



**GREATER
DANDENONG**
City of Opportunity

AGENDA

ORDINARY COUNCIL MEETING

MONDAY, 22 OCTOBER 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

Cr Heang Tak (Leave of Absence)

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 Reverend Jason Kioa from the Christian Dandenong Regional Uniting Church (Trinity), a member of the Greater Dandenong Interfaith Network.

1.3 CONFIRMATION OF MINUTES OF PREVIOUS MEETING

Ordinary Meeting of Council held 8 October 2018.

Recommendation

That the minutes of the Ordinary Meeting of Council held 8 October 2018 be confirmed.

1.4 ASSEMBLIES OF COUNCIL

The following assemblies of Council occurred in the period 2 October 2018 to 17 October 2018:

Date	Meeting Type	Councillors Attending	Councillors Absent	Topics Discussed & Disclosures of Conflict of Interest
08/10/18	Pre-Council Meeting	Roz Blades, Youhorn Chea, Tim Dark (part), Matthew Kirwan, Angela Long, Jim Memeti, Sean O'Reilly, Maria Sampey (part), Heang Tak (part), Loi Truong (part)	Apologies – Zaynoun Melhem	<ul style="list-style-type: none"> - Parkfield Reserve Master Plan. - Replacement of bus shelters in Athol Road, Springvale. - Life Membership awarded to Colin Robinson from Town Criers Guild. Agenda items for the Council Meeting of 8 October 2018.
15/10/18	TBA Council Briefing Session	Youhorn Chea, Tim Dark (part), Matthew Kirwan, Angela Long, Zaynoun Melhem, Jim Memeti, Sean O'Reilly, Maria Sampey (part)	Apologies - Heang Tak (LA) Roz Blades Loi Truong	<ul style="list-style-type: none"> - Integrated Water Management Forum. - Climate Change Strategy. - 2018 Sustainability Awards. - Building Energy Management Plan. - Feasibility report into the establishment of a Community Environment Centre. - 2017-18 Annual Sustainability Report. - Springvale Boulevard project update. - Impact of updating facilities management policy and effects on existing bookings. - Investigation into methods of donation to Australian farmers. - Agenda items for the Council Meeting of 22 October 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.

1.6 CONFIRMATION OF MINUTES OF AUDIT ADVISORY COMMITTEE MEETING

The Audit Advisory Committee held a meeting on 31 August 2018. Minutes of this meeting are presented to Council for adoption.

Recommendation

That the unconfirmed minutes of the Audit Advisory Committee meeting held on 31 August 2018 be adopted.

Item	Topic
1.	Director Engineering Services, Julie Reid provided a presentation to the Audit Advisory Committee on key areas of risk in the Infrastructure Directorate.
2.	The Risk Management report was tabled to the Committee providing an update on current claims against Council.
3.	The Audit Advisory Committee received an update from Councils Auditor-General agent (Justin Brook – DMG Audit & Advisory) in respect of the Financial and Performance Statements for the Financial Year Ending 30 June 2018. The Audit Committee recommended to Council that the Statements be adopted in principle which occurred at the Council meeting held 10 September, 2018.
4.	Councils Internal Auditor Crowe Horwath presented a status update on the Internal Audit program, which included a progress report and a summary of recent reports and publications which may have an impact on local government. Crowe Horwath further tabled Internal Audit Reports on Customer Service, Fair Value for Tendered Works and Financial Controls. A report on all outstanding internal and external audit risk recommendations was tabled.
5.	The outcomes of the June 2018 quarterly financial report were tabled.
6.	The Audit Advisory Committee Annual Report was tabled and adopted by the Audit Committee. This was then tabled at a formal Council meeting.
7.	The Audit Advisory Committee considered the DMPL 2017-18 Annual Report.

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 eight [8] items being presented to Council's meeting of 22 October 2018 for signing and sealing as follows:

1. A letter of recognition to Pierre Rosenkotter, People and Procurement Unit for ten (10) years of service to the City of Greater Dandenong;
2. A letter of congratulations and recognition to Dawn Vernon for her re-election as President of the Greater Dandenong Neighbourhood Watch and for her service to the City of Greater Dandenong;
3. A letter of recognition to the Dandenong Southern Stingrays Football Club in recognition of the team's achievements in the 2018 TAC Cup competition;
4. A letter of recognition to the Dandenong City Soccer Club in recognition of the team's achievements in the 2018 National Premier Leagues Division 2 East Vic competition;
5. A letter of recognition to Coral Cooper, Corporate Services for thirty (30) years of service to the City of Greater Dandenong;
6. A letter of recognition to Adele Evans, Corporate Services for thirty (30) years of service to the City of Greater Dandenong.
7. A letter of recognition to Shiela D'Cruz, Corporate Services for ten (10) years of service to the City of Greater Dandenong; and
8. A letter of recognition to Gavin Vogl, 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
Dandenong & District Historical Society	Annual Report 2017/18
Victoria Grants Commission	Annual Report 2018
Local Government Inspectorate	Annual Report 2017/18
Energy and Water Ombudsman Victoria	Annual Report 2018
Inner Melbourne Action Plan	Annual Report 2017-18
Telecommunication Industry Ombudsman	Annual Report 2017-18

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 new petition and no joint letters prior to the Council Meeting of 22 October 2018.

- A new petition signed by nine proponents to address their concerns regarding objectionable activities in Ann Street, Dandenong which may present a risk to their properties and personal safety. This petition has been forwarded to the relevant Council business unit for consideration.

N.B: Where relevant, a summary of the progress of ongoing change.org 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 6 (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 installation 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	Completed	<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> <p>Petition answered 14/09/18:</p> <p>Thank you for your correspondence of 4 September 2018 addressed to Council regarding your concerns at your property in Mary Street, Springvale. As the concern you raise is a community safety matter this has been referred to the Community Development Unit in Council.</p> <p>It is regrettable that you and fellow residents have been subject to crime incidents that have led to associated feelings of unease due to what appears to be easy access to the property combined with a lack of a body corporate to provide support.</p> <p>Council would like to assure you that its assessment and approval of building planning applications includes due consideration of overall safety-related features, however, the installation of gates is not a mandatory item in the Victorian Planning Provisions.</p> <p>Council is committed to supporting the safety of the community by working closely in partnership with Victoria Police and organisations to reduce crime and anti-social behaviour.</p> <p>This is undertaken through actions outlined in the Council's Community Safety Plan 2015-22. One such action saw Council advocate for increased Police numbers in the City, which contributed to 18 more officers being assigned locally in 2017-18 to specifically address crime.</p>

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

2.2.2 Petitions and Joint Letters (Cont.)

<p>Clearly you have taken good steps to reduce crime around the property, such as installing CCTV and a roller door, though there are other strategies that may also help. For example:</p> <ul style="list-style-type: none"> • Raising the height of existing fences by installing a trellis extension to their tops <p>Growing prickly plants like roses, cacti or bougainvillea on a trellis against walls, rear fences and under windows</p> <ul style="list-style-type: none"> • Keeping garden furniture and rubbish bins that can be used to climb on, away from the inside of fences and walls and "locked in garages" • Installing signs stating there is CCTV on the premises • Installing motion-activated lights in backyards, near carports and on fencelines <p>In the event of any suspicious behaviour or emergency always call Triple Zero (000). If the suspicious event has ceased, consider still reporting the details to Crime Stoppers on 1800 333 000 or at crimestoppersvic.com.au. Crime Stoppers collects these reports, which support Victoria Police to target their patrols and investigations.</p> <p>You may also wish to consider joining the Greater Dandenong Neighbourhood Watch group as they are an excellent source of community safety advice and support. For more information, please contact: President, Greater Dandenong Neighbourhood Watch 22 Lesley Grove, Noble Park 3174 Website: nhw.com.au (for general crime prevention information) Facebook: www.facebook.com/nhwgreaterdandenong# (specifically about the local group)</p> <p>Council appreciates your concerns and hopes the above suggestions can contribute to addressing your issues.</p>									
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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
10/10/18	<ul style="list-style-type: none"> A new petition signed by nine proponents to address their concerns regarding objectionable activities in Ann Street, Dandenong which may present a risk to their properties and personal safety. This petition has been forwarded to the relevant Council business unit for consideration. 	9	In Progress	<p>Tabled at 22 October 2018 Council Meeting.</p> <p>Sent to City Planning, Design and Amenities Directorate for action.</p> <p>Acknowledgment 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.)

