDMENT TO Development of the land for two (2) warehouse buildings	Amend permit to delete Condition 1 relating to endorsed plans regarding revised rainwater tank capacity	Delegate	AmendPerm	15/08/2018	RedGum
PLN18/0334	No	5 Newson Street KEYSBOROUGH VIC 3173	Simonds Homes	Development of the land for one dwelling	General Residential 2 Zone, 261sqm	Applicant	Withdrawn	23/08/2018	RedGum
PLN18/0338	No	2 Gray Street SPRINGVALE VIC 3171	Nobelius Land Surveyors Pty Ltd	Subdivision x 3 SPEAR	Residential	Delegate	PlanPermit	21/08/2018	Lightwood
PLN18/0342	No	Service Station 309-315 Cheltenham Road KEYSBOROUGH VIC 3173	Phoenix Outdoor	Display of one (1) electronic promotion sign	General Residential 1 Zone, electronic promotion sign	Delegate	PlanPermit	22/08/2018	Paperbark
PLN18/0343	No	581 Springvale Road SPRINGVALE SOUTH VIC 3172	Phoenix Outdoor	Display of one (1) electronic promotion sign	Commercial 1 Zone, electronic promotion sign	Delegate	PlanPermit	22/08/2018	Lightwood
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2.3.2 Planning Delegated Decision Issued August 2018 (Cont.)

Application ID	VicSmart	Property Address	Applicant	Description	Notes	Authority	Decision	Date	Ward
PLN18/0344	No	65 Clow Street DANDENONG VIC 3175	Phoenix Outdoor	Display of one (1) electronic promotion sign DECLARED AREA	Residential Growth 1 Zone, electronic promotion sign	Delegate	PlanPermit	22/08/2018	RedGium
PLN18/0351	No	97 Indian Drive KEYSBOROUGH VIC 3173	GADM Investments Pty Ltd	Subdivision x 3 SPEAR	Industrial	Delegate	PlanPermit	27/08/2018	RedGium
PLN18/0352	No	105 Indian Drive KEYSBOROUGH VIC 3173	GADM Investments Pty Ltd	Subdivision x 3 SPEAR	Industrial	Delegate	PlanPermit	27/08/2018	RedGium
PLN18/0359	No	17 Crawford Avenue DANDENONG NORTH VIC 3175	B & S Surveys Pty Ltd	Subdivision of the land into three (3) lots	Residential	Delegate	PlanPermit	28/08/2018	Silverleaf
PLN18/0363	No	27-59 Foster Street DANDENONG VIC 3175	Development Victoria	Subdivision x 2 SPEAR DECLARED AREA	Mixed Use	Delegate	PlanPermit	31/08/2018	RedGium
PLN18/0367	No	24 Wilma Avenue DANDENONG VIC 3175	Ye Wei	Subdivision x 6 SPEAR	Residential	Delegate	PlanPermit	30/08/2018	RedGium
PLN18/0390	Yes	244-246 South Gippsland Highway DANDENONG SOUTH VIC 3175	Prosperity Developments International Pty Ltd	Display of Business Identification Sign VICSMART	Commercial 2 Zone, business identification	Delegate	PlanPermit	10/08/2018	RedGium
PLN18/0397	No	5 Newson Street KEYSBOROUGH VIC 3173	Yarrabank Homes	Development of the land for one dwelling	General Residential 2 Zone, 261sqm, dwelling	Delegate	PlanPermit	31/08/2018	RedGium
PLN18/0398	No	5 Newson Street KEYSBOROUGH VIC 3173	Yarrabank Homes	Development of the land for one dwelling	General Residential 2 Zone, 295sqm, dwelling	Delegate	PlanPermit	31/08/2018	RedGium

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2.3.2 Planning Delegated Decision Issued August 2018 (Cont.)

Application ID	VicSmart	Property Address	Applicant	Description	Notes	Authority	Decision	Date	Ward
PLN18/0401	Yes	11 Advantage Drive DANDENONG SOUTH VIC 3175	KLM Spatial Pty Ltd	Buildings and Works (Shed & Canopy Cover) and Reduction in Car Parking Requirements VICSMART	Industrial 1 Zone, 132.60sqm, shed and canopy cover and reduction in car parking requirements	Delegate	PlanPermit	03/08/2018	RedGum
PLN18/0402	No	12 Grandview Avenue DANDENONG VIC 3175	Brian Watson Surveying	Subdivision x 4 SPEAR	Residential	Delegate	PlanPermit	31/08/2018	RedGum
PLN18/0404	No	20-22 Princes Highway DANDENONG VIC 3175	Wayss Ltd	Reduction in Car Parking Requirements DECLARED AREA	Comprehensive Development 2 Zone, reduction in parking requirements	Delegate	PlanPermit	22/08/2018	RedGum
PLN18/0415	Yes	215 Outlook Drive DANDENONG NORTH VIC 3175	Palma Ruffolo	The subdivision of the land into two (2) lots VICSMART	Residential	Delegate	PlanPermit	01/08/2018	Silverleaf
PLN18/0420	No	1/31-33 Pickett Street DANDENONG VIC 3175	SHK Dandenong 01 Pty Ltd	The development of the land for a three storey apartment building with basement level, comprising forty-three (43) dwellings DECLARED AREA (TRANSFERRED TO MINISTER PDA 18/0003)	Residential Growth 1 Zone, 1937sqm	Minister	ToMinister	22/08/2018	RedGum
PLN18/0432	Yes	81 Princes Highway DANDENONG SOUTH VIC 3175	Texco Construction Pty Ltd	Buildings and Works (hardstand and canopy) VICSMART	Commercial 2 Zone, 631.15sqm, concrete hardstand infill to areas within site boundaries and installation of new canopy for fuel bay	Delegate	PlanPermit	20/08/2018	RedGum
PLN18/0433	Yes	434-442 South Gippsland Highway DANDENONG SOUTH VIC 3175	CAH Property Investments Pty Ltd	Construct buildings and works	Commercial 2 Zone, 797sqm, increase in office space and 18 additional car parking spaces	Delegate	PlanPermit	10/08/2018	RedGum
PLN18/0439	Yes	12 Suzanne Court NOBLE PARK VIC 3174	Nacha Moore Land Surveyors Pty Ltd	Subdivision x 2 SPEAR VICSMART	Residential	Delegate	PlanPermit	08/08/2018	Paperbark
PLN18/0443	Yes	47 Indian Drive KEYSBOROUGH VIC 3173	Withoos Superannuation Pty Ltd	Subdivision of the land into two (2) lots VICSMART SPEAR	Industrial	Delegate	PlanPermit	10/08/2018	RedGum
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2.3.2 Planning Delegated Decision Issued August 2018 (Cont.)

Application ID	VicSmart	Property Address	Applicant	Description	Notes	Authority	Decision	Date	Ward
PLN18/0447	Yes	13-15 Olympic Avenue SPRINGVALE SOUTH VIC 3172	Vietnamese Evangelical Church Springvale	Development of the land for one (1) canopy structure	General Residential 1 Zone, 108sqm, canopy	Delegate	PlanPermit	15/08/2018	Lightwood
PLN18/0454	Yes	18 Neasham Drive DANDENONG NORTH VIC 3175	M J Reddle Surveys Pty Ltd	Subdivision x 2 SPEAR VICSMART	Residential	Delegate	PlanPermit	23/08/2018	Silverleaf
PLN18/0457	No	1B Ambrie Crescent NOBLE PARK VIC 3174	Linear Land Surveying Pty Ltd	Subdivision of the land into three (3) lots	Residential	Delegate	PlanPermit	31/08/2018	Paperbark
PLN18/0471	Yes	40 Barbara Avenue DANDENONG NORTH VIC 3175	AMS Pty Ltd Consulting Land Surveyors	Subdivision x 2 SPEAR VICSMART	Residential	Delegate	PlanPermit	28/08/2018	Silverleaf

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2.3.3 Town Planning Application No. 39 Ellt Crescent, Noble Park (Planning Application No. PLN17/0469)

File Id:	141200
Responsible Officer:	Director City Planning, Design and Amenity
Attachments:	Submitted Plans Revised plans Locations of Objectors Clause 22.09 Assessment Clause 52.06 Assessment Clause 55 Assessment

Application Summary

Applicant:	Ellt Development Pty Ltd, C/- Fd Architects Pty Ltd
Proposal:	Development of the land for six (6) double storey dwellings and the reduction of one (1) visitor car space under Clause 52.06 of the Greater Dandenong Planning Scheme.
Zone:	General Residential Zone – Schedule 1
Overlay:	Nil
Ward:	Paperbark

This application has been brought to a Council meeting as it has received four (4) objections.

The application proposes to develop the land for six (6) double storey dwellings on a lot and a reduction of one (1) visitor car space under Clause 52.06 of the Greater Dandenong Planning Scheme.

A permit is required pursuant to:

- Clause 32.08-6 (General Residential Zone) of the Greater Dandenong Planning Scheme to construct two or more dwellings on a lot.
- Clause 52.06 (Car Parking) of the Greater Dandenong Planning Scheme for a reduction of one (1) visitor car space.

2.3.3 Town Planning Application No. 39 Ellt Crescent, Noble Park (Planning Application No. PLN17/0469) (Cont.)

Objectors Summary

The application was advertised to the surrounding area through the erection of two (2) on-site notices and the mailing of notices to adjoining and surrounding owners and occupiers. Four (4) objections were received to the application. Issues raised generally relate to matters of:

- Overdevelopment;
- Inadequate parking;
- Inadequate private open space;
- Increased incidents of future residents blocking the driveways of surrounding properties;
- Bin collection issues;
- Noise;
- Overlooking;
- Additional traffic; and
- Overshadowing.

Assessment Summary

The site is located within an established residential area and is well suited for medium density housing given that the site is zoned for incremental change. The proposal seeks to provide a medium density development which is generally consistent with the emerging pattern of development and the surrounding neighbourhood character. It is noted that the development complies with all the design principles, as demonstrated in the attachments outlined in this report.

The development's compliance with Clause 55 demonstrates that the proposal is an appropriate design response to the site's context and is respectful of the existing neighbourhood character whilst contributing to the preferred neighbourhood character envisaged by Clause 22.09.

The reduction of one (1) visitor car space is considered acceptable having considered that there would be no common property and that there would be five (5) on-street car spaces adjacent to the subject site.

Recommendation Summary

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

2.3.3 Town Planning Application No. 39 Ellt Crescent, Noble Park (Planning Application No. PLN17/0469) (Cont.)

Subject Site and Surrounds

Subject Site

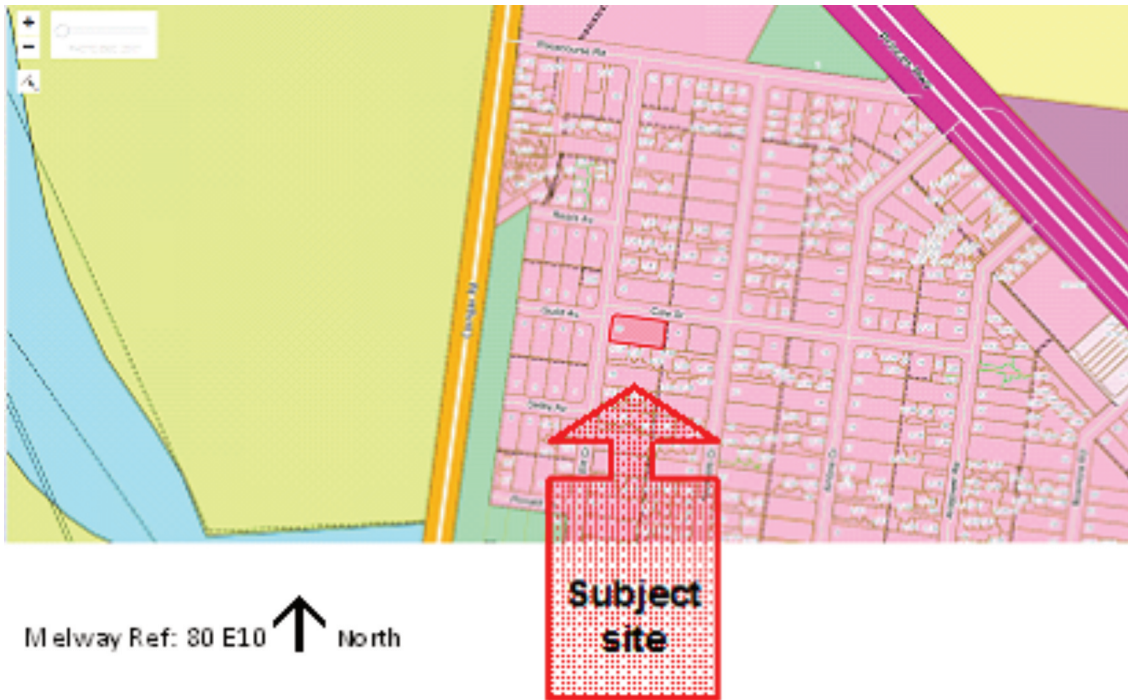
- The subject site is located on the southeast corner of Ellt Crescent and Cole Street, in Noble Park.
- The site has a frontage to Ellt Crescent of 21.95m, a depth of 48.77m, a splay of 4.31m at the northwest corner and an overall area of 1214 square metres.
- The site has a fall of 0.9m from the rear to the front.
- No easement encumbers the site.
- The site currently has a single storey detached brick dwelling with a flat colorbond roof.
- The site is accessed via a single width crossover from Ellt Crescent.

Surrounding Area

- The subject site is located within an established residential area that is incrementally evolving over time to contain more medium density infill developments;
- The built form in the area consists of a mix of older single storey detached dwellings, double-storey detached dwellings, single-storey multi-dwelling developments and double-storey multi-dwelling developments.
- The adjoining property to the south has four (4) dwellings comprising two (2) double storey dwellings to the front and two (2) single storey dwellings to the rear.
- The Noble Park Activity Centre is located approximately 1.5km to the southeast of the site;
- The site is located within proximity to the following community facilities (direct):
 - 1km to Sandown Park Train Station.
 - 1.5km to Noble Park Train Station;
 - 500m to Harrisfield Primary School;
 - 200m to Sandown Racecourse.

2.3.3 Town Planning Application No. 39 Ellt Crescent, Noble Park (Planning Application No. PLN17/0469) (Cont.)

Locality Plan



Background

Previous Applications

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

Proposal

The application proposes the development of the land for six (6) dwellings and a reduction of one (1) visitor car space. The details of the proposal are as follows:

	Details
Type of proposal	Multi dwellings
Number of dwellings	Six (6)
Levels	Double storey
Height	7.3 metres maximum
Oriented to	Units 1 and 2 would be orientated to Ellt Crescent and Units 3 to 6 would be orientated to Cole Street

2.3.3 Town Planning Application No. 39 Ellt Crescent, Noble Park (Planning Application No. PLN17/0469) (Cont.)

External materials	The ground floors would be constructed of face brickwork. The first floors would be a mixed of cladding and rendered finished. The roof would consist of concrete tiles.
Minimum setbacks	North: 2m (Cole Street) for Unit 2's side setback, 3m for Units 3 to 6's front setbacks. South: A carport on the boundary. Dwelling 1 setback 3.5m and other dwellings setback 5m. East: Garage on the boundary. West: 7m (Ellt Crescent)
Open space type	Each dwelling would be provided with a minimum of 50 square metres of private open space with one part comprising secluded private open space with a minimum area of 30 square metres and a minimum dimension of 5m.
Number of Car parking Spaces provided	12
Number of Car parking Spaces required	12 car spaces for residents 1 car space for visitor
Type of car parking	Unit 1 would be provided with a carport and tandem car space. Units 2 to 6 would be provided with a single garage and a tandem car space each.
Access	Vehicle access for Units 1 and 2 would be from Ellt Crescent and vehicle access for Units 3 to 6 would be from Cole Street
Front Fence	No front fence is proposed

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

After the advertising process and consultation meeting held, the applicant submitted revised plans on 15 May 2018. The revised plans made the following modifications:

- Unit 1's First Floor Plan corrected to show some missing windows which were on the Elevation Plans but not on the First Floor Plan. An East Elevation of Units 1 and 2 was also provided.
- On the West Elevation Plan, Unit 1's bedroom 4 provided with a full length window instead of a highlight window.
- One of the dimensions of Unit 1's private open space increased from 5.42m to 5.5m.
- On the North Elevation Plan, Unit 2's bedroom 2 provided with a full length window instead of a highlighted window.
- One of the dimensions of Unit 2's private open space increased from 5.75m to 6m.
- The northeast corner of Unit 2's private open space area provided with a 2m by 2.5m splay to improve visibility when exiting the driveway of Unit 3.

2.3.3 Town Planning Application No. 39 Ellt Crescent, Noble Park (Planning Application No. PLN17/0469) (Cont.)

- Locations of letter boxes annotated.
- The studies of Units 3 to 6 provided with a window to face their respective driveways to allow observation of the driveways from the studies.
- The walls between the entries and studies of Units 3 to 6 removed to create open studies.
- The obscured glazing on the first floor South Elevations of Units 3 to 6 increased from 1.68m to 1.7m.
- Sensor lights provided above the entrance of each garage / carport.
- Improve landscaping along some driveways and along the along the eastern boundary.

Further amendments were submitted by the applicant on 9 August 2018. The amendments made the following modifications:

- Units 1 and 2 converted from 4 bedrooms to 3 bedrooms with a study.
- Unit 6 converted from 3 bedrooms to 2 bedrooms with a study.
- The studies would have a maximum width of 2.2m.

A copy of the revised plans as received on 9 August 2018 is included as Attachment 2.

The revised plans have been forwarded to the objectors for information.

Victorian Charter of Human Rights and Responsibilities

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

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

Financial Implications

No financial resources are impacted by this report.

Planning Scheme and Policy Frameworks

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

- Under Clause 32.08-6 (General Residential Zone) to construct two (2) or more dwellings on a lot.
- Under Clause 52.06-3 (Car Parking) for a reduction of one (1) visitor car space.

2.3.3 Town Planning Application No. 39 Ellt Crescent, Noble Park (Planning Application No. PLN17/0469) (Cont.)

The relevant controls and policies are as follows:

Zoning Controls

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

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

- *To implement the 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 32.08-6 a permit is required to construct two or more dwellings on a lot. The development must also provide a minimum garden area of 35% pursuant to Clause 32.08-4 as the lot exceed 650 square metres.

Overlay Controls

No overlays affect the subject site or surrounding area.