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

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

2.2.2 Petitions and Joint Letters (Cont.)

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

2.3 CONTRACTS

2.3.1 Contract No. 1718-76 Cleaning of Public Conveniences including Park Structures & Syringe Management

File Id:	qA385149
Responsible Officer:	Director Engineering Services
Attachments:	Tender Evaluation Comments (Confidential)

Report Summary

This report details the public tender process undertaken by Council to select a suitably qualified and experienced contractor for the Cleaning of Public Conveniences including Park Structures & Syringe Management for the City of Greater Dandenong.

This is a Lump Sum and a Schedule of Rates based Contract.

Recommendation Summary

This report recommends that Council awards Contract 1718-76 to **All Cleaning Solutions Pty Ltd** for a fixed lump sum price of Four Hundred and Forty Five Thousand, Seven Hundred and Forty Four Dollars and Two Cents (\$445,744.02) including GST of \$40,522.18 for Programmed Cleaning Works in the first year of the contract, plus a Schedule of Rates for Reactionary Cleaning Works as required.

The initial term of this contract is three (3) years from the date of commencement with an option to extend the contract by two (2) twelve month periods at the sole and absolute discretion of Council.

2.3.1 Contract No. 1718-76 Cleaning of Public Conveniences including Park Structures & Syringe Management (Cont.)

Introduction

The purpose of this Contract is for the provision of a programmed and a reactionary cleaning service for Council's Cleaning of Public Conveniences including Park Structures & Syringe Management within the City of Greater Dandenong.

The majority of works required under this contract will include the programmed cleaning of - public toilets, barbecues, bus shelters, picnic shelters, playgrounds, art structures and syringe disposal containers, plus the collection & disposal of used syringes and the maintenance of syringe disposal containers.

The lump sum price for the programmed cleaning service includes all necessary labour, materials (including consumables) and plant and equipment and cleaning frequencies required for the cleaning and maintenance of the Council assets listed in the table below.

Reactionary cleaning works will be initiated by Council's Contract Superintendent as required.

The number and type of facilities to be cleaned and maintained are as follows:

<u>Facility Category</u>	<u>Number of</u>
Public Toilet Cleaning	44 Locations
Barbeque Cleaning	52 Locations
Bus Shelter Cleaning	59 Locations
Picnic Shelter Cleaning	46 Locations (64 Shelters)
Playground Cleaning	108 Locations
Art Structure Cleaning	25 Locations
Weekly Syringe Collection and disposal of Syringes including Maintenance	9 Locations (11 Units)
Monthly Syringe Collection and disposal of Syringes including Maintenance	25 Locations (94 Units)

Tender Process

The tender was advertised in The Age Newspaper on Saturday 5 May 2018 and closed at 2:00pm on Thursday 14 June 2018.

At the close of the tender advertising period submissions were received from 12 contractors as indicated below:

- 1) All Cleaning Solutions Pty Ltd
- 2) Alpha Corporate Property Services Pty Ltd

2.3.1 Contract No. 1718-76 Cleaning of Public Conveniences including Park Structures & Syringe Management (Cont.)

- 3) Fernando Enterprise (Australia) trading as Ausbright Facilities Management
- 4) Makkim Pty Ltd trading as Australian Environmental Services
- 5) Blue Sky Services (VIC) Pty Ltd
- 6) Elite Property Care Pty Ltd
- 7) HACCP International Property Services Pty Ltd
- 8) Laurel Cleaning Services Pty Ltd
- 9) Mermaid Cleaning Trust trading as Mermaid Cleaning Services Pty Ltd
- 10) New Age Cleaning Services Pty Ltd
- 11) Sheer clean Pty Ltd
- 12) Trilogy Facilities Maintenance Pty Ltd

Tenderers were requested to provide their annual rate/price per site for each facility category taking into account the cleaning frequency to create a total annual cost per facility category. The total price for each facility category was then combined to create an annual lump sum price per tender.

Tenderers were also requested to provide a schedule of rates for reactionary cleaning works for urgent cleaning works and to complete Council's Risk Management Questionnaire.

Tender Evaluation

The evaluation panel consisted of Council's Service Unit Leader – Works, Fleet & Cleansing, Team Leader Cleansing, Service Coordinator Playgrounds and Parks Assets and the Contracts Officer, with Occupational Health & Safety and Environmental Management consultants providing specialist advice.

The Tenders were evaluated using Council's Weighted Attributed Value Selection Method. The advertised evaluation criteria and the allocated weightings for evaluation are as follows:

	Evaluation Criteria	Weighting
1	Price	40%
2	Relevant Experience	20%
	• <i>Years in Business</i>	<i>10%</i>
	• <i>Years Similar Works</i>	<i>10%</i>
3	Capability	30%
	• <i>Similar – Previous & Existing Contracts</i>	<i>15%</i>
	• <i>Local Government Contracts</i>	<i>15%</i>
4	Local Industry / Content	5%
5	Social Procurement	5%

2.3.1 Contract No. 1718-76 Cleaning of Public Conveniences including Park Structures & Syringe Management (Cont.)

6	OH&S Management Systems (OH&S)	Pass / Fail
7	Environmental Management Systems (EMS)	Pass / Fail

Evaluation Criteria 1 – 5 are given a point score between 0 and 5 as detailed in the table below. The Evaluation Criteria 6 & 7 are given a Pass or Fail.

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

Tender submissions are assessed against the evaluation criteria (listed above) to ensure that the tenderers meet the standards required for Council contractors. A fail in any criterion would automatically exclude tenderers from further consideration for this contract.

The tender submissions received from Elite Property Care Pty Ltd, Laurel Cleaning Services Pty Ltd and Trilogy Facilities Management Pty Ltd submitted an annual lump sum price greater than 50% above the median price received and automatically received a price points score of zero.

The remaining nine (9) tender submissions were each assessed against the non price evaluation criteria (listed above). Each criterion is ranked on a point score between 0 (Not Acceptable) and 5 (Excellent). These rankings are then multiplied by the pre-determined weighting to give a weighted attribute ranking for each criterion and totalled to give an overall evaluation score for all criteria as follows:

Tenderer	Price Points	Local Industry	Social Procurement	Non-Price Points	OH&S	EMS	Total Score
All Cleaning Solutions	1.40	0.20	0.20	2.48	PASS	PASS	3.88
Ausbright FM	1.44	0.20	0.03	2.38	PASS	PASS	3.82
Alpha Corporate	1.85	0.18	0.00	1.81	PASS	PASS	3.66

2.3.1 Contract No. 1718-76 Cleaning of Public Conveniences including Park Structures & Syringe Management (Cont.)

Australian Environmental Services	1.24	0.18	0.03	2.19	PASS	PASS	3.43
HACCP International	1.66	0.20	0.03	1.61	PASS	PASS	3.27
New Age Cleaning	0.78	0.23	0.08	2.49	PASS	PASS	3.27
Blue Sky Services	0.84	0.23	0.03	2.26	PASS	PASS	3.10
Sheer clean	1.16	0.23	0.03	1.14	FAIL	PASS	2.30
Mermaid Cleaning Services	0.74	0.00	0.05	1.25	Not Assessed	Not Assessed	1.99
Elite Property Care	0.00	Not Scored	Not Scored	Not Scored	Not Assessed	Not Assessed	Not Scored
Laurel Cleaning Services	0.00	Not Scored	Not Scored	Not Scored	Not Assessed	Not Assessed	Not Scored
Trilogy Facilities Management	0.00	Not Scored	Not Scored	Not Scored	Not Assessed	Not Assessed	Not Scored

In accordance with the advertised tender conditions the highest rated tender submissions were then assessed against the Pass/Fail evaluation criteria of OH&S Management Systems and Environmental Management Systems.