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 Managing 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 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.*

2.3.3 Town Planning Application No. 39 Ellt Crescent, Noble Park (Planning Application No. PLN17/0469) (Cont.)

Built Environment and Heritage (Clause 15)

- To create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity.
- To create a distinctive and liveable city with quality design and amenity.
- To achieve building design outcomes that contribute positively to the local context and enhance the public realm.
- To ensure the design of subdivisions achieves attractive, safe, accessible, diverse and sustainable neighbourhoods.
- To achieve neighbourhoods that foster healthy and active living and community wellbeing.

Housing (Clause 16)

The objective of Clause 16.01-4 is 'to deliver more affordable housing closer to jobs, transport and services'.

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

2.3.3 Town Planning Application No. 39 Ellt Crescent, Noble Park (Planning Application No. PLN17/0469) (Cont.)

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

Clause 21.04-1 Housing and community

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

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

- *To facilitate high quality building design and architecture.*
 - *Ensure building design is consistent with the identified future character of an area and fully integrates with surrounding environment.*
 - *Encourage high standards of building design and architecture, which allows for flexibility and adaptation in use.*
 - *Encourage innovative architecture and building design.*
- *To facilitate high quality development, which has regards for the surrounding environment and built form.*
 - *Promote views of high quality landscapes and pleasing vistas from both the public and private realm.*

2.3.3 Town Planning Application No. 39 Ellt Crescent, Noble Park (Planning Application No. PLN17/0469) (Cont.)

- *Promote all aspects of character – physical, environmental, social and cultural.*
- *Encourage planting and landscape themes, which complement and improve the environment.*
- *Encourage developments to provide for canopy trees.*
- *Recognising valued existing neighbourhood character and promoting identified future character as defined in the Residential Development and Neighbourhood Character Policy at Clause 22.09.*

- *To protect and improve streetscapes*
 - *Ensure that new developments improve streetscapes through generous landscape setbacks and canopy tree planting.*
 - *Ensure landscaping within private property that complements and improves the streetscapes and landscaping of public areas.*

- *To ensure landscaping that enhances the built environment*
 - *Encourage new developments to establish a landscape setting, which reflects the local and wider landscape character.*
 - *Encourage landscaping that integrates canopy trees and an appropriate mix of shrubs and ground covers and complements and integrates with existing or proposed landscaping in public areas.*

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

- *To guide the location and design of different types of residential development within Greater Dandenong, having regard to State and local planning policies, while respecting the valued characteristics and identified future character of residential neighbourhoods.*
- *To ensure that new residential development is consistent with the identified future character and preferred built form envisaged for the three Future Change Areas.*
- *To provide certainty about which areas are identified for, or protected from, increased residential development consistent with the purpose of the applicable zone.*
- *To facilitate high quality, well designed residential development and on-site landscaping.*
- *To promote a range of housing types to accommodate the future needs of the municipality's changing population.*
- *To ensure that residential development uses innovative, responsive and functional siting and design solutions that:*
 - *Achieve high quality internal amenity and private open space outcomes for future residents;*
 - *Make a positive contribution to the streetscape through quality design, contextual responsiveness and visual interest;*
 - *Promote public realm safety by maximising passive surveillance.*

2.3.3 Town Planning Application No. 39 Ellt Crescent, Noble Park (Planning Application No. PLN17/0469) (Cont.)

- *Demonstrate responsiveness to the site, adjoining interfaces, streetscape and landscape context;*
- *Respect the amenity of adjoining residents and the reasonable development potential of adjoining properties;*
- *Achieve environmentally sustainable design outcomes;*
- *Use quality, durable building materials that are integrated into the overall building form and façade; and*
- *Minimise the visual dominance of vehicle accessways and storage facilities, such as garages, car ports and basement entrances.*

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

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

- *Preferred housing type – The preferred housing type for the Incremental Change Area is medium density.*
- *Building Height – The preferred maximum building height for land within the GRZ1 and GRZ2 is up to 2 storeys, including ground level.*
- *Landscaping – Residential development should use landscaping to create a landscaped character, particularly canopy trees in front and rear gardens; and to protect the outlook of adjoining properties.*
- *Setbacks, front boundary and width – Parking, paving and car access within the front boundary setback should be limited in order to maximise the opportunity for soft landscaping and prevent the over dominance of carport and garages in the street.*
- *Private Open Space – Residential development should provide secluded private open space at the side or rear of each dwelling to avoid the need for excessive screening or high front fencing.*
- *Bulk – Residential development should:*
 - *Ensure that the built form respects the scale of existing prevailing built form character and responds to site circumstances and streetscape;*
 - *Provide separation between dwellings at upper level;*
 - *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.*

2.3.3 Town Planning Application No. 39 Ellt Crescent, Noble Park (Planning Application No. PLN17/0469) (Cont.)

- *The rearmost dwelling on a lot should be single storey to ensure the identified future character of the area and the amenity of adjoining properties is respected by maximising landscaping opportunities and protecting adjoining private secluded open space.*
- *Two storey dwellings to the rear of a lot may be considered where:*
 - *The visual impact of the building bulk does not adversely affect the identified future character of the area;*
 - *Overlooking and/or overshadowing does not adversely affect the amenity of neighbouring properties;*
 - *The building bulk does not adversely affect the planting and future growth of canopy trees to maturity;*
 - *Sufficient side and rear boundary landscaping can be provided to screen adjoining properties;*
 - *Upper storey components are well recessed from adjoining sensitive interfaces.*
- *Residential development should be well articulated through the use of contrast, texture, variation in forms, materials and colours.*

An assessment against Clause 22.09 is included as Attachment 4.

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.*

2.3.3 Town Planning Application No. 39 Ellt Crescent, Noble Park (Planning Application No. PLN17/0469) (Cont.)

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

- One (1) car parking space to each one (1) or two (2) bedroom dwelling; and
- Two (2) car parking spaces to each three (3) or more bedroom dwelling; plus
- One (1) car parking space for visitors to every five (5) dwellings for developments of five (5) or more dwellings.

An application must meet the Design Standards for car parking included at Clause 52.06-9.

An assessment against this clause is included as Attachment 5.

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.

The purposes of this clause are:

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

A development:

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

An assessment against this clause is included as Attachment 6.

General Provisions

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

Proposed Planning Scheme Amendments

The subject site is not affected by any Amendments.

Restrictive Covenants

A review of the submitted documents has indicated that there are no restrictive covenants on the title.

2.3.3 Town Planning Application No. 39 Ellt Crescent, Noble Park (Planning Application No. PLN17/0469) (Cont.)**Council Plan 2017-2021 – Strategic Objectives, Strategies and Plans**

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

Diversity (Access & Equity)

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

Community Safety

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

Safe Design Guidelines

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

Referrals**External**

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

Internal

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

Internal Referrals	
Transport	No objections, subject to conditions on permit.
Urban Designer	Provided comments which have been considered in the assessment of the application.
Waste Management	No objection.
Arborist	No objections, subject to conditions on permit.

2.3.3 Town Planning Application No. 39 Ellt Crescent, Noble Park (Planning Application No. PLN17/0469) (Cont.)

Advertising

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

- Sending notices to the owners and occupiers of adjoining land.
- Placing two (2) signs on the site, one (1) facing Ellt Crescent and the other sign facing Cole Street.

The notification has been carried out correctly.

Council has received four (4) objections to the application. It is noted that one (1) of the objectors is the owner of the four (4) dwellings on the adjoining land to the south at 1/37, 2/37, 3/37 and 4/37 Ellt Crescent, Noble Park.

The locations of the objectors are shown in Attachment 3.

Consultation

A consultative meeting was held on 14 March 2018, with the applicant, objectors and Council representatives in attendance. Whilst the issues were discussed, there was no resolution and the objections/submissions stand as received.

The revised plans received on 15 May 2018 and on 9 August 2018 have been forwarded to the objectors for information. No additional comments were received from the objectors.

Summary of Grounds of Submissions/Objections

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

- **Overdevelopment and would result in a precedent of similar developments**

The proposed development would comply with all the provisions of the State and Local Planning Policy Frameworks and the objectives and standards of Clause 55 of the Greater Dandenong Planning Scheme or could do so via minor amendments. The proposed reduction in car parking will be further discussed below.

It is considered that the proposed development is not an overdevelopment of the site.

- **Inadequate parking**

It is considered that appropriate levels of parking on site and off-street car parking are provided. The reasoning for this is discussed in the assessment section of this report.

2.3.3 Town Planning Application No. 39 Ellt Crescent, Noble Park (Planning Application No. PLN17/0469) (Cont.)

- **Inadequate private open space**

The subject site is in a General Residential Zone – Schedule 1 which requires private open space as follow:

- *An area of 50 square metres of ground level, private open space, with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling with a minimum area of 30 square metres, a minimum dimension of 5 metres and convenient access from a living room;*

Each of the proposed dwellings would be provided with private open space exceeding the minimum requirement and comply with the private open space provision.

- **The proposal would increase incidents of residents parking and blocking the driveways of surrounding properties.**

The presumption of potential future residents parking and blocking the driveways of surrounding properties is not a ground for consideration in the Greater Dandenong Planning Scheme or the Victoria Planning Provisions.

- **The potential on-street parking would result in bin collection issues**

There would be adequate space on the nature strip adjacent to each dwelling for the placement of bins for collection. The application was referred to Council's Waste Management Unit which has no objection to the proposal.

- **The double storey would create a barrier for noise from the Sandown Racecourse to bounce off into the objector's property**

There is no evidence that noise would 'bounce off' double storey buildings. This is not a ground for consideration in the Greater Dandenong Planning Scheme or the Victoria Planning Provisions.

- **Overlooking**

The test for overlooking is set by Standard B22, Cl 55.04-6 of the Victoria Planning Provisions which requires any habitable room window or balcony with a direct view into an existing habitable room window or secluded private open space within a horizontal distance of 9m from ground level to be screened in accordance with Standard B22. The proposal has provided adequate screening to 1.7m above finished floor level to first floor habitable room windows that would be within 9m of the secluded private open spaces or habitable room windows of adjoining properties.

- **Additional traffic**

Some additional traffic is anticipated from any proposed developments. However, it is considered that the traffic generated by the proposed development would not be excessive and that the surrounding street network would be able to cater for the proposed traffic increase. The application was referred to Council's Transport Planning Unit who has not raise any traffic concern with the proposed development.

2.3.3 Town Planning Application No. 39 Ellt Crescent, Noble Park (Planning Application No. PLN17/0469) (Cont.)

- **Overshadowing:**

Shadow diagrams have been submitted with the application for the 22 September equinox between 9am to 3pm. The shadow diagrams show that the proposed development would only result in minor shadow to the sheds and areas to the rear of the sheds of the adjoining properties to the south and east. The prime secluded private open spaces of the adjoining properties to the south and east would not be overshadowed by the proposal.

The proposal complies with the provision of Clause 55.04-5 – Overshadowing open space objective (Standard B21) and as such it is considered that this concern has been addressed.

Assessment

Development

The subject site is located within an established residential area and is well suited for medium density housing given that the site is located within the Incremental Change area identified at Map 1 to Clause 22.09-3. The development is respectful of the proposed neighbourhood character and complies with both the State and Local Planning Policy Framework.

The proposal seeks an acceptable increase in density and meets the future character sought by Clause 22.09 for Incremental Change areas, which is to evolve over time to contain a greater proportion of well-designed and site responsive medium density infill development. The site is located within easy walking distance of many community facilities and public transport routes as listed in the description of the surrounding area.

The proposal also provides the minimum garden area requirement contained in Clause 32.08-4:

Lot size	1214 square metres
Garden Area required	425 square metres or 35%
Garden Area provided	434 square metres or 36%

As required by the General Residential Zone that applies to this site, the proposed development has been assessed against the provisions of Clause 55 of the Greater Dandenong Planning Scheme and Schedule 1 to the General Residential Zone. The use of the land for accommodation (dwellings) is as of right. An assessment against Clause 55 (Two or more dwellings on lot) is included at Attachment 6. The proposed development has also been assessed against Clause 22.09 (Residential Development and Neighbourhood Character Policy) of the Greater Dandenong Planning Scheme and is provided at Attachment 4. The proposal complies with all requirements of these clauses except in the following instances:

Clause 55.03-8 – Landscaping objective (Standard B13)

Relevant objectives:

- *To encourage development that respects the landscape character of the neighbourhood.*

2.3.3 Town Planning Application No. 39 Ellt Crescent, Noble Park (Planning Application No. PLN17/0469) (Cont.)

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

Schedule to the General Residential Zone

- *70% of ground level front setback, and side and rear setbacks, planted with substantial landscaping and canopy trees.*

The ground floor plan has provided schematic locations of plantings including canopy trees within the front setbacks to Ellt Crescent. A detail landscape plan with at least one canopy tree within the front setback and secluded private open space should be requested. This is recommended to be conditioned.

Clause 22.09-3.3 - Bulk & Built Form

Relevant guideline

Residential development should:

- *ensure that the built form respects the scale of existing prevailing built form character and responds to site circumstances and streetscape;*
- *provide separation between dwellings at the upper level;*
- *retain spines of open space at the rear of properties to maximise landscaping opportunities and protect private secluded open space;*
- *position more intense and higher elements of built form towards the front and centre of a site, transitioning to single storey elements to the rear of the lot.*

The rearmost dwelling on a lot should be single storey to ensure the identified future character of the area and the amenity of adjoining properties is respected by maximising landscaping opportunities and protecting adjoining private secluded open space.

Two storey dwellings to the rear of a lot may be considered where:

- *the visual impact of the building bulk does not adversely affect the identified future character of the area; overlooking and/or overshadowing does not adversely affect the amenity of neighbouring properties;*
- *the building bulk does not adversely affect the planting and future growth of canopy trees to maturity;*
- *sufficient side and rear boundary landscaping can be provided to screen adjoining properties;*
- *upper storey components are well recessed from adjoining sensitive interfaces.*

2.3.3 Town Planning Application No. 39 Ellt Crescent, Noble Park (Planning Application No. PLN17/0469) (Cont.)

The subject site is a corner allotment where all the dwellings would be fronting a street, with the proposed layout not resulting in a rearmost dwelling. As such, the proposed double storey dwellings throughout the lot are considered acceptable. They also provide substantial setbacks from neighbouring secluded private open space areas.

There would be separation at first floors between Units 1 and 2, between Units 2 and 3 and between Units 4 and 5.

Whilst the first floors of Units 3 and 4 would be attached, their combined width is only 11m and is not considered excessive. A standard residential allotment with a width of 15m wide would generally have a first floor width of 11m.

The first floors of Units 5 and 6 would also be attached for a width of 11m and is not considered excessive.

It is considered that the double storey dwellings throughout the lot and the attached form for some of the dwellings are appropriate, and would not result in a built form that would be unacceptably bulky.

Car Parking

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

- One (1) car parking space to each one (1) or two (2) bedroom dwelling; and
- Two (2) car parking spaces to each three (3) or more bedroom dwelling; plus
- One (1) car parking space for visitors to every five (5) dwellings for developments of five (5) or more dwellings.

The proposed dwellings would have 2 or 3 bedrooms and would be provided with 2 car spaces each. The number of car spaces proposed complies with this requirement in the table to Clause 52.06-5 of the Greater Dandenong Planning Scheme.

The proposal has been assessed against the design guidelines of Clause 52.06-9 included at Attachment 5 of this report. The proposal complies with each design guideline except in the following instances.

Clause 52.06-5 Reduction of Visitor Car Parking Space

In accordance with Clause 52.06-5, a development of five (5) or more dwellings requires the provision of one (1) visitor car parking space. The proposal fails to provide a visitor car parking space, and as such a reduction in this car parking requirement is sought.

2.3.3 Town Planning Application No. 39 Ellt Crescent, Noble Park (Planning Application No. PLN17/0469) (Cont.)

An assessment against the relevant provisions of Clause 52.06 has been undertaken and it has been determined that the reduction of one (1) visitor car parking space is acceptable, for the following reasons:

The corner site nature of the lot, and the layout of the development would result in each dwelling having its own street frontage and sense of address, and once the land is subdivided each dwelling will sit on their own lot, and not require any common property to access the dwellings. As such, the development, once fully completed, will not create the appearance of a traditional multi-dwelling development that would normally be required to provide a visitor space. Furthermore, if the lots were to be subdivided first, and the development to follow, a visitor space would not be required to be provided. As such, the technical need for a visitor space is only a result of the process order in this instance.

In addition, Council's Transport Planning Unit advised that there would be five (5) on-street car spaces adjacent to the subject site comprising one (1) on-street car space on Ellt Crescent and four (4) on-street car spaces on Cole Street. Council's Transport Planning Unit has no objection to the proposed reduction of one (1) visitor car space.

Furthermore, Council have considered applications within a similar locale and site context (also with support from Council's Transport Planning Department), where a reduction of the visitor car parking space has been approved:

- 15 Stud Road;
- 20 Stud Road;
- 1 Burrows Avenue;
- 2 Burrows Avenue; and
- 26 St James Avenue.

It is therefore considered appropriate to waive the requirement for visitor car parking to be provided in this instance due to the sites corner location and the factors noted above.

2.3.3 Town Planning Application No. 39 Ellt Crescent, Noble Park (Planning Application No. PLN17/0469) (Cont.)

Conclusion

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

Recommendation

That Council resolves to issue a Notice of Decision to Grant a permit in respect of the land known and described as 39 Ellt Crescent, Noble Park, for the development of the land for six (6) double storey dwellings and the reduction of one (1) visitor car space under Clause 52.06 of the Greater Dandenong Planning Scheme, in accordance with the plans submitted with the application subject to the following conditions:

- 1. Prior to the endorsement of the plans, a landscape plan must be submitted to the Responsible Authority for approval. When approved, the plan will be endorsed and will then form part of the permit. The landscape plan must be drawn to scale with dimensions and one (1) copy must be provided. The landscaping plan must be prepared by a suitably qualified person, and must show:**
 - 1.1. The site at a scale of 1:100/200, including site boundaries, existing and proposed buildings, neighbouring buildings, car parking, access and exit points, indicative topography and spot levels at the site corners, existing and proposed vegetation, nature strip trees, easements and landscape setbacks.**
 - 1.2. Details of the proposed layout, type and height of fencing.**
 - 1.3. Legend of all plant types, surfaces, materials and landscape items to be used including the total areas of garden and lawn.**
 - 1.4. A plant schedule giving a description of botanical name, common name, mature height and spread, pot size, purchase height (if a tree) and individual plant quantities.**
 - 1.5. At least one (1) native tree with a minimum planting height of 1.5 metres within the rear secluded open space areas and the front yard of each dwelling.**
 - 1.6. Any paving or deck areas within the secluded open space area of the proposed dwelling on a permeable base.**

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

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

2.3.3 Town Planning Application No. 39 Ellt Crescent, Noble Park (Planning Application No. PLN17/0469)
(Cont.)

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

At all times, the landscaping must be maintained in good order in accordance with the endorsed landscape plan and schedule to the satisfaction of the Responsible Authority.

- 2. Except with the prior written consent of the Responsible Authority, the layout of the land and the size, design and location of the buildings and works permitted must always accord with the endorsed plan and must not be altered or modified.**
- 3. Except with the prior written consent of the Responsible Authority, the approved building must not be occupied until all buildings and works and the conditions of this permit have been complied with.**
- 4. Provision must be made for the drainage of the site including landscaped and pavement areas, all to the satisfaction of the Responsible Authority.**
- 5. Stormwater discharge is to be retained on site to the pre-development level of peak stormwater discharge, to the satisfaction of the Responsible Authority.**
- 6. Before the approved building is occupied, all piping and ducting above the ground floor storey of the building, except downpipes, must be concealed to the satisfaction of the Responsible Authority.**
- 7. Standard concrete vehicular crossing/s must be constructed to suit the proposed driveway/s in accordance with the Council's standard specifications. Any vehicle crossing no longer required must be removed and the land, footpath and kerb and channel reinstated, to the satisfaction of the Responsible Authority.**
- 8. Before the commencement of works the developer must obtain an Asset Protection Permit from Council.**
- 9. Except with the prior written consent of the Responsible Authority, floor levels shown on the endorsed plan/s must not be altered or modified.**
- 10. Before the approved building is occupied, the development must be provided with external lighting capable of illuminating access to each garage, car parking space and pedestrian walkway. Lighting must be located, directed and shielded to the satisfaction of the Responsible Authority so as to prevent any adverse effect outside the land.**
- 11. Before the approved building is occupied, the obscure glazing to the windows shown on the endorsed plans must be provided through frosted glass or similarly treated glass. Adhesive film or similar removable material must not be used.**

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

2.3.3 Town Planning Application No. 39 Ellt Crescent, Noble Park (Planning Application No. PLN17/0469)
(Cont.)

12. Before the approved building is occupied, the privacy screens and other measures to prevent overlooking as shown on the endorsed plans must be installed to the satisfaction of the Responsible Authority.

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

13. Before the approved building is occupied, all boundary walls in the development must be constructed, cleaned and finished to the satisfaction of the Responsible Authority.
14. Council trees 16, 17, and 20 are to be retained and protected in accordance with Australian standards 4970 protection of trees on development sites. Including fencing as shown.
15. Council trees 18 and 19 are to be transplanted by Council at the developer's expense.
16. This permit will expire if:
- 16.1. The development or any stage of it does not start within two (2) years of the date of this permit, or
- 16.2. The development or any stage of it is not completed within four (4) years of the date of this permit.

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

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

- (a) the request for the extension is made within twelve (12) months after the permit expires; and
- (b) the development or stage started lawfully before the permit expired.

Permit Notes

A flood dispensation is to be obtained prior to issue of Building Permit.

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

**2.3.3 Town Planning Application No. 39 Ellt Crescent, Noble Park (Planning Application No. PLN17/0469)
(Cont.)**

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

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

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

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

**2.3.3 Town Planning Application No. 39 Ellt Crescent, Noble Park (Planning Application No. PLN17/0469)
(Cont.)**

STATUTORY PLANNING APPLICATIONS

**TOWN PLANNING APPLICATION – NO. 39 ELLT CRESCENT, NOBLE
PARK (PLANNING APPLICATION NO. PLN17/0469)**

ATTACHMENT 1

SUBMITTED PLANS (ADVERTISED PLANS)

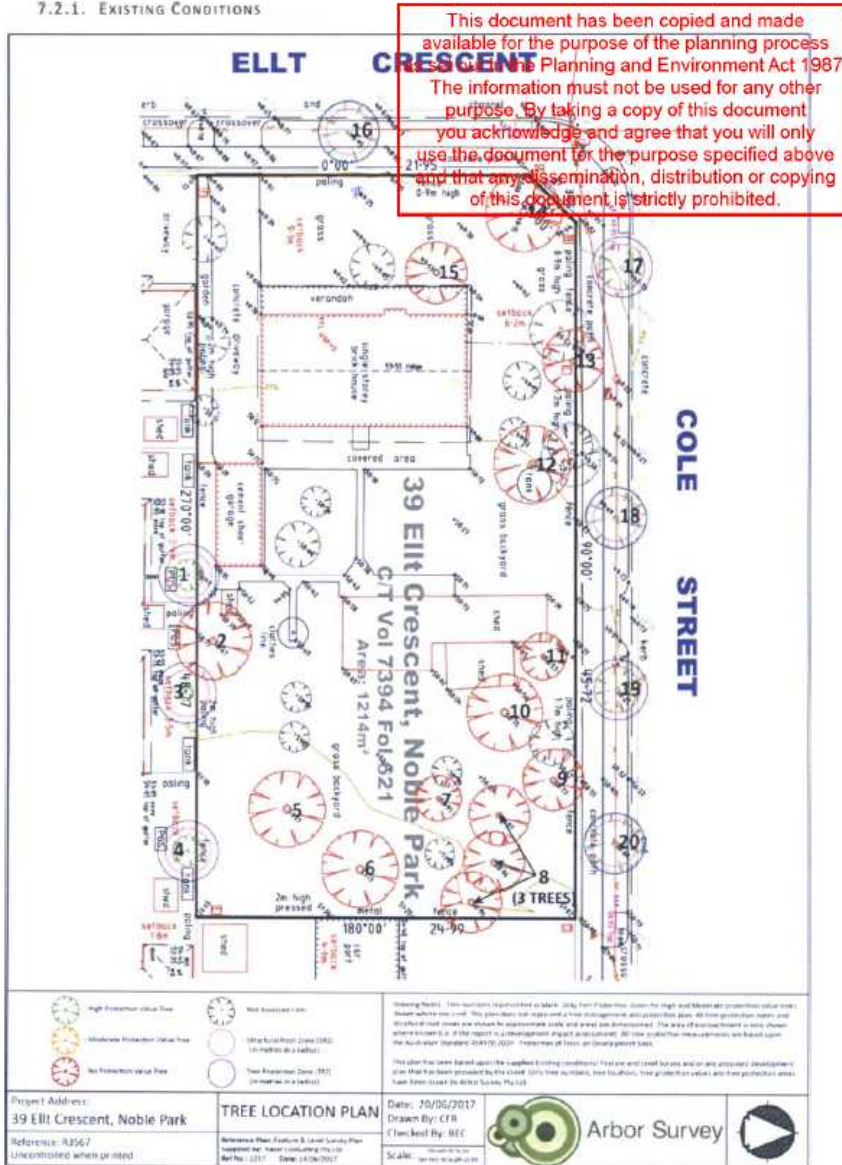
PAGES 6 (including cover)

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

2.3.3 Town Planning Application No. 39 Ellt Crescent, Noble Park (Planning Application No. PLN17/0469) (Cont.)

7.2. TREE LOCATION PLANS

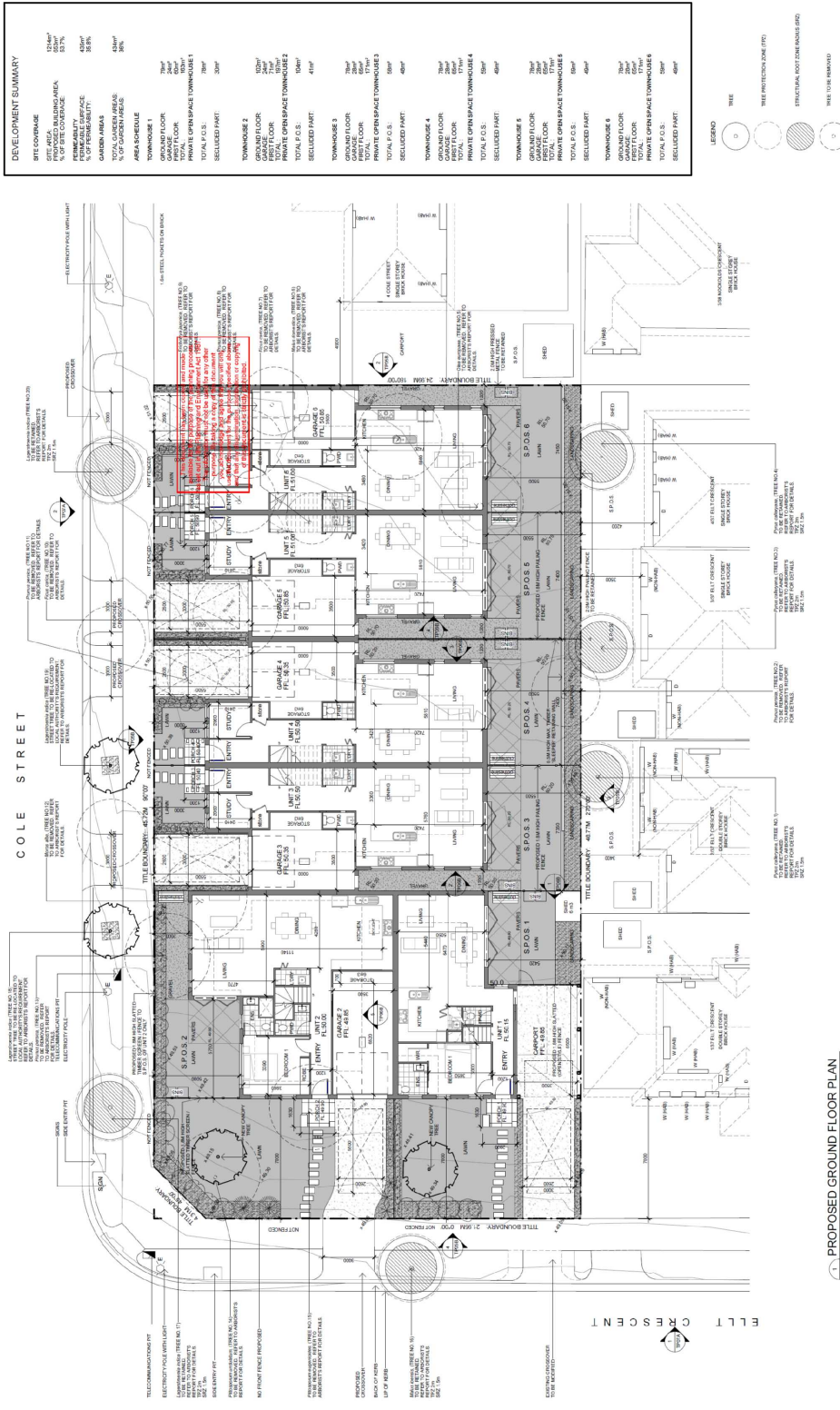
7.2.1. EXISTING CONDITIONS



| Document Ref: R3567 39 Ellt Crescent NOBLE PARK | Version: 1 | Uncontrolled when printed | Issue Date: 04/07/2017 |

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

2.3.3 Town Planning Application No. 39 Ellt Crescent, Noble Park (Planning Application No. PLN17/0469) (Cont.)



PROPOSED GROUND FLOOR PLAN
SCALE: 1:500

RESIDENTIAL DEVELOPMENT
39 ELLT CRESCENT NOBLE PARK

ELLT DEVELOPMENT PTY LTD

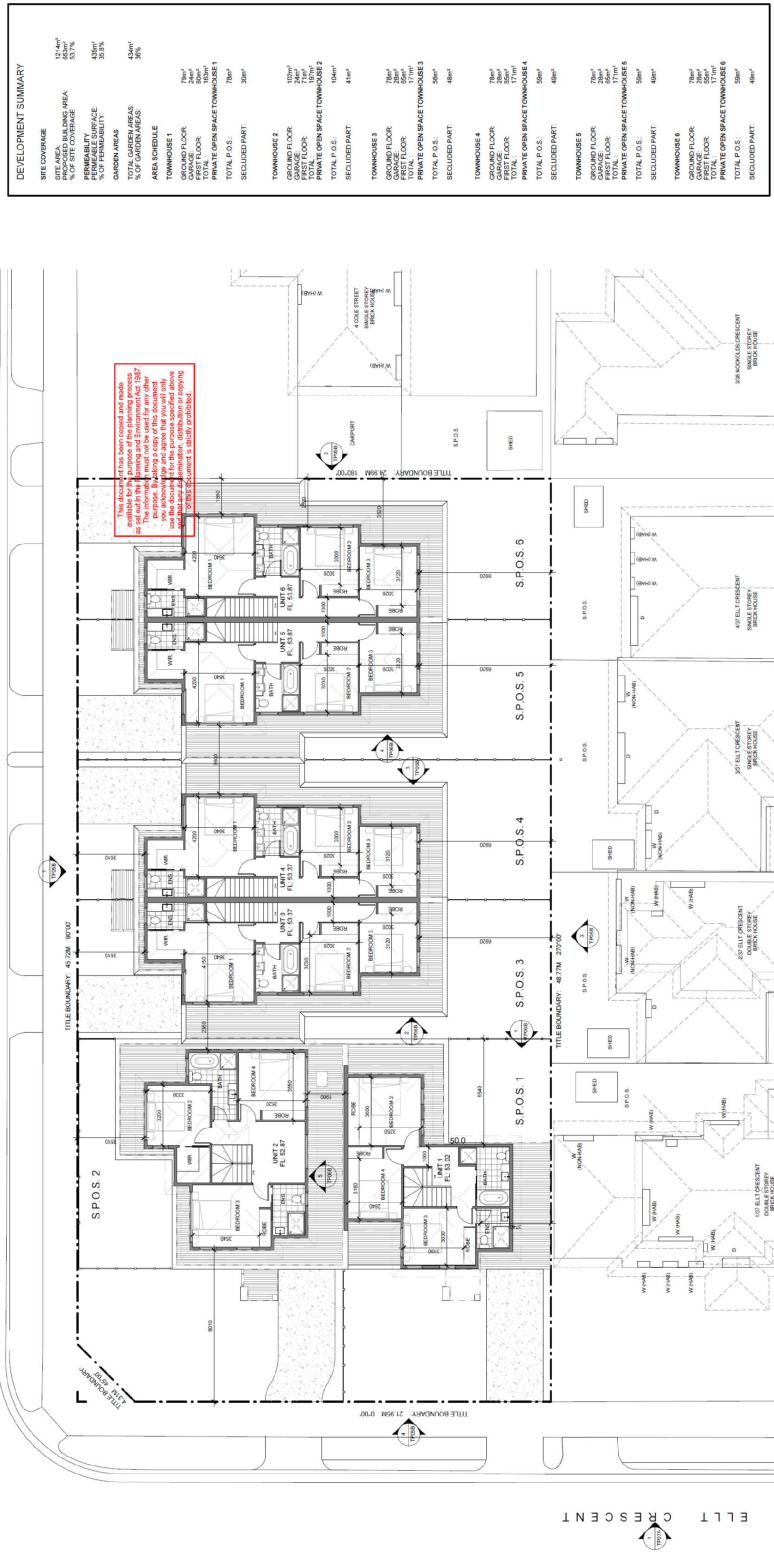
DATE: 14/09/2017
DRAWN BY: JAZZ
CHECKED BY: ZB
PROJECT NO: 1718
TPO: TP03B

LEGEND:
 ○ TREE
 ○ TREE PROTECTION ZONE (TPZ)
 ○ STRUCTURAL FOOTING (RAISED)
 ○ TREE 1/5M HEIGHT
 ○ TREE 1/5M HEIGHT

DEVELOPMENT SUMMARY:

ITEM	VALUE
SITE COVERAGE	12.84%
SITE AREA	12,840m ²
% OF SITE COVERAGE	53.7%
PERMEABILITY	45.0%
% OF PERMEABILITY	38.8%
GARDEN AREA	38m ²
% OF GARDEN AREA	30%
AREA SCHEDULE	
TOWNHOUSE 1	
GROUND FLOOR	72m ²
GARAGE FLOOR	24m ²
PRIVATE OPEN SPACE TOWNHOUSES	69m ²
TOTAL P.O.S.	78m ²
SECTLED PART:	38m ²
TOWNHOUSE 2	
GROUND FLOOR	72m ²
GARAGE FLOOR	24m ²
PRIVATE OPEN SPACE TOWNHOUSES	69m ²
TOTAL P.O.S.	78m ²
SECTLED PART:	41m ²
TOWNHOUSE 3	
GROUND FLOOR	72m ²
GARAGE FLOOR	24m ²
PRIVATE OPEN SPACE TOWNHOUSES	69m ²
TOTAL P.O.S.	78m ²
SECTLED PART:	48m ²
TOWNHOUSE 4	
GROUND FLOOR	72m ²
GARAGE FLOOR	24m ²
PRIVATE OPEN SPACE TOWNHOUSES	69m ²
TOTAL P.O.S.	78m ²
SECTLED PART:	48m ²
TOWNHOUSE 5	
GROUND FLOOR	72m ²
GARAGE FLOOR	24m ²
PRIVATE OPEN SPACE TOWNHOUSES	69m ²
TOTAL P.O.S.	78m ²
SECTLED PART:	48m ²
TOWNHOUSE 6	
GROUND FLOOR	72m ²
GARAGE FLOOR	24m ²
PRIVATE OPEN SPACE TOWNHOUSES	69m ²
TOTAL P.O.S.	78m ²
SECTLED PART:	48m ²

2.3.3 Town Planning Application No. 39 Ellt Crescent, Noble Park (Planning Application No. PLN17/0469) (Cont.)



DEVELOPMENT SUMMARY

SITE COVERAGE	12.4m ²
SITE AREA BUILDING AREA	15.7%
% OF SITE COVERAGE	42m ²
PERMISSIBLE SURFACE	35.3%
% OF PERMISSIBILITY	42m ²
TOTAL CARPORT AREAS	39m ²
% OF CARPORT AREAS	39%
AREA SCHEDULE	
TOWNHOUSE 1	24m ²
GARAGE FLOOR	24m ²
TOTAL FLOOR	48m ²
PRIVATE OPEN SPACE TOWNHOUSE 1	79m ²
TOTAL P.O.S.	79m ²
SECLUDED PART	39m ²
TOWNHOUSE 2	
GARAGE FLOOR	10m ²
GARAGE FLOOR	24m ²
TOTAL FLOOR	34m ²
PRIVATE OPEN SPACE TOWNHOUSE 2	104m ²
TOTAL P.O.S.	104m ²
SECLUDED PART	41m ²
TOWNHOUSE 3	
GARAGE FLOOR	28m ²
GARAGE FLOOR	28m ²
TOTAL FLOOR	56m ²
PRIVATE OPEN SPACE TOWNHOUSE 3	56m ²
TOTAL P.O.S.	56m ²
SECLUDED PART	49m ²
TOWNHOUSE 4	
GARAGE FLOOR	79m ²
GARAGE FLOOR	79m ²
TOTAL FLOOR	158m ²
PRIVATE OPEN SPACE TOWNHOUSE 4	158m ²
TOTAL P.O.S.	158m ²
SECLUDED PART	49m ²
TOWNHOUSE 5	
GARAGE FLOOR	79m ²
GARAGE FLOOR	79m ²
TOTAL FLOOR	158m ²
PRIVATE OPEN SPACE TOWNHOUSE 5	158m ²
TOTAL P.O.S.	158m ²
SECLUDED PART	49m ²
TOWNHOUSE 6	
GARAGE FLOOR	28m ²
GARAGE FLOOR	28m ²
TOTAL FLOOR	56m ²
PRIVATE OPEN SPACE TOWNHOUSE 6	56m ²
TOTAL P.O.S.	56m ²
SECLUDED PART	49m ²