Following the evaluation of the nine remaining (9) tender submissions All Cleaning Solutions Pty Ltd and Ausbright Facility Management were both invited to attend a pre selection interview process where they provided responses to questions regarding their tender submission and the requirements of this contract.

At the completion of the tender evaluation process described above the evaluation panel agreed that the tender submission from **All Cleaning Solutions Pty Ltd** would provide the Best Value outcome for Council.

Although, the lump sum annual price received from All Cleaning Solutions Pty Ltd was higher than that offered by Alpha Corporate Property Services and HACCP International Property Services their overall ranking for the non price evaluation criteria resulted in All Cleaning Solutions Pty Ltd receiving a higher total score for the following reasons;

- their similar, current and previous contracts;
- providing references for four relevant similar contracts;
- their 15 years business and industry experience; and
- their relevant experience working with five Victorian Local Governments.

2.3.1 Contract No. 1718-76 Cleaning of Public Conveniences including Park Structures & Syringe Management (Cont.)

The evaluation matrix and other supporting documents have been placed in the relevant Contract Procurement file.

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

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

Financial Implications

This is a Lump Sum Contract with a Schedule of Rates for Reactionary Cleaning Services.

Adequate funding for this service has been included in the current 2018/19 financial year as part of Councils operational budget provisions.

Note:

Lump Sum – A lump sum contract or a stipulated sum contract will require that the supplier agree to provide specified services for a stipulated or fixed price.

Schedule of Rates – The schedule of rates for this contract is provided for Reactionary cleaning works initiated by the Contract Superintendent for urgent cleaning works.

Social Procurement

Social procurement was considered when assessing the tender responses. All Cleaning Solutions Pty Ltd intend to employ an additional 10-15 personnel from within the City of Greater Dandenong area and they will be partnering with MAX Employment Dandenong for the recruitment and training of these additional personnel.

Local Industry

Local industry was considered when assessing the tender responses. All Cleaning Solutions Pty Ltd have estimated that they will spend \$361,000 within the City of Greater Dandenong.

Consultation

During the tender evaluation process and in preparation of this report, relevant Council Officers from Council's Operations Centre and Council's Occupational Health & Safety and Environmental Planning were all consulted.

Conclusion

At the conclusion of the tender evaluation process described above the evaluation panel agreed that the tender submission from **All Cleaning Solutions Pty Ltd** would provide the Best Value outcome for Council and they are the recommended tenderer for the following reasons:

1. Their conforming tender submission and overall well priced lump sum and schedule of rates;

2.3.1 Contract No. 1718-76 Cleaning of Public Conveniences including Park Structures & Syringe Management (Cont.)

2. Their satisfactory Company Financial and Performance Assessment (Procurement);
3. Their demonstrated relevant experience, nominated cleaning teams, methodology and equipment;
4. They have received a Pass for their Occupational Health and Safety (OH&S) and Environmental Management Systems;
5. Attended a pre selection interview to the satisfaction of the evaluation panel; and
6. Receiving good responses from four nominated referees including three Victorian Local Governments and Parks Victoria undertaken by Council's Team Leader, Cleansing.

The Company/Relevant Experience/Capability

All Cleaning Solutions Pty Ltd is a commercial cleaning and building maintenance contractor business, established in 2007. Their customers include state government departments, local governments, gyms, hotels and other small to medium enterprises.

They maintain accreditation to AS/NZS ISO9001:2008 (Quality Management Systems), AS/NZS4801:2001 (OH&S Management Systems) and AS/NZS ISO14001:2004 (Environmental Management System).

Their management team combines over 40 years' experience and they currently operate similar cleaning contracts with three Victorian Local Governments and two with Parks Victoria and have recent current and previous experience working with a total of five local governments in Victoria.

Recommendation

That Council:

1. **awards Contract to All Cleaning Solutions Pty Ltd for a fixed lump sum price of Four Hundred and Forty Five Thousand, Seven Hundred and Forty Four Dollars and Two Cents (\$445,744.02) including GST of \$40,522.18 for Programmed Cleaning Works in the first year of the contract, plus a Schedule of Rates for Reactionary Cleaning Works as required for an initial period of three (3) years from the date of commencement.**
2. **reserves the option to extend the initial contract term by two (2), 12 month extensions at the sole and absolute discretion of Council; and**
3. **signs and seals the contract documents when prepared.**

2.3.1 Contract No. 1718-76 Cleaning of Public Conveniences including Park Structures & Syringe Management (Cont.)

CONTRACTS

**CONTRACT NO 1718-76 CLEANING OF PUBLIC CONVENIENCES
INCLUDING PARK STRUCTURES & SYRINGE MANAGEMENT**

ATTACHMENT 1

**TENDER EVALUATION COMMENTS
(CONFIDENTIAL)**

PAGES 3 (including cover)

Under Section 89 (2) (h) of the Local Government Act 1989 this attachment has not been provided to members of the public.

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

2.3.2 Contract No. 1718-87 Photography and Digital Media Services

File Id:	fA120770
Responsible Officer:	Director Corporate Services

Report Summary

This report outlines the tender process undertaken to select a panel of suitably qualified and experienced contractors for the provision of Photography and Digital Media Services.

The initial contract term is two (2) years from the date of commencement with an option to extend the contract by two (2) twelve month extensions at the sole and absolute discretion of Council.

Recommendation Summary

This report recommends that Council awards Contract 1718-87 to a panel of four (4) Photographers for the Photography Services component comprising of:

- HAS Media;
- Thomas Barnes;
- Tatiana CC Scott;
- Carla Gottgens Photography;

and a panel of six (6) Videographers for the Videography (Digital Media) Services component comprising of:

- HAS Media;
- Thomas Barnes;
- 77 Productions;
- We Make Online Videos;
- Cloakroom Media; and
- We Are Yarn.

At Council's discretion the Contract Superintendent can engage suitably qualified specialised Photographers and Videographers outside of the approved panels to meet Council's requirements which cannot be met by the above panel members. This could include times when members of the panel are unavailable to do the required work, do not have the specialised skills required for the job or when their quote does not conform to the budget constraints of the project.

The estimated expenditure for this contract over the initial two (2) year term is Three Hundred Thousand Dollars. Over the full life of the contract including the two (2) twelve month extensions, the estimated expenditure is Six Hundred Thousand Dollars (\$600,000.00) including GST.

2.3.2 Contract No. 1718-87 Photography and Digital Media Services (Cont.)**Introduction**

This is a Schedule of Rates contract designed to provide Council with a range of consultancy services to assist in communicating and promoting Council's large number of programs and events.

Tender Process

The Tender was advertised in The Age newspaper on Saturday 23 June 2018 and closed on Thursday 19 July 2018. At the closure of the Tender advertising period thirteen (13) tender submissions were received as follows:

1. Indimax Film Productions Pty Ltd
2. Blue Sky Eyes Pty Ltd
3. Lunamik (Sky Capital Trust)
4. HAS Media (H Stone)
5. We Are Yarn
6. 77 Post Pty Ltd (77 Productions)
7. Fluffy Cloud Media Pty Ltd
8. Cloakroom Media Pty Ltd
9. Carla Gottgens Photography
10. Thomas Barnes
11. CMS Australasia Operating Pty Ltd
12. Tatiana CC Scot
13. Shon Productions

Tender Evaluation

The evaluation panel consisted of Council's Senior Media & Communications Coordinator, Team Leader Digital & Marketing, Urban Screens Coordinator, Arts and Cultural Programs Promotion Officer and Senior Contracts Officer with Occupational Health & Safety Consultant providing specialist advice.