PROPOSED 1ST FLOOR PLAN

DATE: REVISION: 01/09/17 (DATE REVISION NUMBER TO CORRECT BY LETTER) 24
 04/09/17 (DATE REVISION NUMBER TO CORRECT BY NUMBER) 24

DATE: 17/18
 DRAWN BY: TP04B

ELLT DEVELOPMENT PTY LTD

RESIDENTIAL DEVELOPMENT
 39 ELLT CRESCENT NOBLE PARK

1. PROPOSED 1ST FLOOR PLAN
 TEMP SCALE: 1:100

DATE	REVISION	BY
01/09/17	01	DAVID HARRIS
04/09/17	02	DAVID HARRIS

2.3.3 Town Planning Application No. 39 Ellt Crescent, Noble Park (Planning Application No. PLN17/0469) (Cont.)



2.3.3 Town Planning Application No. 39 Ellt Crescent, Noble Park (Planning Application No. PLN17/0469) (Cont.)



RESIDENTIAL DEVELOPMENT
39 ELLT CRESCENT NOBLE PARK

TOWN PLANNING

F- Architects Pty Ltd
 1/100 MURRAY STREET
 MELBOURNE VIC 3000
 P: 03 9594 4000
 F: 03 9594 4001
 W: www.f-architects.com.au

DATE: 14/08/2017

PROJECT: JAZZ ZB

PROPOSED ELEVATIONS 2

DRAWING NO: 1718

PROJECT NO: TP088

DATE	FUNCTION	BY

**2.3.3 Town Planning Application No. 39 Ellt Crescent, Noble Park (Planning Application No. PLN17/0469)
(Cont.)**

STATUTORY PLANNING APPLICATIONS

**TOWN PLANNING APPLICATION – NO. 39 ELLT CRESCENT, NOBLE
PARK (PLANNING APPLICATION NO. PLN17/0469)**

ATTACHMENT 2

REVISED PLANS

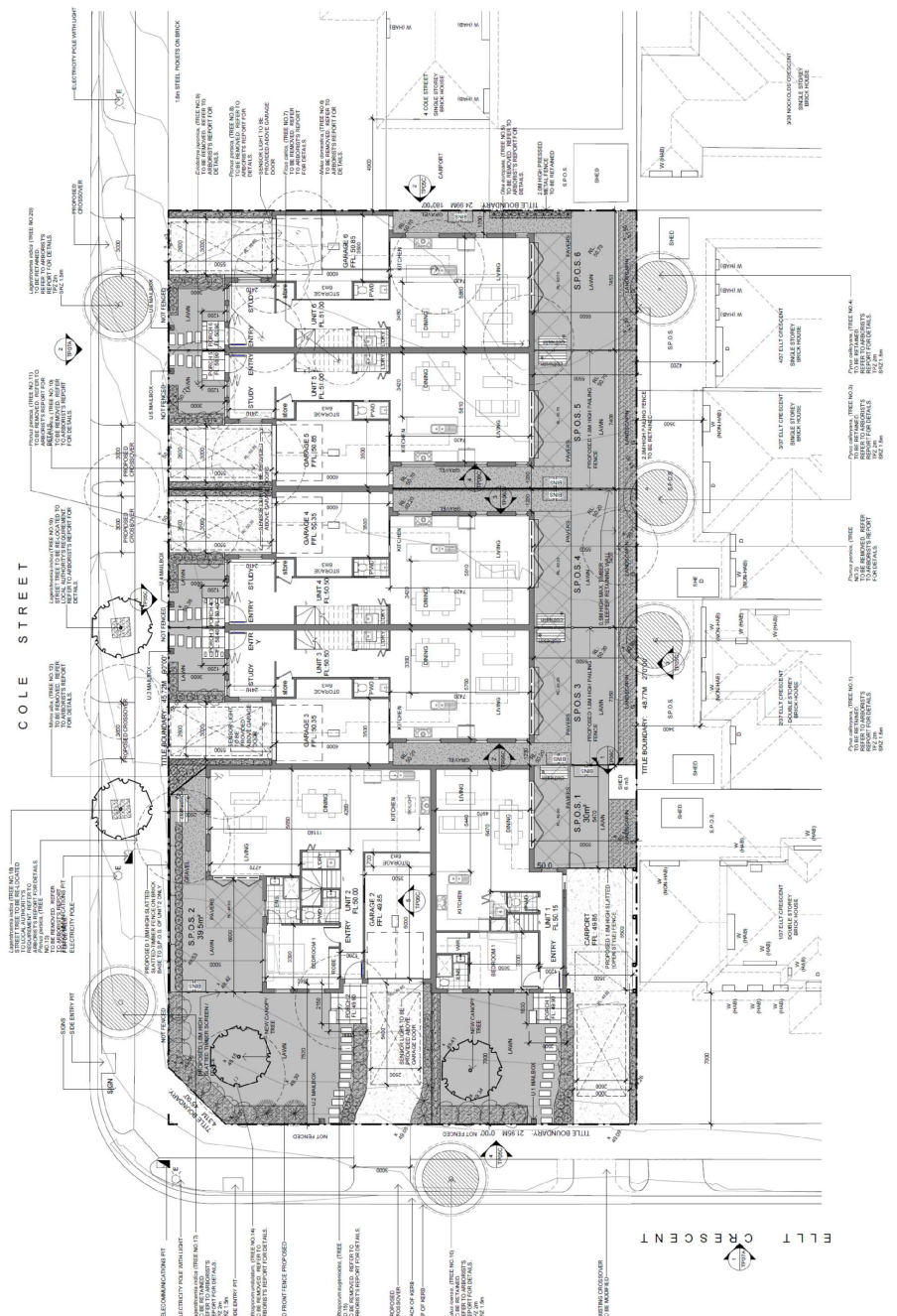
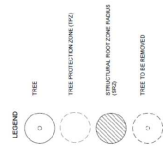
PAGES 5 (including cover)

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

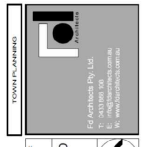
2.3.3 Town Planning Application No. 39 Ellt Crescent, Noble Park (Planning Application No. PLN17/0469) (Cont.)

DEVELOPMENT SUMMARY

SITE COVERAGE	121.84%
SITE AREA (IN SQUARE METRES)	42,577.00
% OF SITE COVERAGE	83.7%
PERMEABILITY	42.9%
% OF PERMEABILITY	38.3%
GARDEN AREA	42,577.00
% OF GARDEN AREA	100.0%
AREA 4.3.1 (TABLE 4.3)	42,577.00
TOWNHOUSE 1	720m ²
GROUND FLOOR	720m ²
FIRST FLOOR	600m ²
PRIVATE OPEN SPACE TOWNHOUSE 1	720m ²
TOTAL P.O.S.	720m ²
SECCLED PART:	30m ²
TOWNHOUSE 2	1520m ²
GROUND FLOOR	2000m ²
FIRST FLOOR	2000m ²
PRIVATE OPEN SPACE TOWNHOUSE 2	1520m ²
TOTAL P.O.S.	1520m ²
SECCLED PART:	30m ²
TOWNHOUSE 3	720m ²
GROUND FLOOR	720m ²
FIRST FLOOR	600m ²
PRIVATE OPEN SPACE TOWNHOUSE 3	720m ²
TOTAL P.O.S.	720m ²
SECCLED PART:	40m ²
TOWNHOUSE 4	720m ²
GROUND FLOOR	720m ²
FIRST FLOOR	600m ²
PRIVATE OPEN SPACE TOWNHOUSE 4	720m ²
TOTAL P.O.S.	720m ²
SECCLED PART:	40m ²
TOWNHOUSE 5	720m ²
GROUND FLOOR	720m ²
FIRST FLOOR	600m ²
PRIVATE OPEN SPACE TOWNHOUSE 5	720m ²
TOTAL P.O.S.	720m ²
SECCLED PART:	40m ²
TOWNHOUSE 6	720m ²
GROUND FLOOR	720m ²
FIRST FLOOR	600m ²
PRIVATE OPEN SPACE TOWNHOUSE 6	720m ²
TOTAL P.O.S.	720m ²
SECCLED PART:	40m ²



1. PROPOSED GROUND FLOOR PLAN
SCALE: 1:100



DATE	8.05.2018
DESIGNER	JAZZ
REVISION	ZS
PROJECT	PROPOSED GROUND FLOOR PLAN
SCALE	1:1718
CLIENT	ELLT DEVELOPMENT PTY LTD
PROJECT NO.	TP03C

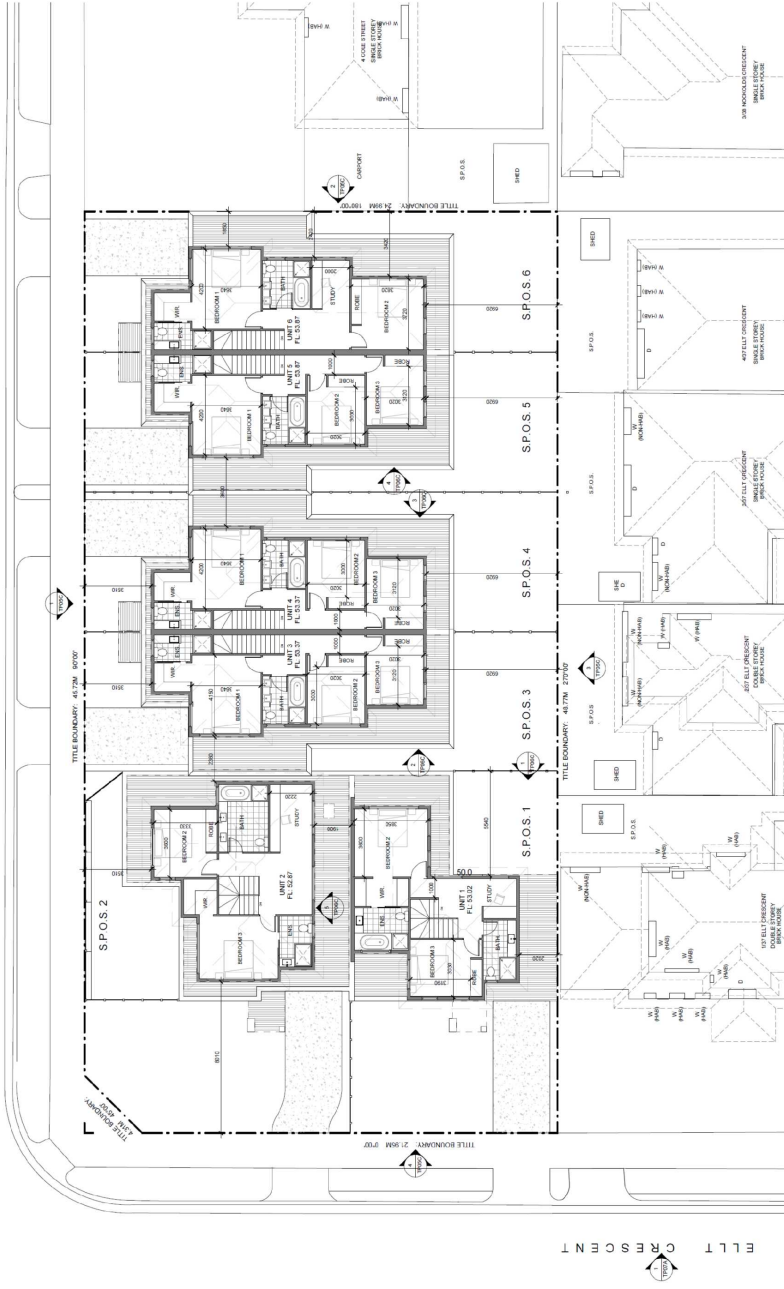
ELLT DEVELOPMENT PTY LTD

RESIDENTIAL DEVELOPMENT
39 ELLT CRESCENT NOBLE PARK

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2.3.3 Town Planning Application No. 39 Ellt Crescent, Noble Park (Planning Application No. PLN17/0469) (Cont.)

DEVELOPMENT SUMMARY	
SITE COVERAGE	12.46m ²
SITE AREA	23.87m ²
% OF SITE COVERAGE	51.7%
PERMISSIBLE PRIVATE OPEN SPACE	43m ²
% OF PERMISSIBLE	25.8%
GARDEN AREA	43m ²
% OF GARDEN AREA	43m ²
AREA AVAILABLE	
TOWNHOUSE 1	
GROUND FLOOR	79m ²
FIRST FLOOR	69m ²
PRIVATE OPEN SPACE TOWNHOUSE 1	79m ²
TOTAL P.O.S.	79m ²
SECLUDED PART	20m ²
TOWNHOUSE 2	
GROUND FLOOR	103m ²
FIRST FLOOR	24m ²
PRIVATE OPEN SPACE TOWNHOUSE 2	103m ²
TOTAL P.O.S.	103m ²
SECLUDED PART	30m ²
TOWNHOUSE 3	
GROUND FLOOR	79m ²
FIRST FLOOR	69m ²
PRIVATE OPEN SPACE TOWNHOUSE 3	79m ²
TOTAL P.O.S.	79m ²
SECLUDED PART	20m ²
TOWNHOUSE 4	
GROUND FLOOR	79m ²
FIRST FLOOR	69m ²
PRIVATE OPEN SPACE TOWNHOUSE 4	79m ²
TOTAL P.O.S.	79m ²
SECLUDED PART	20m ²
TOWNHOUSE 5	
GROUND FLOOR	79m ²
FIRST FLOOR	69m ²
PRIVATE OPEN SPACE TOWNHOUSE 5	79m ²
TOTAL P.O.S.	79m ²
SECLUDED PART	20m ²
TOWNHOUSE 6	
GROUND FLOOR	79m ²
FIRST FLOOR	69m ²
PRIVATE OPEN SPACE TOWNHOUSE 6	79m ²
TOTAL P.O.S.	79m ²
SECLUDED PART	20m ²



PROPOSED 1ST FLOOR PLAN

DATE: 8.05.2018
 DRAWN: JACE
 CHECKED: ZB

PROJECT: 1718
 SHEET: TP04C

CLIENT: **ELLT DEVELOPMENT PTY LTD**

PROJECT: **RESIDENTIAL DEVELOPMENT
 39 ELLT CRESCENT NOBLE PARK**

TOWN PLANNING

FOR ARCHITECTS Pty. Ltd.
 11/115 Dandenong Road
 Dandenong, VIC 3175
 Tel: 03 9594 1111
 Fax: 03 9594 1112
 Email: info@architects.com.au

DATE	REVISION

PROPOSED 1ST FLOOR PLAN
 TOWN SCALE: 1:100

2.3.3 Town Planning Application No. 39 Ellt Crescent, Noble Park (Planning Application No. PLN17/0469) (Cont.)



COLOUR & FINISHES SCHEDULE

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RESIDENTIAL DEVELOPMENT
39 ELLT CRESCENT NOBLE PARK

DATE: 8/09/2018
 DRAWN BY: JAZZ
 CHECKED BY: ZB
 PROPOSED ELEVATIONS 1
 PROJECT NO: 1718
 DRAWING NO: TP05C

DATE: 8/09/2018
 DRAWN BY: JAZZ
 CHECKED BY: ZB
 PROPOSED ELEVATIONS 1
 PROJECT NO: 1718
 DRAWING NO: TP05C

DATE: 8/09/2018
 DRAWN BY: JAZZ
 CHECKED BY: ZB
 PROPOSED ELEVATIONS 1
 PROJECT NO: 1718
 DRAWING NO: TP05C

2.3.3 Town Planning Application No. 39 Ellt Crescent, Noble Park (Planning Application No. PLN17/0469) (Cont.)



**2.3.3 Town Planning Application No. 39 Ellt Crescent, Noble Park (Planning Application No. PLN17/0469)
(Cont.)**

STATUTORY PLANNING APPLICATIONS

**TOWN PLANNING APPLICATION – NO. 39 ELLT CRESCENT, NOBLE
PARK (PLANNING APPLICATION NO. PLN17/0469)**

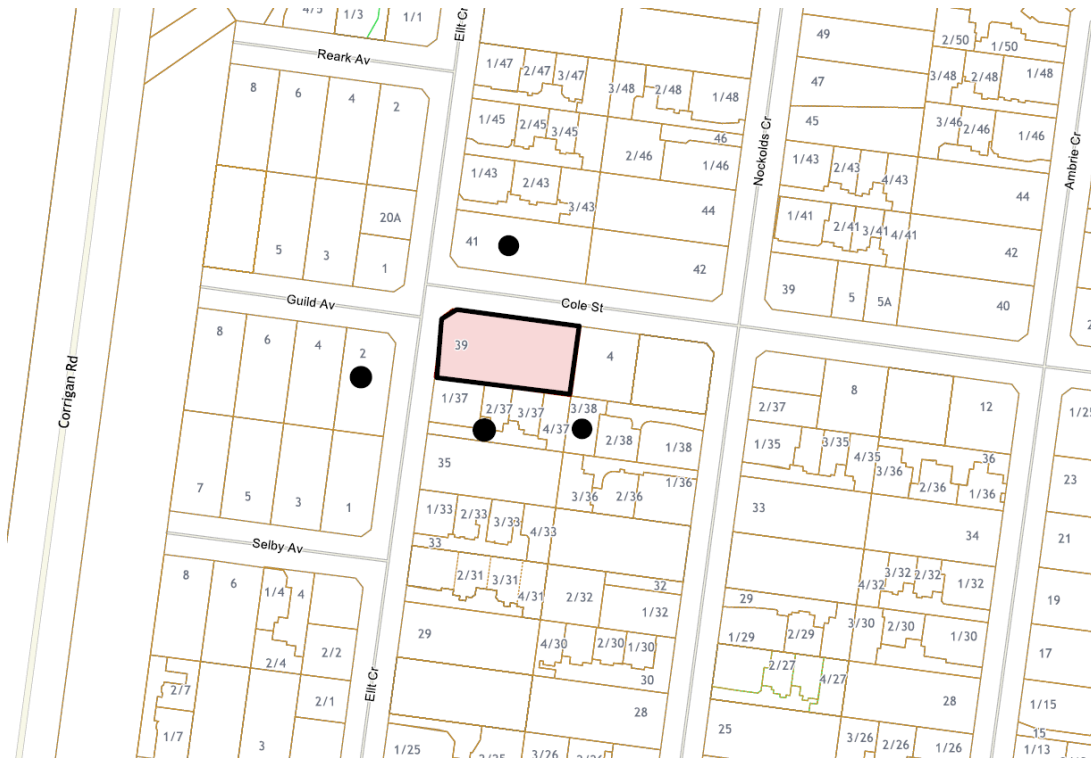
ATTACHMENT 3



LOCATIONS OF OBJECTORS

PAGES 2 (including cover)