The tenders were evaluated using Council's Weighted Attributed Value Selection Method. The advertised evaluation criteria and the allocated weightings for evaluation are as follows:

	Evaluation Criteria	Weighting
1	Price/Rates	35%
2	Relevant Experience	30%
3	Capability/Skill/Creativity	25%
4	Social Procurement	5%
5	Local Industry	5%

2.3.2 Contract No. 1718-87 Photography and Digital Media Services (Cont.)

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

Following the evaluation of the tender submissions received, the comparative point score based on the above criteria is as follows:

PHOTOGRAPHY SERVICES

Tenderer	Price Points	Non-Price Points	Total Score
HAS Media (H Stone)	1.19	2.35	3.54
Thomas Barnes	1.03	1.65	2.68
Tatiana CC Scott Photography	0.72	1.53	2.25
Carla Gottgens Photography	0.00	2.18	2.18
We Make Online Videos	0.24	1.65	1.89
Lunamik	0.48	1.40	1.88
Indimax Productions	0.08	1.40	1.48
CMS Australasia	0.00	1.40	1.40

Based on the above point score the evaluation panel agreed that Contracts should be awarded to the following panel of four contractors HAS Media, Thomas Barnes, Tatiana CC Scott Photography and Carla Gottgens Photography.

VIDEOGRAPHY (DIGITAL MEDIA) SERVICES

Tenderer	Price Points	Non-Price Points	Total Score
HAS Media (H Stone)	1.75	2.35	4.10
Thomas Barnes	1.46	1.65	3.11
77 Productions	0.89	2.20	3.09
We Make Online Videos	1.10	1.85	2.95
Cloakroom Media P/L	0.86	1.90	2.76
We Are Yarn	0.00	2.50	2.50

2.3.2 Contract No. 1718-87 Photography and Digital Media Services (Cont.)

Indimax Productions P/L	0.99	1.50	2.49
Lunamik	0.00	1.50	1.50
Shon Productions	0.00	1.45	1.45
Fluffy Cloud Media	0.00	1.40	1.40

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

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

Based on the above point score the evaluation panel agreed that Contracts should be awarded to the following panel of six contractors HAS Media, Thomas Barnes, 77 Productions, We Make Online Videos, Cloakroom Media and We Are Yarn.

Victorian Charter of Human Rights and Responsibilities

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

Financial Implications

This contract is a schedule of rates contract, resource requirements are in accordance with existing budgetary allocation. The current funding allocation will meet the financial requirement of this contract.

Note: Schedule of Rates – A schedule of rates contract is one under which the amount that is payable to the contractor is calculated by applying an agreed schedule of rates to the quantity of work that is actually performed.

Lump Sum – A lump sum contract or a stipulated sum contract will require that the supplier agree to provide specified services for a stipulated or fixed price.

Social Procurement

Social Procurement was considered when assessing tender responses.

Local Industry

Local Industry was considered when assessing tender responses.

Consultation

During the tender evaluation process and in preparation of this report, relevant Council Officers from Media and Communications and Festivals and Events were consulted.

2.3.2 Contract No. 1718-87 Photography and Digital Media Services (Cont.)

Conclusion

The evaluation panel is satisfied that the tenderers recommended for appointment have the relevant experience and resources to carry out the works in a timely and efficient manner. Where Council's requirements cannot be met by the recommended panel, Council has authority to engage specialist providers at its discretion.

At the conclusion of the tender evaluation process the evaluation panel agreed that the tender submissions from HAS Media, Thomas Barnes, Tatiana CC Scott, Carla Gottgens Photography, 77 Productions, We Make Online Videos, Cloakroom Media and We Are Yarn represented the best value outcome for Council and should be accepted based on:

1. Their conforming tender submissions and schedule of rates; and
2. Their level of experience, staff resources and equipment.

Recommendation

That Council:

1. **Award Contract No. 1718-87 for the Photography and Digital Media Services within the City of Greater Dandenong of four (4) Photographers for the Photography Services component comprising of:**

- **HAS Media;**
- **Thomas Barnes;**
- **Tatiana CC Scott;**
- **Carla Gottgens Photography;**

and a panel of six (6) Videographers for the Videography (Digital Media) Services component comprising of:

- **HAS Media;**
- **Thomas Barnes;**
- **77 Productions;**
- **We Make Online Videos;**
- **Cloakroom Media; and**
- **We Are Yarn.**

at the tendered Schedule of Rates for an initial period of two (2) years;

and at Council's discretion the Contract Superintendent can engage suitably qualified specialised Photographers and Videographers outside of the approved panels to meet Council's requirements which cannot be met by the above panel members.

2.3.2 Contract No. 1718-87 Photography and Digital Media Services (Cont.)

This could include times when members of the panel are unavailable to do the required work, do not have the specialised skills required for the job or when their quote does not conform to the budget constraints of the project;

- 2. reserves the option to extend the initial contract term by two (2) years extensions at the sole and absolute discretion of Council; and**
- 3. signs and seals the contract documents when prepared.**

2.3.3 Contract No. 1718-91 - Hard Waste Collection Services, Pop-up Drive Thru Recycle Events & Home Cycle Collections

File Id: qA388304
Responsible Officer: Director Engineering Services

Report Summary

This report outlines the tender process undertaken to select suitably qualified and experienced contractor(s) for the provision of a number of Council's waste services:

1. At Call Hard Waste Collections
2. Pop-up Drive Thru Recycle Events
3. Day After Home Cycle Collections
4. Proactive Dumped Rubbish Collections

All services will be delivered within the City of Greater Dandenong and paid for in accordance with the tendered Schedule of Rates.

Recommendation Summary

This report recommends that Council approves the following contractors for Contract 1718-91 – At Call Hard Waste Collection Services, Pop-up Drive Thru Recycle Events & Home Cycle Collections:

1. WM Waste Management Services - At Call Hard Waste Collections Service
2. Southern Cross Recycling - Pop-up Drive Thru Recycle Events
3. Southern Cross Recycling - Day After Home Cycle Collections

and that the Chief Executive Officer be authorised to negotiate the final terms and conditions of the contract.

It is recommended that the Proactive Dumped Rubbish Collections remain as an in-house team delivered service as this represents "Best Value" to Council.

2.3.3 Contract No. 1718-91 - Hard Waste Collection Services, Pop-up Drive Thru Recycle Events & Home Cycle Collections (Cont.)

Introduction

A Councillor Briefing Session presentation was provided to Councillors on 7 May 2018 to confirm the scope of services to be tendered.

The At Call Hard Waste Collection Service, offered to each residential property across the municipality where an annual Residential Garbage Levy is paid, was endorsed to be the preferred model by Councillors for the delivery of this service. Councillors also agreed to maintain the continuation of the current service scope with the addition of an expanded collection of e-waste items necessary to comply with the State Government's E-waste Landfill Ban to be introduced 1 July 2019.

The broadened spectrum of recycling E-waste was a focus for all collection schedules of this contract.

Councillors also favoured the continuation of the Pop-up Drive Thru Recycle Events and the Day After Home Cycle Collection Services for our community. These were included in the contract as service options with the opportunity to opt in and opt out from one year to the next, pending Council's financial capacity, the on-going success or otherwise of these initiatives and with the flexibility to alter the frequency of each collection service.

The awarding of Contracts to the two (2) preferred contractors for their respected contracted services will be for an initial period of five (5) years with the option to extend the contract for two (2) x 12 month extensions at Council's discretion.

Council's in-house Street Cleansing Team currently undertakes a Proactive Dumped Rubbish Collection Program. Council's Team Leader Cleansing develops a strategically planned and regularly reviewed proactive Dumped Rubbish Collections Program targeting "hot spot" dumping locations. The intent of this program is to maintain a clean city, promoting a sense of community pride which may in-turn discourage further rubbish dumping. The inclusion of the Proactive Dumped Rubbish Collection Program as a service option in this tender was undertaken to confirm the "Best Value" approach to the service delivery of this program and provide a contracted option to Council with a schedule of rates for a manned collections vehicle with driver and labourer.

The overall aim of this tender process was to obtain responses from qualified and experienced contractors that would enable Council to compare the costs and benefits for the delivery of an 'At Call' Hard Waste Collection and associated services.

Tender Process

The tender was advertised in 'The Age' Newspaper and on Council's website on Saturday 30 June 2018.

An information session held on Thursday 12 July 2018 was offered to all prospective tenderers in order to further explain the service, understand the approach to the treatment of E-waste and to gain a common understanding of Council's expectation of the service scope and delivery.

2.3.3 Contract No. 1718-91 - Hard Waste Collection Services, Pop-up Drive Thru Recycle Events & Home Cycle Collections (Cont.)

At the close of tender at 2.00 pm on Tuesday 31 July 2018, three (3) tender submissions were received as follows:

Contractor	Services			
	At Call Hard Waste Collections	Pop-up Drive Thru Recycle Events	Day After Home Cycle Collections	Proactive Dumped Rubbish Collections
WM Waste Management Services	YES	NO	NO	YES
Cleanaway	YES	YES	YES	YES
Southern Cross Recycling	YES	YES	YES	YES

Tender clarification interviews were conducted on Thursday 23 August 2018 with Cleanaway, WM Waste Management Services and Southern Cross Recycling in order to verify details of each contractor's tender submission.

Reference checks were undertaken for each contractor following the clarification interviews.

Tender Evaluation

The evaluation panel consisted of Council's Service Unit Leader Parks & Waste, Waste Services Team Leader, Cleansing Team Leader, Senior Contracts Officer and the Contracts & Administration Officer with Occupational Health & Safety and Environmental Management consultants providing specialist advice.

The Tenders were evaluated using Council's Weighted Attributed Value Selection Method. The advertised evaluation criteria and the allocated weightings for evaluation for each of the service options offered as follows:

	Evaluation Criteria	Weighting
1	Price	50%
2	Track Record & Experience	30%
3	Environmental Outcomes	10%
4	Social Procurement	5%
5	Local Industry	5%
6	OH&S Systems	Pass / Fail
7	Environmental System	Pass / Fail

2.3.3 Contract No. 1718-91 - Hard Waste Collection Services, Pop-up Drive Thru Recycle Events & Home Cycle Collections (Cont.)

Tenders were ranked by panel members against each criteria. Points were awarded on a scale 0 – 5 based on the score parameters listed below;

Score	Description
5	Excellent
4	Very Good
3	Good, better than average
2	Acceptance
1	Marginally acceptable
0	Not Acceptable

Each submission was assessed against all evaluation criteria to ensure that the tenderers met the standards required for Council contractors. A fail in any criterion would automatically exclude a tenderer from further consideration for this contract.

The thoroughness of the evaluation process including assessment of tenders submissions, contractor interviews and reference checks provided a high level of confidence to the tender evaluation panel in recommending the contractors for this contract.

1. At Call Hard Waste Collections**Service Delivery**

WM Waste Management Service has provided the At Call Hard Waste Collection Service on behalf of the City of Greater Dandenong for the past 10 years. Their approach to partnering with council, understanding the variables associated with the service and how to effectively deal with a variety of circumstances, a strong customer focus and their experience in dealing with our diverse community, their track record and appetite for a continuous improvement, were all strong features of their submission.

Social Procurement

WM Waste Management Services operates a second-hand shop at its Knox Transfer Station where goods from the hard waste collections are sold for re-use. The shop is operated by a disability service.

Local Industry

WM Waste Management Services purchases its collection vehicles from a Dandenong based company.

2.3.3 Contract No. 1718-91 - Hard Waste Collection Services, Pop-up Drive Thru Recycle Events & Home Cycle Collections (Cont.)**Environmental**

WM Waste Management Services recycles metals, timber, cardboard, green waste and e-waste. WM Waste Management's proposal included provision to recycle all e-waste, meeting the State Governments legislative requirement to ban e-waste from landfill. They have recently established a partnership with a company to accept the residual waste, previously set to landfill, to be used as fuel to fire brick kilns. This initiative will generate an 85-90% re-use/recycling rate which significantly exceeds the prescribed rate of its nearest competitor.

Summary of Assessment

The weighted attribute points scores resulting from the assessment are shown in the following table

Tenderer	Price Score	Non Price Score	OH&S	EMS	Total Score
WM Waste Management Services Pty Ltd	1.25	2.05	Pass – Certified System		3.30
Cleanaway Pty Ltd	1.26	1.53	Pass – Certified System		2.79
SCR Group Pty Ltd	0.00	1.38	Pass	Pass	1.38

The tender submission received from SCR Group Pty Ltd was greater than 50% above the median price received and automatically received a price points score of zero.

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

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

Although the schedule of rates offered by Cleanaway was at a lower rate, it was calculated to offer a saving of 1% of the overall estimated expenditure for the year, with WM Waste Management's superior non priced deliverables of the contract considered to outweigh this price differential offering council overall Best Value.

2. Pop-up Drive Thru Recycle Events**Service Delivery**

Southern Cross Recycling was the only contractor to submit a tender with extensive experience in delivering this service. They demonstrated a clear understanding of how the service needs to be run, including the suitable resourcing of plant and staff necessary to ensure goods are collected in a manner which maximises recovery.

2.3.3 Contract No. 1718-91 - Hard Waste Collection Services, Pop-up Drive Thru Recycle Events & Home Cycle Collections (Cont.)

Social Procurement

Southern Cross Recycling has established relationships with a number of charities with which it partners to distribute re-usable goods. Across their business operation they offer employment opportunities to people with disabilities and disadvantaged youth. Social wellbeing is a strong focus of their business.

Local Industry

Southern Cross Recycling is an expanding business. If successful in being awarded this contract they will look to setting up a warehouse in Dandenong, where they will sort and repair goods for re-use.

Environmental

Southern Cross aims to maximise re-use and recycle those items that cannot be re-used. Its targeted landfill diversion rate is 80%.

Summary of Assessment

The weighted attribute points scores resulting from the assessment are shown in the following table

Tenderer	Price Score	Non Price Score	OH&S	EMS	Total Score
SCR Group Pty Ltd	1.25	2.13	Pass	Pass	3.38

The pricing submission received from Cleanaway Pty Ltd for this component was priced upon Cleanaway Pty Ltd being awarded all components of the contract. Therefore the submission from Cleanaway Pty Ltd for this component was deemed Non-Conforming.

Council officers have benchmarked the price received from SCR Group and are satisfied that it offers best value to Council for this service.

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

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

3. Day After HomeCycle Collections

Service Delivery

Southern Cross Recycling was the only contractor to submit a tender with extensive experience in delivering this service. They demonstrated a clear understanding of how the service needs to be run, including the suitable resourcing of plant and staff necessary to ensure goods are collected in a manner which maximises recovery.

2.3.3 Contract No. 1718-91 - Hard Waste Collection Services, Pop-up Drive Thru Recycle Events & Home Cycle Collections (Cont.)**Social Procurement**

Southern Cross Recycling has established relationships with a number of charities with which it partners to distribute re-usable goods. Across their business operation they offer employment opportunities to people with disabilities and disadvantaged youth. Social wellbeing is a strong focus of their business.

Local Industry

Southern Cross Recycling is an expanding business. If successful in being awarded this contract they will look to setting up a warehouse in Dandenong, where they will sort and repair goods for re-use.

Environmental

Southern Cross aims to maximise re-use and recycle those items that cannot be re-used. Its targeted landfill diversion rate is 80%.