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

2.3.3 Town Planning Application No. 39 Ellt Crescent, Noble Park (Planning Application No. PLN17/0469) (Cont.)



 SUBJECT SITE
 LOCATION OF OBJECTOR

MELWAY MAP REF: 80 – E10

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

**2.3.3 Town Planning Application No. 39 Ellt Crescent, Noble Park (Planning Application No. PLN17/0469)
(Cont.)**

STATUTORY PLANNING APPLICATIONS

**TOWN PLANNING APPLICATION – NO. 39 ELLT CRESCENT, NOBLE
PARK (PLANNING APPLICATION NO. PLN17/0469)**

ATTACHMENT 4

CLAUSE 22.09 ASSESSMENT

PAGES 8 (including cover)

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

2.3.3 Town Planning Application No. 39 Ellt Crescent, Noble Park (Planning Application No. PLN17/0469) (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>✓ Complies</p> <p>The proposed development would have ground floor habitable room windows fronting both streets.</p> <p>No front fence is proposed. The fence enclosing Unit 2's secluded private open space and along Cole Street would be to the side of the dwelling as Unit 2 would have a frontage to Ellt Crescent.</p> <p>There would be no communal space proposed.</p> <p>Security lighting above the garage / carport of each dwelling would be provided.</p> <p>All entrances are visible and easily identifiable from the streets.</p> <p>Non habitable rooms, bathrooms and laundries are internal and sit to the rear of dwellings.</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 space that are sufficient to accommodate</p>	<p>! Condition required</p> <p>The ground floor plan has provided schematic locations of plantings including canopy trees within the front setbacks to Ellt Crescent. A detail landscape plan with at least one canopy tree within the front setback and secluded private open space of each dwelling should be requested. This could be conditioned.</p>

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

2.3.3 Town Planning Application No. 39 Ellt Crescent, Noble Park (Planning Application No. PLN17/0469) (Cont.)

	<p>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>✓ Complies</p> <p>The frontage of the site to Ellt Crescent is 21.95m, exceeding the 17m minimum allowable for more than one crossover.</p> <p>The sideage of the site to Cole Street is 45.72m. As the sideage is more than double the 17m allowable for 2 crossovers, the proposed 4 crossovers are acceptable.</p> <p>The garages are recessed further from the streets than the front walls of the dwellings and would not dominate the streetscape.</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>✓ Complies</p> <p>No front fence is proposed.</p> <p>The development would not be on both side boundaries.</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>✓ Complies</p> <p>The proposal provides secluded private open space at the ground floor directly accessible from the main living area. Each area of secluded private open space</p>

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

2.3.3 Town Planning Application No. 39 Ellt Crescent, Noble Park (Planning Application No. PLN17/0469) (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>would satisfy the varied requirements of Standard B28 under Schedule 1 to the General Residential Zone.</p> <p>Whilst the secluded private open spaces of Units 1 and 3 to 6 would be to the south side of the site, they would be generously setbacks from the walls to the north.</p> <p>The proposed upper floors would not encroach over the secluded private open spaces.</p>
<p>Bulk & Built Form</p>	<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>✓ Complies</p> <p>The double storey development would provide similarly proportioned hipped roofs and an adequate provision of fenestration which is characteristic of the existing façade pattern of the area.</p> <p>There is no existing dwelling being retained and there are no heritage buildings adjacent to the site.</p>
<p>Site Design</p>	<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 properties. 	<p>✓ Complies</p> <p>The proposal results in an appropriate outcome with respect to preserving the amenity of adjoining dwellings through providing appropriate screening to prevent overlooking, appropriate setbacks so as to reduce overshadowing, whilst also</p>

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2.3.3 Town Planning Application No. 39 Ellt Crescent, Noble Park (Planning Application No. PLN17/0469) (Cont.)

	<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>providing for appropriate capacity for landscaping throughout the site to soften the built form to adjoining properties.</p> <p>The secluded private open spaces of Units 1 and 3 to 6 would be to the south side of the dwellings, they would be generously setback from the walls to the north.</p> <p>Whilst the carport to Unit 1 would be on the southern boundary, it would abut a driveway and garage on the adjoining property to the south and would not overshadow the secluded private open space of the adjoining property to the south.</p> <p>Except for the carport and part of Unit 1, the other proposed dwellings would be separated from the neighbouring properties to the south by providing a 5m setback to the southern boundary. The setbacks of the dwellings will allow for appropriate space to ensure root and canopy tree.</p> <p>Adequate bin storage facility has been provided for each dwelling.</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 brick, render and cladding materials and colours add visual interest to the articulated elevations to each side of the development. The design detail would respond to the preferred character envisaged by this design principle.</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>✓ Complies</p> <p>The provision of storage facilities bins, clotheslines water tanks and other services are well integrated into the design and hidden from the streets.</p>

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

2.3.3 Town Planning Application No. 39 Ellt Crescent, Noble Park (Planning Application No. PLN17/0469) (Cont.)

	<ul style="list-style-type: none"> ○ within secluded private open space areas, including balconies; and ○ where they may have noise impacts on adjoining habitable rooms and secluded private open space areas. 	
Internal Amenity	<p>Residential development should:</p> <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. 	<p>✓ Complies</p> <p>Dwellings will have appropriate connectivity between main living areas and private open spaces at ground floor level.</p> <p>All spaces have natural light access.</p> <p>Excessive screening is minimised by location of habitable rooms.</p>

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

2.3.3 Town Planning Application No. 39 Ellt Crescent, Noble Park (Planning Application No. PLN17/0469) (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.	<p>✓ Complies</p> <p>The proposal responds to a number of the identified future characteristics of the Incremental Change Area which defines medium density. The double storey development is an acceptable housing type.</p>
Building Height	The preferred maximum building height for land within the GRZ1 and GRZ2 is up to 2 storeys, including ground level.	<p>✓ Complies</p> <p>Maximum 2 storey proposed.</p>
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.	<p>! Condition required</p> <p>The Ground Floor Plan has shown schematic landscaping along the driveways and the perimeter of the site.</p> <p>A detail landscape plan with at least one canopy tree within the front setback and secluded private open space of each dwelling should be requested. This could be conditioned.</p>
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 carparks and garages in the street.	<p>✓ Complies</p> <p>The front setbacks would be landscaped.</p> <p>All the garages would be recessed further from the streets than the front walls of the proposed dwellings.</p>
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	<p>✓ Complies</p> <p>The proposal would orientate the majority of the secluded private open space areas to the southern interface to avoid the need for screening.</p> <p>The private open space of Unit 2 is to the side of the dwelling and not the front of the dwelling. The screen fence to Unit 2's secluded private space area is necessary to provide privacy.</p>
Bulk & Built Form	<p>Residential development should:</p> <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 future character of the area and the amenity of adjoining properties is</p>	<p>! Variation required</p> <p>It is considered that this guideline requiring the rearmost dwelling on a lot to be single storey is only applicable for mid-block lots. The subject site is a corner allotment where all the dwellings would be fronting a street. The proposed double storey dwellings throughout the depth of a lot are considered acceptable.</p> <p>There would be separation at first floors between Units 1 and 2, between Units 2 and 3 and between Units 4 and 5.</p> <p>Whilst the first floors of Units 3 and 4 would be attached, their combined width is only 11m and is not considered excessive. A standard residential allotment with a width of 15m wide would generally have a first floor width of 11m.</p> <p>The first floors of Units 5 and 6 would also</p>

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2.3.3 Town Planning Application No. 39 Ellt Crescent, Noble Park (Planning Application No. PLN17/0469) (Cont.)

	<p>respected by maximising landscaping opportunities and protecting adjoining private secluded open space.</p> <p>Two storey dwellings to the rear of a lot may be considered where:</p> <ul style="list-style-type: none"> • the visual impact of the building bulk does not adversely affect the identified future character of the area; overlooking and/or overshadowing does not adversely affect the amenity of neighbouring properties; • the building bulk does not adversely affect the planting and future growth of canopy trees to maturity; • sufficient side and rear boundary landscaping can be provided to screen adjoining properties; • upper storey components are well recessed from adjoining sensitive interfaces. <p>Residential development should be well articulated through the use of contrast, texture, variation in forms, materials, and colours.</p>	<p>be attached for a width of 11m and is not considered excessive.</p>
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If the details of the attachment are unclear please contact Governance on 8571 5309.

**2.3.3 Town Planning Application No. 39 Ellt Crescent, Noble Park (Planning Application No. PLN17/0469)
(Cont.)**

STATUTORY PLANNING APPLICATIONS

**TOWN PLANNING APPLICATION – NO. 39 ELLT CRESCENT, NOBLE
PARK (PLANNING APPLICATION NO. PLN17/0469)**

ATTACHMENT 5

CLAUSE 52.06 ASSESSMENT

PAGES 5 (including cover)

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

2.3.3 Town Planning Application No. 39 Ellt Crescent, Noble Park (Planning Application No. PLN17/0469) (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>! Variation required One car space is required for the two bedroom dwelling and two car spaces are required for each three bedroom dwelling, which have been provided on site.</p> <p>The application proposes a reduction of one visitor car space. Refer to Assessment section of this report for details.</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>✓ Complies The accessway would have a minimum dimension of 3.0m.</p> <p>As each dwelling would have its own accessway, an internal turning radius is not required.</p> <p>All accessways would have a headroom clearance of at least 2.1m.</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>✓ Complies Each of the proposed accessway would service only two vehicles and the site does not adjoin a Road Zone, thus vehicles are not required to exit in a forward direction.</p>
	<p>Provide a passing area at the entrance at least 6.1 metres wide and 7 metres long if the accessway serves ten or more car parking spaces and is either more than 50 metres long or connects to a road in a Road Zone.</p>	<p>- N/A A passing area is not required as each accessway would be less than 50m long and the site does not adjoin a Road Zone.</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 The accessway for each dwelling would not be obstructed by any structure.</p>

2.3.3 Town Planning Application No. 39 Ellt Crescent, Noble Park (Planning Application No. PLN17/0469) (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 52.06 for more details)	✓ Complies All proposed tandem car spaces exceed the dimensions required.
	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 minimum clearance height exceeding 2.1m.
	Car spaces in garages, carports or otherwise constrained by walls should:- <ul style="list-style-type: none"> ▪ Single garage or carport 3.5m x 6m ▪ Double garage or carport 5.5m x 6 	✓ Complies The proposed garages and carport dimensions are consistent with the standard.

2.3.3 Town Planning Application No. 39 Ellt Crescent, Noble Park (Planning Application No. PLN17/0469) (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%) 	✓ Complies The site is relatively flat.
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 No mechanical car parking is proposed.
Design Standard 5 Urban Design	Ground level car parking, garage doors and accessways should not visually dominate public space.	✓ Complies The garages would be recessed further from the streets than the front walls of the dwellings and would not be visually dominating.
	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 integrate with the design of the building and would not be visually dominating. Landscaping has been provided on both sides of all the driveways.
Design Standard 6 Safety	Car parking should be well lit and clearly signed.	✓ Complies There would be sensor lighting provided above each garage / carport.
	The design of car parks should maximise natural surveillance and pedestrian visibility from adjacent buildings.	✓ Complies All the proposed driveways would have passive surveillance from a habitable room window from their respective dwelling.
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 both sides of the each accessway 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.	✓ Complies Landscaping would be provided along both sides of the each accessway to soften the appearance of ground level car parking.

2.3.3 Town Planning Application No. 39 Ellt Crescent, Noble Park (Planning Application No. PLN17/0469) (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.	✓ Complies Adequate spacing of trees would be assessed with the submission of a landscape plan required as a condition of any permit issued.

**2.3.3 Town Planning Application No. 39 Ellt Crescent, Noble Park (Planning Application No. PLN17/0469)
(Cont.)**

STATUTORY PLANNING APPLICATIONS

**TOWN PLANNING APPLICATION – NO. 39 ELLT CRESCENT, NOBLE
PARK (PLANNING APPLICATION NO. PLN17/0469)**

ATTACHMENT 6

CLAUSE 55 ASSESSMENT

PAGES 13 (including cover)

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

2.3.3 Town Planning Application No. 39 Ellt Crescent, Noble Park (Planning Application No. PLN17/0469) (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.	✓ Complies The medium density townhouse development would respect the existing streetscape character of the area, whilst limiting amenity impacts on neighbouring properties.
	The proposed design must respect the existing or preferred neighbourhood character and respond to the features of the site.	✓ Complies The medium density townhouse development would respond positively to the design guidelines of Clause 22.09 contributing to the preferred neighbourhood character.
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.	✓ Complies The written assessment submitted with the application adequately assesses the proposal against State and Local Policy and Clause 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. 	- N/A This provision is not relevant to the application as less than 10 dwellings are proposed.
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 connection of dwellings to services would be required by the relevant authorities at the subdivision of land stage.
	Development should not unreasonably exceed the capacity of utility services and infrastructure, including reticulated services and roads.	✓ Complies The development of the land for six dwellings would not unreasonably exceed the capacity of utility services.
	In areas where utility services or infrastructure have little or no spare capacity, developments should provide for the upgrading of or mitigation of the impact on services or infrastructure.	✓ Complies Any upgrading of services would be requested by the relevant authorities at the subdivision of land stage.
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 Each dwelling would have direct access from its driveway to the dwelling.
	Development should be oriented to front existing and proposed streets.	✓ Complies All the proposed dwellings would be orientated to the streets.
	High fencing in front of dwellings should be avoided if practicable.	✓ Complies No front fence is proposed

**2.3.3 Town Planning Application No. 39 Ellt Crescent, Noble Park (Planning Application No. PLN17/0469)
(Cont.)**

Objective	Standard (Summarised)	Complies / Does Not Comply / Variation Required/NA
	Development next to existing public open space should be laid out to complement the open space.	N/A The site does not adjoin a public open space.

2.3.3 Town Planning Application No. 39 Ellt Crescent, Noble Park (Planning Application No. PLN17/0469) (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>	✓ Complies Units 1 would have a minimum street setback to Ellt Crescent of 7m and is consistent with the front setback of the adjoining property to the south. Unit 2 would have a front setback of 7.5m to Ellt Crescent and exceed the minimum front setback requirement. Unit 2 would have a side setback to Cole Street and comply with the side setback provision of Table B1 of this standard. Units 3 to 6 would have front setbacks of 3m to Cole Street and comply with Table 1 of this standard.
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).	✓ Complies The development has a maximum building height of 7.3m.
	Changes of building height between existing buildings and new buildings should be graduated.	✓ Complies The hipped roofs provide an adequate graduation of heights from the double storey built form down toward the site boundaries.
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%.	✓ Complies The site area is 1214sqm. The building coverage is 653qm 53.7%
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%	✓ Complies The site area is 1214sqm. Permeable area provided is 434sqm or 36%
B10 Energy Efficiency To achieve and protect energy efficient dwellings and residential buildings. To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy.	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. 	✓ Complies Due to the orientation of the site, it is not possible to orientate all the secluded private open spaces to the north. The private open spaces and living rooms of some of Units 1 and 3 to 6 would be to the south but would be provided with generous setbacks from the walls to the north. The proposed development would not overshadow the private open spaces or habitable room windows of the adjoining properties, thus, their energy efficiency would not be impacted.
	Living areas and private open space should be located on the north side of the development, if practicable.	✓ Complies As above.
	Developments should be designed so that solar access to north-facing windows is maximised.	✓ Complies Solar access to north facing windows is uninterrupted.

2.3.3 Town Planning Application No. 39 Ellt Crescent, Noble Park (Planning Application No. PLN17/0469) (Cont.)

Title & Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
<p>B11 Open Space To integrate the layout of development with any public and communal open space provided in or adjacent to the development.</p>	<p>If any public or communal open space is provided on site, it should:</p> <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. 	<p>- N/A The site does not adjoin a public open space.</p>
<p>B12 Safety To ensure the layout of development provides for the safety and security of residents and property.</p>	<p>Entrances to dwellings and residential buildings should not be obscured or isolated from the street and internal accessways.</p>	<p>✓ Complies Each dwelling entry would be visible from the street.</p>
	<p>Planting which creates unsafe spaces along streets and accessways should be avoided.</p>	<p>✓ Complies Low level planting is proposed along the accessways and front boundaries would not obscure the accessways.</p>
	<p>Developments should be designed to provide good lighting, visibility and surveillance of car parks and internal accessways.</p>	<p>✓ Complies Security lighting above the garage / carport of each dwelling would be provided.</p>
<p>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.</p>	<p>The landscape layout and design should:</p> <ul style="list-style-type: none"> ▪ Protect any predominant landscape features of the neighbourhood. ▪ Take into account the soil type and drainage patterns of the site. ▪ Allow for intended vegetation growth and structural protection of buildings. ▪ In locations of habitat importance, maintain existing habitat and provide for new habitat for plants and animals. ▪ Provide a safe, attractive and functional environment for residents. 	<p>! Condition required The ground floor plan has provided schematic locations of plantings including canopy trees within the front setbacks to Ellt Crescent. A detail landscape plan with at least one canopy tree within the front setback and secluded private open space of each dwelling should be requested. This could be conditioned.</p>
	<p>Development should provide for the retention or planting of trees, where these are part of the character of the neighbourhood.</p>	<p>! Condition required There are some scattered trees located on the site which would be removed as part of the application. Two trees on the nature strip would be removed to be removed for the proposed crossovers. The trees to be removed are not significant trees. The application was referred to Council's Arborist who has no objection to the removal of the trees. Council's Arborist suggested conditions to protect the remaining trees to be retained and provide replacement Council trees at the developer's expense. This could be conditioned.</p>
	<p>Development should provide for the replacement of any significant trees that have been removed in the 12 months prior to the application being made.</p>	
	<p>The landscape design should specify landscape themes, vegetation (location and species), paving and lighting.</p>	<p>! Condition required The required landscape plan specifies native plantings and material details.</p>
<p>In the GRZ1, schedule, 70% of ground level front setback, and side and rear setbacks, planted with substantial landscaping and canopy trees.</p>	<p>✓ Complies The schematic landscaping shown on the floor plan shows that over 70% of the front, side and rear setbacks would be provided with landscaping.</p>	

2.3.3 Town Planning Application No. 39 Ellt Crescent, Noble Park (Planning Application No. PLN17/0469) (Cont.)

Title & Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
<p>B14 Access</p> <p>To ensure vehicle access to and from a development is safe, manageable and convenient.</p> <p>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>✓ Complies</p> <p>The crossovers form 27% of the frontage to Ellt Crescent and 26% of the sideage to Cole Street.</p>
	<p>No more than one single-width crossover should be provided for each dwelling fronting a street.</p>	<p>✓ Complies</p> <p>Each dwelling would have one crossover.</p>
	<p>The location of crossovers should maximise the retention of on-street car parking spaces.</p>	<p>✓ Complies</p> <p>Whilst some on-street car spaces along Ellt Crescent and Cole Street would be lost, there would be 5 remaining on-street car spaces adjacent to the site.</p>
	<p>The number of access points to a road in a Road Zone should be minimised.</p>	<p>- N/A</p> <p>The site does not adjoin a Road Zone Category 1.</p>
	<p>Developments must provide for access for service, emergency and delivery vehicles.</p>	<p>✓ Complies</p> <p>The driveway for each dwelling would exceed 3m and would be accessible to emergency and delivery vehicles.</p>
<p>B15 Parking Location</p> <p>To provide convenient parking for resident and visitor vehicles.</p> <p>To avoid parking and traffic difficulties in the development and the neighbourhood.</p> <p>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</p> <p>All car spaces would be conveniently located next to their respective dwelling.</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> <p>There would be no shared accessway.</p>

2.3.3 Town Planning Application No. 39 Ellt Crescent, Noble Park (Planning Application No. PLN17/0469) (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 The side and rear setbacks for each dwelling would satisfy this standard.</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 200mm of a side or rear boundary of a lot or a carport constructed on or within 1 metre of a side or rear boundary of lot should not abut the boundary for a length of more than:</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 200mm 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 The carport of Units 1 and garage of Unit 6 on the boundaries would not exceed 10m plus 25% of the remaining length of each boundary.</p> <p>The garage or carport on the boundaries would not exceed 3.2m high.</p>

2.3.3 Town Planning Application No. 39 Ellt Crescent, Noble Park (Planning Application No. PLN17/0469) (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>✓ Complies The development would not reduce the light court to any existing habitable room windows.</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>✓ Complies As above.</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>	

2.3.3 Town Planning Application No. 39 Ellt Crescent, Noble Park (Planning Application No. PLN17/0469) (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>✓ Complies The north facing windows on the adjoining land to the south would be more than 3m from the southern boundary of the subject site.</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>✓ Complies There would be no overshadowing of existing open space occurring between 9am and 3pm on 22 September primarily due to the setback of the proposed building from the southern boundary.</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</u> space 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>✓ Complies A combination of obscure glazing and highlight windows up to a height of 1.7m above FFL would prevent overlooking from all south and east facing upper floor habitable room windows.</p> <p>✓ Complies The obscured glazing or highlighted windows facing the adjoining properties to the south and west are 1.7m above finished first floor levels.</p>

2.3.3 Town Planning Application No. 39 Ellt Crescent, Noble Park (Planning Application No. PLN17/0469) (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>✓ Complies No external screens 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>✓ Complies There would be no internal views within the development.</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 There are no adverse noise sources on the adjoining properties.</p> <p>✓ Complies The site is not located close to busy roads or industry.</p>

2.3.3 Town Planning Application No. 39 Ellt Crescent, Noble Park (Planning Application No. PLN17/0469) (Cont.)

On-Site Amenity and Facilities

Clause 55.05

Title & Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
<p>B25 Accessibility To encourage the consideration of the needs of people with limited mobility in the design of developments.</p>	<p>The dwelling entries of the ground floor of dwellings and residential buildings should be accessible or able to be easily made accessible to people with limited mobility.</p>	<p>✓ Complies Dwelling entries would be directly accessible from the street and accessway.</p>
<p>B26 Dwelling Entry To provide each dwelling or residential building with its own sense of identity.</p>	<p>Entries to dwellings and residential buildings should:</p> <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. 	<p>✓ Complies Dwelling entries would be visible from the streets and accessways.</p>
<p>B27 Daylight to New Windows To allow adequate daylight into new habitable room windows.</p>	<p>A window in a habitable room should be located to face:</p> <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. 	<p>✓ Complies The proposal has considered the location of windows to front an open space which would have a minimum clearance of 1.0m at ground floor.</p>

2.3.3 Town Planning Application No. 39 Ellt Crescent, Noble Park (Planning Application No. PLN17/0469) (Cont.)

Title & Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
<p>B28 Private Open Space To provide adequate private open space for the reasonable recreation and service needs of residents.</p>	<p>A dwelling or residential building should have private open space consisting of:</p> <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. <p>All with convenient access from a living room.</p> <p><i>Within the General Residential Zone schedule:</i></p> <p>An area of 50sqm of ground level private open space with 30 square metres of secluded private open space having a minimum dimension of 5 metres and convenient access from a living room; or</p> <p>A balcony with a minimum area of 10 square metres with a minimum width of 2 metres and convenient access from a living room;</p>	<p>✓ Complies Each dwelling would be provided with the following private open space area:</p> <p>Unit 1 – 78sqm, 30sqm secluded. Unit 2 – 102.5sqm, 39.5sqm secluded. Unit 3 – 58sqm, 48sqm secluded. Unit 4 – 59sqm, 49sqm secluded. Unit 5 - 59sqm, 49sqm secluded. Unit 6 - 59sqm, 49sqm secluded.</p>
<p>B29 Solar Access to Open Space To allow solar access into the secluded private open space of new dwellings and residential buildings.</p>	<p>The private open space should be located on the north side of the dwelling or residential building, if appropriate.</p>	<p>✓ Complies Due to the orientation of the site, it is not possible to orientate all the secluded private open spaces to the north. The private open spaces and living rooms of some of the dwellings would be to the south but would be provided with generous setback from the walls to the north.</p>
	<p>The southern boundary of secluded private open space should be set back from any wall on the north of the space at least $(2+0.9h)$ metres, where 'h' is the height of the wall.</p>	<p>✓ Complies The secluded private open spaces of Units 1 and 3 to 6 would be located to the southern boundary but would be setback from the wall to the north to comply with the formula of $2 + 0.9h$.</p>
<p>B30 Storage To provide adequate storage facilities for each dwelling.</p>	<p>Each dwelling should have convenient access to at least 6 cubic metres of externally accessible, secure storage space.</p>	<p>✓ Complies Each dwelling would be provided with 6 cubic metres of externally accessible storage space either within an extended garage or within a storage shed.</p>

2.3.3 Town Planning Application No. 39 Ellt Crescent, Noble Park (Planning Application No. PLN17/0469) (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. 	✓ Complies The hipped roofs with eaves and articulated first floors to the dwellings would respect the existing neighbourhood character. The proposal would use three external building materials each in a different colour, adding visual interest when viewed from the public and private realm.
	Garages and carports should be visually compatible with the development and the existing or preferred neighbourhood character.	✓ Complies The garages would be recessed further from the streets than the front walls of the dwellings and would not be visually dominating.
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.	✓ Complies No front fence is proposed.
	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 the General Residential Zone - Schedule 1:</i> Maximum 1.5 metre height in streets in Road Zone Category 1, 1.2 metre maximum height for other streets.</p>	✓ Complies No front fence is proposed.
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.	✓ Complies There would be no communal area. The private area for each dwelling would be clearly delineated by proposed fencing.
	Common property, where provided, should be functional and capable of efficient management.	N/A There would be no common property as each dwelling would have its own driveway.
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.	✓ Complies The site is not encumbered by any easement.
	Bin and recycling enclosures, mailboxes and other site facilities should be accessible, adequate in size, durable, waterproof and blend in with the development.	✓ Complies Bins would be located in the rear yards of each dwelling with access to the street provided via either a side gate or through the garage.
	Mailboxes should be provided and located for convenient access as required by Australia Post.	✓ Complies The mailboxes are conveniently located at the site frontage.

2.4 FINANCE AND BUDGET

2.4.1 Audit Advisory Committee 2017-18 Annual Report

File Id:

Responsible Officer:

Director Corporate Services

Attachment:

Audit Committee Annual Report to Council
2017-18

Report Summary

As part of the Audit Advisory Committee Charter, the Committee must provide an annual report to Council. This report seeks the adoption of this annual report.

Recommendation Summary

This report recommends that Council notes the 2017-18 Annual Report as provided by the Audit Advisory Committee.

2.4.1 Audit Advisory Committee 2017-18 Annual Report (Cont.)

Background

In line with financial best practices, the City of Greater Dandenong operates an independent Audit Advisory Committee to provide oversight of financial and risk management outcomes impacting upon Council.

The committee is comprised of three external members appointed on the basis of their professional expertise and two Councillors and is chaired by an external member.

Minutes of all Audit Advisory Committee meetings are presented to Council for adoption. The committee is advisory in nature only and will from time to time recommend to Council certain actions. The committee operates within a charter that has been adopted by Council.

In 2017-18, the committee met on four occasions to consider a wide range of matters. The attached 2017-18 Audit Advisory Committee Annual Report provides a summary of the matters considered by the committee during this financial year period.

Proposal

That Council notes the 2017-18 Annual Report as provided by the Audit Advisory Committee.

Community Plan 'Imagine 2030' and Council Plan 2017-2021 – Strategic Objectives, Strategies and Plans

After consultation with the Greater Dandenong community on what kind of future they wanted to see for themselves and the City in 2030, the result was the Greater Dandenong Community Plan 'Imagine 2030'. This report is consistent with the following community visions:

Community Plan 'Imagine 2030'

Opportunity

- *Leadership by the Council* – The leading Council

Council Plan 2017-2021

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

Opportunity

- An open and effective Council

Financial Implications

There are no financial implications associated with this report.

2.4.1 Audit Advisory Committee 2017-18 Annual Report (Cont.)

Consultation

The Audit Advisory Committee considered the draft annual report at its meeting held on Friday 31 August, 2018 and recommended its adoption. Representatives from the Audit Advisory Committee then attended the Council Briefing Session held on Monday 3 September, 2018 and presented the outcomes of the Annual Report to Council.

Conclusion

The 2017-18 Audit Advisory Committee Annual Report highlights a wide range of matters considered by the committee during the 2017-18 financial year. As an independent oversight role, the committee adds considerable value to Council particularly in the reviewing the outcomes of internal audit, external audit and matters of risk to Council.

Recommendation

That Council notes the 2017-18 Audit Advisory Committee Annual Report.

2.4.1 Audit Advisory Committee 2017-18 Annual Report (Cont.)

FINANCE AND BUDGET

AUDIT ADVISORY COMMITTEE 2017-18 ANNUAL REPORT

ATTACHMENT 1

**AUDIT COMMITTEE ANNUAL REPORT TO
COUNCIL 2017-18**

PAGES 11 (including cover)

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

2.4.1 Audit Advisory Committee 2017-18 Annual Report (Cont.)

**Audit Committee Annual Report to Council
2017-18**

Introduction

The City of Greater Dandenong Committee's Charter requires that an Annual Report on the activities of the Committee be presented to Council at the conclusion of each financial year. It is with pleasure that I submit the 2017/18 Audit Committee Annual Report for the consideration of Council

The City of Greater Dandenong Committee (the Committee) is an independent Advisory Committee to Council established under Section 139 of the Local Government Act 1989 (as amended) (the 'Act').

This Annual Report provides the Council with details of the primary functions and outcomes of the Committee.

The Committee has several functions which are set out in its Charter. These functions are framed around Local Government Best Practice for Audit Committee's to assist Council in addressing financial; strategic and operational risks and ensuring that Council maintains a reliable system of internal controls.

The key purpose of this report is to provide the Council with information that:

- Achieves greater awareness of the purpose, role and objectives of the Audit Committee
- Acts as a communication link between the Internal and External Auditors and Council
- Outlines the outcomes achieved by the Committee
- Provides Council with information on future objectives of the Committee

The various sections in this Report provide details of the Committee's activities and outcomes for the 2017/18 financial year and indicate that the Committee canvassed a wide variety of issues and considered many presentations and reports from Council's management.

The Audit Committee considered six Internal Audit reports and several management reports regarding strategic and operational risk issues, The Committee also met on several occasions with the external auditor.

I believe the Audit Committee has performed a valuable oversight role for Council during the 2017/18 period on many issues relating to Council's governance; financial management; accountability, control processes and risk management obligations and continues to assist Council in mitigating risks in these areas.

I commend the 2017/18 Audit Committee Annual Report to Council.

David Ashmore
Audit Committee Chairperson

2.4.1 Audit Advisory Committee 2017-18 Annual Report (Cont.)

**Audit Committee Annual Report to Council
2017-18**

Background to the Audit Committee

The Audit Committee is an independent Advisory Committee to Council whose primary purpose is to assist Council in the effective conduct of its responsibilities for financial reporting, management of risk and maintaining a reliable system of internal controls.

The specific objectives of the Audit Committee are outlined in the Committee's charter and provide for the following:

- Review the appropriateness of special internal audit assignments undertaken by internal audit at the request of Council or Chief Executive Officer.
- To review the scope of the internal audit plan and programme and effectiveness of the function.
- Annually review the level of resources allocated to internal audit and the scope of its authority through the approval of the Annual Internal Audit Plan.
- Review reports of internal audit and the extent to which Council and management react to matters raised by internal audit, by monitoring the implementation of recommendations made by internal audit.
- Facilitate liaison between the internal and external auditor to promote compatibility, to the extent appropriate, between their audit programmes.
- Critically analyse and follow up any internal or external audit report that raises significant issues relating to risk management, internal control, financial reporting and other accountability or governance issues, and any other matters relevant under the Committee's terms of reference. Review management's response to, and actions taken as a result of the issues raised.
- Review Council's draft annual General Purpose Financial Report, Standard Statements and Performance Statement and recommend their adoption to Council.
- Discuss with the external auditor the scope of the audit and the planning of the audit.
- Discuss with the external auditor issues arising from the audit, including any management letter issued by the auditor and the resolution of such matters.
- Identify and refer specific projects or investigations deemed necessary through the Chief Executive Officer, and the Council if appropriate and receive progress reports and findings.
- Monitor the progress of any major lawsuits facing the Council.
- The Audit Advisory Committee will:

2.4.1 Audit Advisory Committee 2017-18 Annual Report (Cont.)

**Audit Committee Annual Report to Council
2017-18**

- monitor the risk exposure of Council by determining if management has appropriate risk management processes and adequate management information systems; and
- review tendering arrangements and advise Council.
- The Audit Advisory Committee should address issues brought to the attention of the Committee including responding to requests from Council for advice that are within the parameters of the Committee's Terms of Reference.

The Committee comprises of five members, three of which are external members and two Councillors.

The membership of the Committee over the past twelve months is as follows:

Councillors: Cr Matthew Kirwan
Cr Youhorn Chea (commencing 1 November, 2017)
Cr Jim Memeti (concluding 1 November 2017)
Cr Roz Blades (alternate for Cr Kirwan)

External Members: Mrs Linda MacRae (Chair—concluding September 2017)
Mr Michael Ulbrick
Mr David Ashmore (Chair from September 2017)
Mr Geoff Harry (commencing October 2017)

The Audit Committee met on four occasions during the 2017/18 year with meetings held on

31 August, 2017
24 November, 2017
9 March 2018
15 June 2018

2.4.1 Audit Advisory Committee 2017-18 Annual Report (Cont.)**Audit Committee Annual Report to Council
2017-18**

Attendance at Audit Committee meetings during 2017/18 is tabulated below:

Member	Attendance/ Meeting Numbers
<i>Council Members</i>	
Cr Kirwan	2/4
Cr Blades	1/2
Cr Memeti	0/1
Cr Chea	3/3
<i>External Members</i>	
Ms MacRae	1/1
Mr Ulbrick	4/4
Mr Ashmore	4/4
Mr Harry	3/3

NB: Cr Sampey attended three Audit Advisory Committee meetings in a guest capacity

2.4.1 Audit Advisory Committee 2017-18 Annual Report (Cont.)

**Audit Committee Annual Report to Council
2017-18**

Audit Committee Outcomes 2017/18

The Audit Committee would like to highlight the following outcomes to Council.

INTERNAL AUDIT

Council's Internal Audit function during 2017/18 was provided by Crowe Horwath.

During 2017/18 Internal audit reviews were conducted by the Internal Auditors on the following risk areas:

- Health Services (Food Act & Public Health & Wellbeing Act Management Review)
- Financial Controls (purchasing cards, accounts payable, procurement)
- Final Follow up of selected higher risks raised in prior internal audits
- Dandenong Market Financial Controls Review
- Governance Corporate Framework
- Insurance and Claims Management

Each of the internal audit reports provided detailed recommendations in relation to any risks identified. These risks are rated as high; medium or low and are discussed at length at the Audit Committee meetings to ensure that the Audit Committee Members are comfortable and confident that the responses and actions outlined by Management to the recommendations adequately address the identified risks. An action plan is agreed upon.

The Audit Committee has monitored the implementation of these recommendations and actions at each subsequent Audit Committee to ensure that the recommended and agreed audit initiatives are carried out, thus assisting in improving Council's procedural and control environments. This ongoing monitoring also ensures that Council's risk exposure in many areas is brought to the Committee's attention and that there is a management framework to address such issues.

In summary the key outcomes of each Internal Audit are as follows:

Health Services (Food Act & Public Health & Wellbeing Act Management Review)

The audit objectives of this review were to review the adequacy of Council's method and systems associated with the Food Act/ Public Health and Wellbeing Act and inspections including compliance and review, routine surveillance and analysis, customer complaints, inspection cycles of premises and incident reporting and follow up.

The audit recommended a number of controls that could be strengthened and identified one high risk finding and four moderate risk findings. Key areas of improvement related to improving inspection cycles in respect to sporting clubs, beauty premises and mobile food operators.

2.4.1 Audit Advisory Committee 2017-18 Annual Report (Cont.)**Audit Committee Annual Report to Council
2017-18***Financial Controls (purchasing cards, accounts payable, procurement)*

The objectives of this review were to review the adequacy of a range of internal controls relating to purchasing cards, accounts payable and procurement. The audit found that all controls relating to purchasing cards were adequate and that some control improvements could be made accounts payable and low value procurement. Only one risk was considered moderate with two other risk rated low risk.