Summary of Assessment

The weighted attribute points scores resulting from the assessment are shown in the following table

Tenderer	Price Score	Non Price Score	OH&S	EMS	Total Score
SCR Group Pty Ltd	2.31	2.13	Pass	Pass	4.44
Cleanaway Pty Ltd	0.19	1.08	Pass – Certified Systems		1.27

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

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

4. Proactive Dumped Rubbish Collections

Pricing for this schedule is based on the hire of a suitable collection vehicle, driver and labourer. The lowest priced tender rate per annum was \$418,500 compared to the City of Greater Dandenong's in-house Street Cleansing Team rate of \$180,696.

As the annual in-house rate is a significantly lower cost and the in-house team affords a more flexible resource deployment option, Council's Street Cleansing Team was considered to offer council "Best Value" and therefore no further assessment was conducted.

2.3.3 Contract No. 1718-91 - Hard Waste Collection Services, Pop-up Drive Thru Recycle Events & Home Cycle Collections (Cont.)

Victorian Charter of Human Rights and Responsibilities

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

Financial Implications

Council's 2018/19 estimated annual budget allocation for the provision of a Hard Waste Collection Service which includes a 4 cubic metre collection and a maximum of 2 mattresses per property is \$1,852,100.00 including GST.

The annual cost to Council for the Hard Waste component of this contract is based on Council estimated number of participating premises (number of collections) and the collection of an estimated number of mattresses collected per year.

Council's 2018/19 estimated annual budget for the Pop-up Drive Thru Recycle Events (2) & Home Cycle Collections Service (1) is \$121,000.00 including GST. It is based on maintaining the current service level.

Note: Schedule of Rates – A schedule of rates contract is one under which the amount that is payable to the contractor is calculated by applying an agreed schedule of rates to the quantity of work that is actually performed.

Lump Sum – A lump sum contract or a stipulated sum contract will require that the supplier agree to provide specified services for a stipulated or fixed price.

The submitted contract rates fall within Council's 2018/19 budget provision.

Consultation

During the tender evaluation process and in preparation of this report, relevant Council officers from Waste Services, Contracts and Council's Occupational Health & Safety and Environmental Planning were all consulted.

Conclusion

The tender is to be awarded based on the successful contractors meeting Council's agreed service standards.

At the conclusion of the tender evaluation process the evaluation panel agreed that services under this contract should be awarded as follows:

1. **WM Waste Management Services** - At Call Hard Waste Collections
2. **Southern Cross Recycling** - Pop-up Drive Thru Recycle Events
3. **Southern Cross Recycling** - Day After Home Cycle Collections

2.3.3 Contract No. 1718-91 - Hard Waste Collection Services, Pop-up Drive Thru Recycle Events & Home Cycle Collections (Cont.)

The evaluation panel is satisfied that both contractors possess the relevant experience and resources to carry out the services in a timely and efficient manner and will provide a Best Value to Council for this contract.

Recommendation

That:

- 1. Council declare that WM Waste Management Services be appointed as the preferred tenderer for Contract 1718-91 for the Hard Waste Collection Services for an initial period of five (5) years with an option to extend the initial contract term by two (2) x 12 month extension at the sole and absolute discretion of Council:**
 - 1.1. the Chief Executive Officer to be delegated the power to enter into negotiations with WM Waste Management Services to finalise the terms of each Contract on the basis that there is no increase to the tendered schedule of rates submitted nor any reduction in service;**
 - 1.2. if the Chief Executive Officer is unable to negotiate a satisfactory outcome with WM Waste Management Services, then the Chief Executive Officer to be delegated the power to enter into negotiations with Cleanaway Pty Ltd and upon satisfactory negotiations, the At Call Hard Waste Collection Service be offered to Cleanaway Pty Ltd;**
- 2. Southern Cross Recycling be appointed as the tenderer for Contract 1718-91 for the Pop-up Drive Thru Recycle Events & Home Cycle Collections services for an initial period of five (5) years with an option to extend the initial contract term by two (2) x 12 month extension at the sole and absolute discretion of Council:**
 - 2.1. the Chief Executive Officer to be delegated the power to enter into negotiations with Southern Cross Recycling to finalise the terms of each Contract on the basis that there is no increase to the tendered schedule of rates submitted nor any reduction in service;**
 - 2.2. if the Chief Executive Officer is unable to negotiate a satisfactory outcome with Southern Cross Recycling, then the Pop-up Drive Thru Recycle Events Service be retendered;**
 - 2.3. if the Chief Executive Officer is unable to negotiate a satisfactory outcome with Southern Cross Recycling, then the Day After Home Cycle Collections Service be retendered;**
- 3. Council continues its "Proactive Dumped Rubbish Collections Program utilising its in-house Cleansing Team; and**
- 4. signs and seals the contract documents when prepared.**

2.3.4 Contract No. 1819-03 Implementation of Stage 2 Landscape Improvements for Dandenong Park in the Northern Precinct

File Id: fA126427

Responsible Officer: Director Engineering Services

Report Summary

This report outlines the tender process undertaken to select a suitably qualified and experienced contractor for the Implementation of Stage 2 Landscape Improvements in the northern precinct of Dandenong Park in Dandenong.

Recommendation Summary

This report recommends that Council:

1. awards Contract 1819-03 to Ace Landscape Services Pty Ltd for a fixed lump sum price of Two Million, Nineteen Thousand and Eighty One Dollars and Ninety Cents (\$2,019,081.90) including GST of \$183,552.90. This is a Lump Sum Contract and not subject to rise and fall.

2.3.4 Contract No. 1819-03 Implementation of Stage 2 Landscape Improvements for Dandenong Park in the Northern Precinct (Cont.)

Introduction

This project will see the implementation of significant infrastructure and landscape improvements to Dandenong Park in accordance with the Council adopted Dandenong Park Masterplan and detail design contract documentation. Works will see the construction of a range of new elements including, but not limited to:

- Construction of the “Stan Prior Stage” and surrounding area which includes feature lighting, brass inlays and other interpretive signage in recognition and celebration of Stan Prior.
- Supply and installation of barbeques, furniture, feature pavements, picnic shelters, new access pathways, public lighting, landscaping and various other elements.
- Construction of a lit hard paved and fenced Multi-Purpose sport playing area with various line marking to facilitate a range of sporting activities.

Tender Process

This tender was advertised on Saturday 7 July 2018 in The Age Newspaper and Council’s website and closed at 2pm on Thursday 2 August 2018.

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

1. Ace Landscape Services Pty Ltd
2. Blue Peak Holdings Pty Ltd
3. Evergreen Civil Pty Ltd
4. LJM Construction Australia

Tender Evaluation

The evaluation panel comprised of Council’s Co-ordinator Open Space Projects, Co-ordinator Strategic Design and Sustainability Planning, Project Manager and Senior Contracts Officer with specialist advice sought from Bradley Clothier and Warwick Savvas of Aspect Studios (landscape architects and designers of the project).

The tender was evaluated using Council’s Weighted Attributed Value Selection Method. The advertised evaluation criteria and the allocated weightings for evaluation are as follows:

	Evaluation Criteria	Weighting
1	Price	40%
2	Demonstrated Experience in Delivering Projects of this Type and Scale	20%
3	Clear Understanding of the Project Brief and Tender Specifications	15%
4	Demonstrated Capacity to Deliver the Project within the Required Timeframe	15%

2.3.4 Contract No. 1819-03 Implementation of Stage 2 Landscape Improvements for Dandenong Park in the Northern Precinct (Cont.)