Follow up of selected risk matters raised in prior internal audit reports

The objectives of this audit were to follow up on selected risk matters raised in prior internal audit reports. The review considered 24 previous audit recommendations. The report found 21 of the recommendations had been satisfactorily completed with 3 recommendations still to be fully implemented. All outstanding recommendations will be monitored by the Committee until they are completed.

Dandenong Market (DMPL) Financial Controls Review

The objectives of this review were to review the adequacy of processes with respect to accounts receivable, accounts payable, procurement and general ledger reconciliations within DMPL. The review found three moderate risk areas for improvement and one low risk matter. These including improving the level of policy and procedures, frequency of review of user access levels and difficulties with achieving an appropriate level of segregation of duties associated with having such a small team.

Corporate Governance Framework

The objectives of this audit were to review the adequacy of Councils Corporate Governance Framework in comparison to the Framework for Good Governance developed by the Commission of Inquiry into Greater Geelong City Council. The review focussed on determining the presence of the framework across eight key areas. (Note it did not include an assessment of the extent of its implementation and operation). The review found that Greater Dandenong met all of the eight areas in an adequate manner and identified only one low risk matter.

Insurance and Claims Management

The objectives of this audit were to review the adequacy of claims management process, management reporting, logging and tracking of claims, the role of departments in the claims investigation and the process for identifying and declaring contingent liabilities. The review identified one moderate and three low risk matters.

Areas for improvement related to further development of procedures and guidelines, improved reporting of claims and greater structure around the identification of contingent liabilities.

2.4.1 Audit Advisory Committee 2017-18 Annual Report (Cont.)**Audit Committee Annual Report to Council
2017-18****EXTERNAL AUDIT**

Extensive liaison was held with the external auditors (RSM Bird Cameron acting as agents for Victorian Auditor General) in respect of the 2016/17 financial statements, culminating in the Audit Committee endorsing the draft General Purpose Financial and Standard and Performance Statements to Council.

The Committee has further monitored actions noted in VAGO's 2016/17 Audit Management letter. The Committee reviewed the scope of the proposed audit for the 2017/18 financial year which is currently underway and met with Council's new external auditor DMG Audit and Advisory.

GENERAL

The Audit Committee undertook a number of other activities during 2017/18 including the following items:

- Received several presentations from Council risk management staff in respect of Risk Management and the identification of Councils Strategic and Operational Risks.
- Received regular reporting in respect of outstanding sundry debtors;
- Received and considered quarterly financial reports
- Received regular presentations from respective Directors on the key risks associated with their Directorate and what steps were in place to mitigate them.
- Received a report from DMPL in respect of their 2016/17 Annual Report and further considered a report canvassing the first six months of operations through to December 2017;
- Approved the 2016/17 Audit Committee Annual Report to Council and presented this report to Council in September 2017;
- Reviewed the outcomes of Council's performance under the Local Government Performance Reporting framework;
- Completed the 2017 Self-Assessment of the performance of the Audit Committee
- Considered the implications on Council of the Aged Care reforms with a report and presentation.
- Received a report in respect of Councils Leisure Services contracts;
- Received a presentation on the 2018/19 Budget and the Long Term Financial Strategy;
- Reviewed the potential impacts of the proposed Local Government Bill on the operation of the Audit Advisory Committee;

2.4.1 Audit Advisory Committee 2017-18 Annual Report (Cont.)

**Audit Committee Annual Report to Council
2017-18**

- Considered a report on the financial risks associated with the recycling industry changes
- Received regular updates in respect of legal actions against Council as part of insurance claims;
- The Committee received regular reports regarding the status of the implementation of the internal audit recommendations
- Received and reviewed a report on Councils responses to the Ombudsman report into the equity of the waste services charge in comparison to Council costs of providing this service;
- Continued to review several Parliamentary reports, including management comments on the learnings within these reports for the City of Greater Dandenong; and
- Reviewed Council's Travel and Gift Registers.

ACCOUNTABILITY; GOVERNANCE AND COMPLIANCE

In order to improve the governance processes of accountability; compliance and transparency, in addition to this Annual Report, the Audit Committee submits the Minutes of each of its Meetings to the next available Council Meeting.

The Committee also seeks information from the Chief Executive Officer at each Audit Committee Meeting regarding any breaches or non-compliance issues since the last meeting. The Internal Auditor is also required to formally advise if their work had been impeded in any way during the conduct of their audits.

2.4.1 Audit Advisory Committee 2017-18 Annual Report (Cont.)

**Audit Committee Annual Report to Council
2017-18**

Outlook for 2018/19

The Audit Committee looks forward to an equally busy 2018/19. A comprehensive program of Internal Audits will be developed for the 2018/19 financial year.

The Committee has been active in ongoing discussions with its external audit agent DMG Audit and Advisory in relation to the 2017/18 annual audit process.

The Committee's Annual Report will be presented to Council in September 2018. The Audit Committee will continue to oversee the revisions to a number of Council Financial Policies and receive presentations on several areas of potential risk to Council.

The Committee will be informed of any applicable Local Government Industry issues raised by the Victorian Auditor General; the Victorian Ombudsman; the Local Government Investigations and Compliance Inspectorate; the Independent Broad-based Anti-Corruption Commission or the Office of the Victorian Inspectorate.

The Committee will take an active interest and stay informed on the proposed changes in the new Local Government Act, particularly in relation to the proposed directions of expanding the scope and role of Audit Committees.

Conclusion

In summary, the 2017/18 year was again a very productive year with the Audit Committee considering a large range of reports and issues relating to Council's reporting, accountability, control and risk management objectives and obligations.

As outlined in this report, I believe the Audit Committee continues a valuable oversight role relating to Council's strong financial, governance, risk control environments and associated systems to ensure that adequate control frameworks are in place so that Council operates within a best practice framework that maintains an environment to identify and mitigate risks.

It is a very robust Committee and through the diverse experience and knowledge of its members can test assumptions and make recommendations that add value to Council's operations.

On behalf of all Audit Committee members, I would like to express sincere thanks to the staff from RSM Bird Cameron and from DMG Audit & Advisory for their work in the conduct of the external audit relating to both 2016-17 and the 2017-18 financial years, and to the internal auditors Crowe Horwath for their significant contribution into the internal audit program where business improvement recommendations were made which will ensure that Council's internal controls and processes are continually improved.

I particularly wish to thank Council's Chief Executive Officer, Mr John Bennie; Director Corporate Services, Mr Mick Jaensch; the Finance Manager Ms Michelle Hansen and the Governance staff for their support and professional advice. I also extend the Committee's thanks to all the Council Officers who have assisted the Audit Committee in a professional manner during the year.

Finally, I thank all my fellow Audit Committee Members - Councillors and External Members for their participation, diligence, professionalism and contribution throughout the 2017/18 financial

2.4.1 Audit Advisory Committee 2017-18 Annual Report (Cont.)

**Audit Committee Annual Report to Council
2017-18**

year. We look forward to the continuation of a very strong working relationship with Council and Council's Executive Staff during the 2018/19 financial year.

David Ashmore
Chairperson

2.5 OTHER

2.5.1 Advisory Committee/Reference Group Minutes of Meeting

File Id:

Responsible Officer:

Director Corporate Services

Attachments:

Minutes of Arts Advisory Board Meeting
Minutes of Positive Ageing Advisory Committee Meeting

Report Summary

At the Council meeting held 23 April 2018, Council resolved in part to *invite Advisory Committees and Reference Groups to submit meeting minutes for Council endorsement*. This resolution was in relation to allowing interested Councillors (and those that attend these Committees and Reference Groups) to speak to the meeting about items discussed at these meetings.

Recommendation Summary

This report recommends that the Minutes of the meetings provided in the Attachments to this report be noted and endorsed by Council.

2.5.1 Advisory Committee/Reference Group Minutes of Meeting (Cont.)**Background**

Greater Dandenong Council is represented on a wide range of Committees, Reference Groups and Advisory Groups which frequently reflect the interests of individual Councillors in serving the broader community in their role. A full listing of these appointments is confirmed each November at Council's Statutory Meeting and is available via Council's website.

The resolution of Council made on 23 April 2018 provides for Minutes of meetings held by Advisory Committees and Reference Groups to be submitted to Council for noting and endorsing.

As such, the following Minutes are provided as attachments to this report:

Attachment No.	Committee/Group	Date of Meeting
1	Arts Advisory Board	22 May 2018
2	Positive Ageing Advisory Committee	9 August 2018

Proposal**Community Plan 'Imagine 2030' and Council Plan 2017-2021 – Strategic Objectives, Strategies and Plans**

After consultation with the Greater Dandenong community on what kind of future they wanted to see for themselves and the City in 2030, the result was the Greater Dandenong Community Plan 'Imagine 2030'. This report is consistent with the following community visions:

Community Plan 'Imagine 2030'People

- *Pride* – Best place best people
- *Cultural Diversity* – Model multicultural community
- *Lifecycle and Social Support* – The generations supported

Opportunity

- *Education, Learning and Information* – Knowledge
- *Leadership by the Council* – The leading Council

2.5.1 Advisory Committee/Reference Group Minutes of Meeting (Cont.)

Council Plan 2017-2021

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

People

- A creative city that respects and embraces diversity

Opportunity

- An open and effective Council

Victorian Charter of Human Rights and Responsibilities

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

Financial Implications

There are no financial implications associated with this report.

Consultation

Advisory Committees and Reference Groups have been advised of the need to submit minutes of meetings to Council for noting and endorsement.

Recommendation

That Council notes and endorses the Minutes of meetings for the Advisory Committees and Reference Groups as provided in the Attachment(s) to this report.

2.5.1 Advisory Committee/Reference Group Minutes of Meeting (Cont.)

OTHER

**ADVISORY COMMITTEE/REFERENCE GROUP MINUTES OF
MEETING**

ATTACHMENT 1

ARTS ADVISORY BOARD

PAGES 4 (including cover)

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

2.5.1 Advisory Committee/Reference Group Minutes of Meeting (Cont.)

Advisory Committee or Reference Group Name: Arts Advisory Board

Date of Meeting: 22 May 2018

Time of Meeting: 6pm to 9pm

Meeting Location: Drum Theatre

Attendees:

David Willersdorf (Chair), Aysha Tufa, Philip Faulks, Andrew Duong, Esther Gyorki, Tilla Buden – Manager Community Arts, Culture and Library Services, City of Greater Dandenong. **Ex Officio**- Karina Lamb Team Leader Arts and Cultural Development (minute taker)

Invited Presenters: Kevin Van Boxtel – Manager Activity Centre’s Revitalisation, City of Greater Dandenong, Gavin Murphy – Team Leader Community Funding, City of Greater Dandenong

Apologies: Councillor Matthew Kirwan – Councillor City of Greater Dandenong,

Minutes:

Item No.	Item	Action	Action By
1.	<p>Welcome, introductions, apologies and confirmation of minutes from previous meeting.</p> <p>David Willersdorf (Chair) welcomed everyone to the meeting and submitted Cr Matthew Kirwan’s apology.</p> <p>Previous minutes were confirmed as true and correct. First – Phillip Faulks. Second – Esther Gyorki</p> <p>It was noted that minutes from the Arts Advisory Board meetings will now be filed with Council.</p>	Noted	All
2.	<p>Matters arising from minutes.</p> <p>No matters discussed</p>	To Note	All
3.	<p>Masonic Hall Gallery</p> <p>Kevin Van Boxtel presented detailed design for the redevelopment of the Masonic Hall. Members expressed an interest in touring the site in its current state. Karina to coordinate.</p>	Tour of Masonic Hall	Karina Lamb
4.	<p>Council Funding Programs</p> <p>Gavin Murphy presented an overview of the community grants program, current review process and criteria required for organisations to submit an application for funding. Members requested a brief summary of the criteria for their own awareness when speaking to community members.</p>	Grants criteria to be distributed to members	Karina Lamb
5.	<p>Skills Matrix</p> <p>Karina Lamb distributed current skills matrix.</p>	Noted	All

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

2.5.1 Advisory Committee/Reference Group Minutes of Meeting (Cont.)

6.	<p>Arts Advisory Board Working Group formations</p> <p>Sponsorship Working Group</p> <p>Members for the Sponsorship working group were proposed by Esther Gyorki including Zoe Haden (Bendigo Bank), Tamsyn West and a representative from the local manufacturing industry (To be confirmed). All in agreeance that recommendations were suitable. Chair to forward contact details of local industry representative. The group will hold three meetings per year.</p> <p>Motion to accept Terms of Reference and members proposed – First: David Willersdorf, Second – Phillip Faulks.</p> <p>Community Connections Working Group</p> <p>Members for the Community Connections working group were proposed by Aysha Tufa and Andrew Duong including Abdulrahman Hammoud, Tiyaami Tosha, Taqi Khan, Heather Duggan, Soreti Kadir, David (ASRC – last name to be confirmed), Zakiria Tahirian, Ward Petherbridge and Ivan Macarambon. All in agreeance that recommendations were suitable.</p> <p>Discussion arose following Cr Kirwan feedback forwarded via email. Terms of reference will be adjusted to move 'Keep up to date with community based arts and cultural initiatives which support the growth and development of arts and culture within the municipality' to the Roles and tasks section of the Terms of Reference.</p> <p>Terms of reference to be accepted in next meeting. The working group will hold 4-6 meetings per year. Motion to accept members proposed – First: David Willersdorf, Second – Esther Gyorki.</p> <p>Public Art Working Group</p> <p>Members for the Public Art working group were proposed by Phillip Faulks including Roe Singh, Hannah Bartram and Neil Watson. The working group will hold four meetings per year.</p> <p>Motion to accept terms of reference and member proposals – First: David Willersdorf, Second – Andrew Duong.</p>	<p>Contact details of local industry representative to be sent to Esther.</p> <p>Update terms of reference and distribute.</p> <p>Noted</p> <p>Update terms of reference and distribute.</p>	<p>David Willersdorf</p> <p>Karina Lamb</p> <p>All</p> <p>Karina Lamb</p>
7.	<p>Public Art Policy Update</p> <p>Tilla Buden confirmed that the Public Art Policy was ratified by Council on 14 May, 2018.</p>	Noted	All
8.	<p>Arts Industry Trends and Best Practice</p> <p>Chair advised that members will be required to discuss industry trends and best practice at the next meeting.</p>	Noted	All

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

2.5.1 Advisory Committee/Reference Group Minutes of Meeting (Cont.)

9.	<p>City of Greater Dandenong Arts Update Karina Lamb raised general discussion on up incoming events, exhibitions and cultural programs. Chair requested calendar invites to be sent in advance.</p>	<p>Calendar invites for art and cultural events to be sent to all members</p>	<p>Karina Lamb</p>
10.	<p>Meeting dates 2018 Confirmed in previous minutes. Karina Lamb will forward calendar invites.</p>	<p>Calendar invites for meetings to be sent to all members.</p>	<p>Karina Lamb</p>
11.	<p>Other Business. No other business.</p>	<p>Noted.</p>	<p>All</p>
12.	<p>Next meeting: Tuesday 24th July, 6pm to 8pm. Location to be confirmed. Meeting closed at 9pm.</p>		

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

2.5.1 Advisory Committee/Reference Group Minutes of Meeting (Cont.)

OTHER

**ADVISORY COMMITTEE/REFERENCE GROUP MINUTES OF
MEETING**

ATTACHMENT 2

**POSITIVE AGEING ADVISORY
COMMITTEE**

PAGES 5 (including cover)

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

2.5.1 Advisory Committee/Reference Group Minutes of Meeting (Cont.)

Advisory Committee or Reference Group Name:	Positive Ageing Advisory Committee
Date of Meeting:	9 August 2018
Time of Meeting:	1.30pm - 3pm
Meeting Location:	Community Care Office, 383-385 Springvale Road, Springvale

Attendees:

Committee: Julie Klok (Chair), Shirley Constantine, Carol Drummond, Sue Eede, Morrie Hartman, Antoine Claude Joseph, Merle Mitchell (by telephone), Erica Moulang

Councillors: Councillor M Sampey (City of Greater Dandenong) - Part

Council Officers: Mandy Gatliff (City of Greater Dandenong), Jayne Kierce (City of Greater Dandenong), Dianne Hebard (City of Greater Dandenong – minute taker)

Guests: Gareth Priday (Swinburne University – Living Labs Project)

Apologies:

Councillor R Blades (City of Greater Dandenong), Maria Erdeg, Angela Kyriakopoulos, Milena France, Christine Green

Minutes:

Item No.	Item	Action	Action By
1.	Welcome and Introductions <ul style="list-style-type: none"> Welcome from the Chair Introduction of guest speaker, Gareth Priday, from Swinburne University. 		
2.	Swinburne University – co-design outcomes <ul style="list-style-type: none"> Process for the co-design aspects of the Living Labs project was provided by Gareth Priday, from Swinburne University. Gareth was standing in for Sonja Pedell, who was not available. PowerPoint presentation was provided to explain what co-design meant, the method used for the project and some examples of workshops Claude asked if the project will include a sensory aspect for the vision impaired. Gareth advised it is expected this will be covered. The Committee gave some feedback on the project, including acknowledgement that the young students at least gained some experience of interacting with older people Merle spoke of this being a great example of the need for consultation and the issue of people not talking to each other resulting in some confusion as to what the project was about. She suggested in future that such projects be put into writing to be clear on what it is about. She suggests going back to the original vision when the PAAC started talking about Living Labs, e.g. the issue of how to navigate MyAgedCare. Gareth was thanked for his presentation and left the meeting. 		