5	Social Procurement	5%
6	Local Industry	5%

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

Following an evaluation of the tender, the comparative point score based on the above criteria is as follows:

Tenderer	Price Points	Non-Price Points	Total Score
Ace Landscape Services Pty Ltd	1.06	2.48	3.54
LJM Construction Aust	1.03	2.18	3.21
Evergreen Civil Pty Ltd	0.97	2.10	3.07
Blue Peak Constructions Pty Ltd	0.45	1.76	2.21

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

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

Representatives from Ace Landscape Services Pty Ltd and LJM Construction Australia (the two short listed companies) attended a tender clarification interview conducted by the Tender Evaluation Panel which included Bradley Clothier and Warwick Savvas of Aspect Studios. During the tender interview process it was advised that the final civil construction drawings (issued after the tender close) would be made available to both Ace Landscape Services and LJM Constructions Australia for their information and review in order to confirm their tender submission pricing.

Reference checks regarding performance and quality of previously completed projects have also been undertaken from past clients with positive comments and feedback received.

At the completion of the tender evaluation process described above, the Evaluation Panel recommends to Council that the tender submission from **Ace Landscape Services Pty Ltd** be accepted as it provides the best value outcome for Council.

Relevant Experience/Track Record

Ace Group has been delivering landscaping projects for more than 15 years after recognising a marketplace opportunity to compliment the service offering of their established civil and infrastructure services division. The landscaping division became a standalone company in 2011. Ace Landscape Services has delivered multiple high profile projects which have significantly transformed and upgraded commercial landscapes, streetscapes and community hubs throughout Victoria.

2.3.4 Contract No. 1819-03 Implementation of Stage 2 Landscape Improvements for Dandenong Park in the Northern Precinct (Cont.)

Ace Landscape Services extensive scope of works and capability includes:

- Commercial and residential scale landscape projects;
- Construction of sporting ovals and sporting pavilions;
- Parks, playgrounds and community space projects;
- Construction of streetscapes and boulevards;
- Wetlands and open space developments;
- Landscape design and construction;
- Podium landscaping; and
- Maintenance responsibilities.

The company operates across a diverse spectrum of projects ranging from the industrially challenging works that relate to large scale commercial projects to the more technically challenging streetscape projects for large statutory and municipal clients where multiple stakeholder engagement needs to be managed where communication and planning is paramount. Working in the public domain on projects with emotional connection to the community often requires additional communicative skills. Ace Landscape Services strengths come from their high level of professional standards, experience, competent staff, systems and processes along with their long standing presence within the industry.

Financial Implications

The contract price of \$2,019,081.90 (\$1,835,529.00 excluding GST) is within the budget parameters allocated for the implementation phase of the Dandenong Park Masterplan. Funding for this project has been approved by Council through the 2018/19 capital works program.

Lump Sum – A lump sum contract or a stipulated sum contract will require that the supplier agree to provide specified services for a stipulated or fixed price.

Social Procurement

Ace Landscape Services Pty Ltd currently employs five (5) staff who resides within the Greater Dandenong Council boundary.

Ace was awarded ‘Employer of Choice’ status in the Australian Business Awards for 2016.

Local Industry

0.15% (approximately \$3000) for food, miscellaneous supplies and fuel have been indicated by Ace Landscape Improvements to fall within Council’s “Local Content”.

Consultation

During the tender evaluation process and in preparation of this report other relevant Council Officers have also been consulted to seek their input and specialist advice.

2.3.4 Contract No. 1819-03 Implementation of Stage 2 Landscape Improvements for Dandenong Park in the Northern Precinct (Cont.)

Conclusion

At the conclusion of the tender evaluation process that included the pre selection interview, the evaluation panel agreed that the tender submission from **Ace Landscape Services Pty Ltd** represented the best value outcome for Council and should be accepted due to:

1. Their conforming tender submission and understanding of the project brief;
2. Their very good references received for recent similar civil projects, comments from referees included the words - “excellent contractor”, “very good” and “completed the job on time”;
3. Their level of experience, staff resources and the range of available equipment; and
4. Their demonstrated methodology to implement the project, their submitted program and work plan to the satisfaction of the Project Manager.

Recommendation

That Council:

1. **awards Contract 1819-03 to Ace Landscape Services Pty Ltd for a fixed lump sum price of Two Million, Nineteen Thousand and Eighty One Dollars and Ninety Cents (\$2,019,081.90) including GST of \$183,552.90; and**
2. **signs and seals the contract documents when prepared.**

2.4 STATUTORY PLANNING APPLICATIONS

2.4.1 Planning Decisions Issued by Planning Minister's Delegate - September 2018

File Id:	qA280444
Responsible Officer:	Director City Planning Design & Amenity
Attachments:	Planning Declared Area Delegated Decisions - September 2018

Report Summary

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

It provides a listing of Town Planning applications that were either decided or closed under delegation or withdrawn by applicants in September 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 PDA#.01 or similar, are applications making amendments to previously approved planning permits.

Recommendation

That the items be received and noted.

2.4.1 Planning Decisions Issued by Planning Minister's Delegate - September 2018 (Cont.)

STATUTORY PLANNING APPLICATIONS

**PLANNING DELEGATED DECISIONS ISSUED BY PLANNING MINISTER'S
DELEGATE - SEPTEMBER 2018**

ATTACHMENT 1

**PDA DELEGATED DECISIONS ISSUED –
SEPTEMBER 2018**

PAGES 2 (including cover)

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

2.4.1 Planning Decisions Issued by Planning Minister's Delegate - September 2018 (Cont.)

City of Greater Dandenong

PDA Delegated Decisions Issued 01/09/2018 to 30/09/2018

Application ID	Property Address	Applicant	Description	Notes	Authority	Decision	Decision Notified	Ward
PDA15/0002.02	70 Cheltenham Road DANDENONG VIC 3175	Urbis Pty Ltd	AMENDMENT TO: Mixed Use Development - 182 x dwellings, 3 x retail (9 storeys)	Amend permit conditions and plans for social housing use	Delegate	AmendPerm	10/09/2018	RedGum
PDA17/0001	27-59 Foster Street DANDENONG VIC 3175	Ratio Consultants Pty Ltd	Mixed Use Development (dwellings x 121, retail, gymnasium) + 14 levels, reduction in car parking requirement, demolition of existing buildings and works	Comprehensive Development Zone 2	Minister	PlanPermit	11/09/2018	RedGum
Total :							2	

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2.4.2 Planning Delegated Decisions Issued - September 2018

File Id:	qA280
Responsible Officer:	Director City Planning Design & Amenity
Attachments:	Planning Delegated Decisions Issued September 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 September 2018.

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

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

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

Recommendation

That the items be received and noted.

2.4.2 Planning Delegated Decisions Issued - September 2018 (Cont.)

STATUTORY PLANNING APPLICATIONS

PLANNING DELEGATED DECISIONS ISSUED - SEPTEMBER 2018

ATTACHMENT 1

**PLANNING DELEGATED DECISIONS ISSUED
– SEPTEMBER 2018**

PAGES 9 (including cover)