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

2

2.5.1 Advisory Committee/Reference Group Minutes of Meeting (Cont.)

3.	<p>Previous Minutes & Business Arising</p> <ul style="list-style-type: none"> • Apologies noted • July Minutes were accepted by Erica Moulang and seconded by Morrie Hartman • Retirement transition discussion: <ul style="list-style-type: none"> ○ Shirley noted that Centrelink used to run retirement sessions with financial advisers and other relevant parties. Jayne advised Centrelink will be running some retirement seminars during this year's Seniors Festival. Cr Sampey queried where the sessions will be run, as parking can be a problem. Mandy agreed that use of different locations was useful. ○ General discussion held on how information can be communicated to members of the community, to be read at the appropriate time, or how we can get people to go to information sessions. Mandy discussed the need to develop relationships e.g. with doctors' practice nurses. Suggestion of short video clips to show in doctors waiting rooms. ○ Shirley advised that U3A often receives applications as a result of putting on a show somewhere, where people see how it can be fun to join, rather than selling U3A itself ○ Merle suggested having a focus on large businesses to get the message out. For example, the Life Activities Group was started with the SEC some years ago. She was asked to speak to a group there who were about to retire, about the community. • Jayne showed the new minute format for advisory committee meetings, which will be tabled at Council meetings • Staff from Parks and Gardens are being booked in to talk to the Committee, followed by other department representatives as requested • Mandy recently requested other Council department managers alert her to issues/projects from their areas so they can be discussed at the PAAC meetings for feedback • Volunteering representatives, from Council and other organisations, will be invited to speak at PAAC meetings. 	<p>Book guest speakers from Council departments</p> <p>Invite speakers from volunteer organisations</p>	<p>JK</p> <p>JK</p>
4.	<p>Positive Ageing Implementation Plan Draft</p> <ul style="list-style-type: none"> • Mandy will send some questions out to the Committee to think about and discuss at the next meeting. 	<p>Send questions to Committee</p>	<p>MG</p>
5.	<p>Seniors Festival/Positive Ageing Strategy Launch Update</p> <ul style="list-style-type: none"> • Planning group met yesterday (8/8/18) • Booklet is going to the printer this week and will be distributed the following week • This year's festival has grown from 65 to 129 activities • Activities include those facilitated by Council as well as other organisations • The Seniors Festival will be launched on Friday 5 October and will include the launch of the Positive Ageing Strategy. • That week is the end of the Children's' Festival and start of the Seniors Festival, and will have activities for both children and seniors. • Cr Sampey reminded the Committee that the Seniors Multicultural Dance will be held on Friday 21 September and will be bigger than the last one. 	<p>Attendance at launch</p>	<p>All</p>
6.	<p>Other Business</p> <ul style="list-style-type: none"> • Mandy gave an update on the Disability Services part of her portfolio: <ul style="list-style-type: none"> ○ The National Disability Insurance Scheme (NDIS) is a new way of providing services and supports to people with disabilities under 65 years of age. The NDIS is due to commence implementation in CGD from 1 		

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

3

2.5.1 Advisory Committee/Reference Group Minutes of Meeting (Cont.)

	<p>September 2018. Council is to decide if it will register as an NDIS provider, at the next Council meeting (Monday 13 August). It is a very complex issue.</p> <ul style="list-style-type: none"> o Mandy explained how the funding has operated up to now, and how it will change to being client centred, for those who are eligible (for NDIS). Funding will be controlled by the client who can purchase from different providers. The Council report recommends Council not register as a provider. o CGD's Community Care has approximately 3,500 clients, 400 being under 65 years of age and of which 50% (200) are likely to be eligible for the NDIS. o Cr Sampey asked if we can use Council money no longer required to subsidise those clients, to support the disabled in the community, for example a bus with a hoist. Mandy confirmed that part of the Council report recommends that the current subsidy that supports HACC-PYP services at Council will be reinvested into support for people with a disability in our community. The Disability Advisory Committee will provide advice to Council on the priority areas in addition to those already identified in the Disability Advisory Plan 2017-25 o Council is utilising HACC-PYP funding for an NDIS transition officer to work with eligible clients under 65 to transition to NDIS. Six clients to date, have transitioned to new providers, (earlier than our commencement date, due to their complex needs) • The Council report recommends to continue providing services to the clients under 65 who are not eligible for NDIS. • Merle asked if unspent money from the Commonwealth Department of Health and Ageing can be used further. Mandy advised she is organising to meet with the Department's State Manager to talk over the issues, including the Living Labs Project. • Discussed awareness raising: <ul style="list-style-type: none"> o Julie raised the issue of concession on Council rates for older, eligible people and how to get the information to people who need it, to be aware to register for the concession o Julie raised the cost variation of original versus generic medication and that chemists don't always ask clients if they want the cheaper generic item o Julie mentioned an event being held in the Docklands – Dialogue in the Dark. It is a sensory experience where people are taken through the dark by a sight impaired person o Mandy mentioned the YouMeUs program which Council has been involved in and has won awards. It is a staff training program on raising awareness about disabilities • Carol would like the Committee to concentrate on information sharing • Morrie noted that as well as Council buses to take people to the launch (of the Seniors Festival/Positive Ageing Strategy) there may be buses available from other organisations, such as Lions clubs, i.e. there are other ways to go to the launch • Carol asked about the Transport Survey sent out recently by Council. Mandy advised the survey has been distributed to seniors and other clubs and is on the Council's website. There is a community survey plus a transport provider's survey. The information will provide information for consideration at the Community Transport Forum. 	<p>Report to Council 1308/18</p> <p>Meeting to be organised</p>	<p>MG</p> <p>MG</p>
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If the details of the attachment are unclear please contact Governance on 8571 5235.

4

2.5.1 Advisory Committee/Reference Group Minutes of Meeting (Cont.)

7.	Close <ul style="list-style-type: none">• Meeting closed		
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If the details of the attachment are unclear please contact Governance on 8571 5235.

5

2.5.2 List of Registered Correspondence to Mayor and Councillors

File Id:	qA283304
Responsible Officer:	Director Corporate Services
Attachments:	Correspondence Received 20 - 31 August 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 20 - 31 August 2018

Recommendation

That the listed items provided in Attachment 1 for the period 20 – 31 August 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
20 – 31 AUGUST 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.)

Objective
CONNECTED. COLLABORATIVE. COMMUNITY.

Correspondences addressed to the Mayor and Councillors received between 20/08/18 & 31/08/18 - for officer action - total = 2

Correspondence Name	Correspondence Dated	Date Record Created	Objective ID	User Assigned
Objection from Noble Park resident to Council proposal to sell surplus land in Springvale and Dandenong.	26-Aug-18	27-Aug-18	fA148794	Mayor & Councillors EA
Letter from Mayor of City of Frankston expressing concern about the impact of the Building Amendment Bill 2018 and requesting support.	21-Aug-18	27-Aug-18	fA148791	Building Services

Objective
CONNECTED. COLLABORATIVE. COMMUNITY.

Correspondences addressed to the Mayor and Councillors received between 20/08/18 & 31/08/18 - for information only - total = 4

Correspondence Name	Correspondence Dated	Date Record Created	Objective ID	User Assigned
Letter of thanks to Mayor for supporting the MIMF Onam Event for Kerala Flood Relief.	20-Aug-18	21-Aug-18	A5203907	Mayor & Councillors EA
Letter of response from City of Kingston Councillor advising of Kingston's support to oppose funding cuts to the Status Resolution Support Services (SRSS) Program.	16-Aug-18	23-Aug-18	A5208979	Mayor & Councillors EA
Letter of response from Federal Member for Bruce in support of Council's opposition to funding cuts to the Status Resolution Support Services Program.	27-Aug-18	30-Aug-18	A5225226	Mayor & Councillors EA
Letter of response from Shadow Minister for Local Government in support of Council's opposition to funding cuts to the Status Resolution Support Services Program.	Not dated	31-Aug-18	A5238017	Mayor & Councillors EA

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

2.5.3 Report on Matters Discussed at Councillor Briefing Sessions & Pre-Council Meetings - 27 August and 3 September 2018 – 27 August and 3 September 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 & Pre-Council Meetings (other than those matters designated to be of a confidential nature) are reported on at ordinary Council meetings.

The matters listed in this report were presented to Councillor Briefing Sessions & Pre-Council Meetings in August and September 2018.

Recommendation Summary

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

2.5.3 Report on Matters Discussed at Councillor Briefing Sessions & Pre-Council Meetings - 27 August and 3 September 2018 – 27 August and 3 September 2018 (Cont.)
Matters Presented for Discussion

Item		Pre-Council Meeting/Briefing Session
1	<p>General Discussion</p> <p>Councillor and Council officers briefly discussed the following topics:</p> <ul style="list-style-type: none"> a. Council facilities available for use by particular soccer clubs. b. Invitation to join Welcoming Cities, a network of Local Government authorities committed to welcoming and inclusion. c. Possible demolition of the bicycle track at Parkfield Reserve in Noble Park. d. Agenda items for the Council Meeting of 27 August 2018. 	27 August 2018
2	<p>Options in lieu of the Greater Dandenong Charitable Fund</p> <p>Council officer presented Councillors with alternative approaches to strengthen the networks and direct links between corporate and non-profit organisations in lieu of the more costly and limited Charitable Fund.</p>	3 September 2018
3	<p>Audit Advisory Committee Annual Report</p> <p>The Audit Advisory Committee Chair presented its annual report of activities for the previous financial year.</p>	3 September 2018
4	<p>Melbourne Racing Club Update on the Proposed Redevelopment of Sandown Racecourse</p> <p>Melbourne Racing Club representative outlined the proposed planning framework and draft public engagement programs for the proposed redevelopment of Sandown Racecourse.</p>	3 September 2018

2.5.3 Report on Matters Discussed at Councillor Briefing Sessions & Pre-Council Meetings - 27 August and 3 September 2018 – 27 August and 3 September 2018 (Cont.)

5	<p><i>Response to NOM 39 – Developing and Efficiency and Effectiveness Program for Capital Works</i></p> <p>Council staff have examined and compared Greater Dandenong's capital works program to other Victorian councils and Council's internal auditor has conducted an audit of Council's capital works program. The results were presented to Council and efficiencies and improvement opportunities were discussed.</p>	3 September 2018
6	<p><i>General Discussion</i></p> <p>Councillor and Council officers briefly discussed the following topics:</p> <ol style="list-style-type: none"> a. Proposed waste and community transport forums. b. Team 11 progress (CONFIDENTIAL). c. Disaster relief donation from Council for communities affected by Kerala monsoons in India. d. Greater Dandenong Multicultural Leadership Network. e. Council's Enterprise Bargaining Agreement negotiations. f. Agenda items for the Council Meeting of 10 September 2018. 	3 September 2018

Apologies

- Councillors Long and Memeti submitted apologies for the Pre-Council Meeting on 27 August 2018.
- Councillors Memeti, Melhem, Tak and Truong submitted apologies for the Councillor Briefing Session on 3 September 2018.

Recommendation

That:

1. **the information contained in this report be received and noted; and**
2. **the information discussed at the above listed Pre-Council Meetings/Councillor Briefing Sessions that was declared confidential in Item 6(b) by the Chief Executive Officer under Sections 77 and 89 of the *Local Government Act 1989* remains confidential until further advisement unless that information was the subject of a subsequent Council report.**

2.5.4 Council Facilities - Conditions of Hire

File Id:

Responsible Officer:

Director Corporate Services

Report Summary

This report proposes that all Conditions of Hire for Council facilities be combined into one document and updated to include restrictions on the types of purposes that venues can be used for.

Recommendation Summary

This report recommends that the Conditions of Hire for all Council facilities be updated to exclude professional boxing or other professional combat sport events as defined in the Professional Boxing and Combat Sports Act 1985 which are held for commercial gain; and at all times Greater Dandenong City Council reserves the right to refuse or cancel a booking based on the advice of Victoria Police.

2.5.4 Council Facilities - Conditions of Hire (Cont.)

Background

The City of Greater Dandenong is a family friendly municipality, which seeks to foster and encourage family values and a safe and welcoming environment for all. Council's policy in relation to the hire of public venues reflects this position and will only allow hire of such venues for events and activities that contribute to this purpose.

The majority of venues available for hire and use by the community are also situated in residential areas, making the impact on surrounding households potentially significant. This must be taken into consideration when Council accepts bookings and sets restrictions on the hire of venues.

Council currently has a number of different 'Conditions of Hire' for various venues and facilities across the municipality. This can, at times, be confusing for hirers. A recent review of the Conditions documents has found many similarities exist and could be combined into one overarching guide which applies to all halls, meeting rooms, community centres and senior citizens centres.

An existing key restriction on the hire of all venues is gambling activities of any kind, which are strictly prohibited on Council property unless an appropriate licence by a Government Authority has been obtained.

A new addition being proposed to the Conditions of Hire is that Council venues are not available for professional boxing or other professional combat sport events as defined in the Professional Boxing and Combat Sports Act 1985 (the Act). This will include:

1. Any contest or exhibition of boxing (including an exhibition of sparring):
 - (a) that is conducted for profit; or
 - (b) in which the contestants participate for a monetary reward; or
 - (c) to which the public is admitted on the payment of a fee for admission, except if the fee is charged:
 - (i) for a public charitable purpose; or
 - (ii) for an event that is organised by, or under the control of, an amateur boxing association recognised by the relevant Minister under section 5A of the Act;

2. Any contest or exhibition of a combat sport:
 - (a) that is conducted for profit; or
 - (b) in which the contestants participate for a monetary reward; or
 - (c) to which the public is admitted on the payment of a fee for admission, except if the fee is charged:
 - (i) for a public charitable purpose; or

2.5.4 Council Facilities - Conditions of Hire (Cont.)

- (ii) for the purposes of the administration of an amateur combat sport Association recognised by the Minister under section 5A of the Act;

Greater Dandenong City Council aims to work in the best interests of all residents, and to protect their privacy, residential amenity and promote high levels of liveability across the municipality. It is for this reason that restrictions must be placed on what our community venues can be made available for.

Similarly, Greater Dandenong City Council will not accept the potential for any risk to our venues, reputation, and general amenity. Actively promoted as the City of Opportunity and City of Celebration, Council is proud to be safe and vibrant city in which to live, work, play and visit.

Council works closely with Victoria Police, and values their advice and assistance in maintaining these standards of liveability. Already Council staff liaise with police officers around events held in open spaces across the city and in future will involve them more closely in all venue bookings. To this end Council will reserve the right to refuse or cancel a booking based on the advice of Victoria Police officers.

Proposal

This report proposes the addition of tighter restrictions around use of Council venues and facilities, particularly as many of them are located in residential areas.

In particular, it is proposed that Council venues not be available for hire for the purposes of holding professional boxing or other professional combat sport events as defined in the Professional Boxing and Combat Sports Act 1985 (the Act) which are held for commercial gain.

At all times Greater Dandenong City Council reserves the right to refuse or cancel a booking based on the advice of Victoria Police.

Community Plan 'Imagine 2030' and Council Plan 2017-2021 – Strategic Objectives, Strategies and Plans

After consultation with the Greater Dandenong community on what kind of future they wanted to see for themselves and the City in 2030, the result was the Greater Dandenong Community Plan 'Imagine 2030'. This report is consistent with the following community visions:

Community Plan 'Imagine 2030'

Place

- *Safety in Streets and Places* – Feeling and being safe

Opportunity

- *Leadership by the Council* – The leading Council

2.5.4 Council Facilities - Conditions of Hire (Cont.)

Council Plan 2017-2021

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

Place

- A healthy, liveable and sustainable city

Opportunity

- An open and effective Council

Related Council Policies

Community Facilities Management Policy

Multipurpose Use of Community Facilities Policy

Victorian Charter of Human Rights and Responsibilities

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

Financial Implications

There are no financial implications associated with this report. It is not anticipated that there will be any negative impact on hire income for facilities.

Consultation

Extensive consultation has been undertaken with members of Victoria Police.

Conclusion

The City of Greater Dandenong is a family friendly municipality which seeks to foster and encourage positive family values and a safe and welcoming environment for all. The Council works hard to represent the best interests of its residents and to protect their privacy, residential amenity and promote high levels of liveability.

Greater Dandenong has a number of venues available for hire and use by the community, the majority of which are situated in residential areas. In order to protect the amenity and safety of local residents, as well as manage the potential risk to any Council venue and the organisation's reputation, it's critical that strict Conditions of Hire be in place.

Recent events have raised concerns within the community and highlighted the need for a review of the Conditions of Hire and a more thorough process of liaison with Victoria Police.

2.5.4 Council Facilities - Conditions of Hire (Cont.)

Recommendation

That the Conditions of Hire for all Council facilities be updated to exclude professional boxing or other professional combat sport events as defined in the Professional Boxing and Combat Sports Act 1985 which are held for commercial gain; and at all times Greater Dandenong City Council reserves the right to refuse or cancel a booking based on the advice of Victoria Police.

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.

3.1 Notice of Motion No. 58 - Open Space Acquisition (Interim) Implementation

File Id:

Responsible Officer:

Director City Planning Design & Amenity

Author:

Cr Sean O'Reilly

Preamble

High-quality, accessible and well-developed public open space is essential to the environmental, social, health and well-being, and economic sustainability of the community.

Council's Open Space Strategy (2009) and accompanying Action Plan (2010) set out Council's long-term plan to achieve a quality public park and reserve network to meet the recreational and social needs of Greater Dandenong residents. The Strategy recognises that some residential areas in Greater Dandenong currently have limited access to open space. Moreover, population growth will place further pressure on the City's open space network and will result in a decline in the ratio of open space provision across the municipality over the next ten years.

It is acknowledged that the development of the new Springvale Library and civic precinct will provide a significant amount of high quality public open space is among initiatives already underway in addressing both the increase in quantity and quality of public open space across the municipality.

Council is currently completing an open space implementation review. However, due to ongoing densification of housing, implementation of interim measures is required as soon as possible. Council has a spatial study from its Open Space Strategy (2009) that can be used as the basis for identifying high need areas until the full review is complete..

3.1 Notice of Motion No. 58 - Open Space Acquisition (Interim) Implementation (Cont.)**Motion**

That council provides new open space according to the following schedule:

Milestone date	Milestone objective
01 July 2019	Council officers identify a minimum of six (6) sites that are available for purchase, and are considered appropriate for use as public open space based on Council's 'Land Acquisition, Purchase and Capital Improvement of Public Open Space Guidelines' within the existing identified provision gaps in the public open space network, as identified in the Open Space Strategy (2009) or its successor. These sites must be presented to Council prior to 1 July 2019 at (Councillor Briefing Session etc.) for a determination on whether to pursue each for purchase with the aim of Council increasing its open space holdings by a minimum of an additional 1000 square metres.
01 July 2020	Council officers identify a minimum of twelve (12) sites (cumulative) that are available for purchase, and are considered appropriate for use as public open space based on Council's 'Land Acquisition, Purchase and Capital Improvement of Public Open Space Guidelines' within the existing identified provision gaps in the public open space network, as identified in the Open Space Strategy (2009) or its successor. These sites must be presented to Council prior to 1 July 2020 at (Councillor Briefing Session etc.) for a determination on whether to pursue each for purchase with the aim of Council increasing its open space holdings by a minimum of an additional 2000 square metres (cumulative); and
01 July 2021	Council officers identify a minimum of eighteen (18) sites (cumulative) that are available for purchase, and are considered appropriate for use as public open space based on Council's 'Land Acquisition, Purchase and Capital Improvement of Public Open Space Guidelines' within the existing identified provision gaps in the public open space network, as identified in the Open Space Strategy (2009) or its successor. These sites must be presented to Council prior to 1 July 2021 at (Councillor Briefing Session etc.) for a determination on whether to pursue each for purchase with the aim of Council increasing its open space holdings by a minimum of an additional 3000 square metres (cumulative).

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.