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

2.4.2 Planning Delegated Decisions Issued - September 2018 (Cont.)

City of Greater Dandenong

Planning Delegated Decisions Issued from 01/09/2018 to 30/09/2018

Application ID	VicSmart	Property Address	Applicant	Description	Notes	Authority	Decision	Date	Ward
PLN10/0486.02	No	55-67 Frankston Dandenong Road DANDENONG SOUTH VIC 3175	Maple Media Pty Ltd	AMENDMENT TO Development and Use of Restricted Retail Premises & Food and Drink Premises	Amend endorsed plans to allow the removal of three (3) existing signs	Delegate	AmendPerm	14/09/2018	RedGum
PLN11/0385.01	No	65 Yarraman Road NOBLE PARK VIC 3174	C & N Constructions (Aust) Pty Ltd	AMENDMENT To construct four (4) dwellings, including two double storey dwellings and two single storey dwellings	Amend endorsed plans to show enclosing rear yard of dwelling 1 with a 1800mm fence instead of 1200mm, western boundary fence changed from 900mm to 1800mm and change location of letterboxes	Delegate	AmendPerm	17/09/2018	Paperbark
PLN12/0398.02	No	442 Springvale Road SPRINGVALE SOUTH VIC 3172	Bayside Town Planning Pty Ltd	Section 72 Amendment to the Planning Permit which allowed the construction of buildings and works for an education centre and 8-level stupa, to use the land for a place of assembly (including place of worship) and associated accommodation, education centre, reduction in the car parking requirement, removal of native vegetation and alteration to a Road Zone Category 1	Amend endorsed plans to show extension of education centre to allow 180 students	Delegate	AmendPerm	24/09/2018	Lightwood
PLN12/0551.03	No	261-263 Lonsdale Street DANDENONG VIC 3175	Sher Alam	AMENDMENT TO - Place of Assembly (Reception Centre) DECLARED AREA	Amend permit Condition 4 and 5 to allow trading hours as 12 during the week and 1am on Friday and Saturday	Delegate	AmendPerm	06/09/2018	RedGum
PLN14/0174.01	No	2/9-13 Springvale Road SPRINGVALE VIC 3171	Building Suncoast Green	AMEND TO Change of Use (Indoor Recreation Centre) and Signage	Amend permit to allow increase in use area and endorse proposed plans	Delegate	AmendPerm	27/09/2018	Lightwood
PLN16/0076	No	4 Homeleigh Road KEYSBOROUGH VIC 3173	Project Planning & Development Pty Ltd	Subdivision x 40, Removal of Easement and Removal of Native Vegetation SPEAR	Proposal fails to comply with Development Plan Stages 2 & 3 and does not comply with Clause 56 (Objectives and Standards)	Delegate	Refusal	12/09/2018	RedGum

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2.4.2 Planning Delegated Decisions Issued - September 2018 (Cont.)

Application ID	VicSmart	Property Address	Applicant	Description	Notes	Authority	Decision	Date	Ward
PLN16/0328.03	No	31-49 Nathan Road DANDENONG SOUTH VIC 3175	Echelon Planning Pty Ltd	AMENDMENT TO Use and development for Industry and a reduction in car parking	Amend endorsed plans to increase floor area of warehouse, increase on site parking and minor reduction in landscaping to rear of property	Delegate	AmendPerm	18/09/2018	RedGum
PLN16/0593.02	No	66 Logis Boulevard DANDENONG SOUTH VIC 3175	Quality First Designs Pty Ltd	AMENDMENT TO Buildings and Works (Warehouse)	Amend permit preamble to use the land for trade supplies, amend condition 8 to include trade supplies and amend condition 16 to include container drop-off bays	Delegate	AmendPerm	27/09/2018	RedGum
PLN16/0876	No	7E/2A Westall Road SPRINGVALE VIC 3171	Urbis Pty Ltd	Buildings and Works, Mezzanine and a Reduction in Car Parking	Industrial 1 Zone, 328sqm	Applicant	Withdrawn	19/09/2018	Lightwood
PLN17/0360.01	No	74 Indian Drive KEYSBOROUGH VIC 3173	Plans in Motion Pty Ltd	AMENDMENT TO Planning Permit PLN17/0360 to allow the use of land as a Restaurant and Office, Liquor, and amendments to the endorsed plans	Amend permit to allow change of use to Restaurant	Delegate	AmendPerm	10/09/2018	RedGum
PLN17/0503	No	38 Nicholas Drive DANDENONG SOUTH VIC 3175	Payne Timber Products	Buildings and Works (Dust Extraction System) and mezzanine floor	Proposal fails to comply with Clause 52.06 (Car Parking)	Delegate	Refusal	26/09/2018	RedGum
PLN17/0515	No	18 Leman Crescent NOBLE PARK VIC 3174	Protek Design	Development of the land for two single storey dwellings	General Residential 1 Zone, 581sqm	Delegate	PlanPermit	10/09/2018	Paperbark
PLN17/0567	No	2 Flynn Street SPRINGVALE VIC 3171	Lucas Lau	Development of the land for three (3) double storey dwellings	Proposal fails to comply with Clauses 21.05 (Built Form), 22.09.3.1 and 22.09.3.3 (Design Principles) and Multiple Standards of Clause 55	Delegate	Refusal	03/09/2018	Lightwood
PLN17/0569	No	23 Bruce Street DANDENONG VIC 3175	3D Design Group	Development of the land for three (3) double storey dwellings	Residential Growth 1 Zone, 838sqm	Delegate	NOD	07/09/2018	RedGum
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2.4.2 Planning Delegated Decisions Issued - September 2018 (Cont.)

Application ID	VicSmart	Property Address	Applicant	Description	Notes	Authority	Decision	Date	Ward
PLN17/0667	No	103 Lightwood Road NOBLE PARK VIC 3174	Raymond Donald Performance Excavations	The use of the land for a Shop, a reduction of car parking and the display of business identification signage	Mixed Use Zone, 258,12sqm	Delegate	NOD	07/09/2018	Lightwood
PLN17/0696	No	249 Corrigan Road NOBLE PARK VIC 3174	Mimar Design Pty Ltd	Development of the land for four dwellings (4) (three double storey dwellings and one single storey dwelling to the rear)	General Residential 1 Zone, 825sqm	Delegate	PlanPermit	26/09/2018	Paperbark
PLN17/0878	No	6 McLeod Street SPRINGVALE VIC 3171	Prestigious Millennium Design Pty Ltd	Alterations to the existing dwelling and development of a double storey dwelling to the rear	Proposal fails to comply with Clause 15;16 & 21.05 Built Environment, Housing and Residential Development	Delegate	Refusal	27/09/2018	Lightwood
PLN18/0028	No	64 Royal Avenue SPRINGVALE VIC 3171	Louie Asiaee	Development of the land for two (2) double storey dwellings to the rear or one (1) existing single storey dwelling	Proposal fails to comply with Clause 15 (Built Environment and Heritage), Clause 21.05-1 (Urban Design), Clause 22.09 (Residential Development and Neighbourhood Character Policy) and Clause 55 (Standards and Objectives)	Delegate	Refusal	14/09/2018	Lightwood
PLN18/0082	No	5 Agana Avenue NOBLE PARK VIC 3174	Strait-Line Builders & Drafters Pty Ltd	Development of the land for two (2) dwellings comprising one (1) double storey dwelling to the front and one (1) single storey dwelling to the rear	Neighbourhood Residential 1 Zone, 646sqm	Delegate	PlanPermit	27/09/2018	Paperbark
PLN18/0090	No	4/273 Frankston Dandenong Road DANDENONG SOUTH VIC 3175	Stephen D'Andrea Pty Ltd	Buildings and Works (Storage Shed)	Industrial 1 Zone, 125sqm, storage shed	Delegate	PlanPermit	13/09/2018	RedGlum
PLN18/0139	No	2 Railway Parade DANDENONG VIC 3175	Impact Property Design Pty Ltd	Use and development of the land for a store (self-storage facility)	Mixed Use Zone, 273 sqm, self storage containers	Delegate	PlanPermit	21/09/2018	RedGlum
PLN18/0150	No	149 Springvale Road SPRINGVALE VIC 3171	Hartland Group	Use and development of the land for one (1) shop and one (1) food and drink premises and development of the land for five (5) parking dwellings	Residential Growth 1 Zone, 350sqm, 3 storey, commercial, residential, car parking	Delegate	NOD	20/09/2018	Lightwood
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2.4.2 Planning Delegated Decisions Issued - September 2018 (Cont.)

Application ID	VicSmart	Property Address	Applicant	Description	Notes	Authority	Decision	Date	Ward
PLN18/0160	No	8 Reid Court DANDENONG NORTH VIC 3175	ZR Construction Pty Ltd	Development of the land for three dwellings (two (2) double storey dwellings and one (1) single storey dwelling to the rear of the site)	General Residential 1 Zone, 94.3sqm	Delegate	PlanPermit	13/09/2018	RedGum
PLN18/0163	No	60 Virginia Street SPRINGVALE VIC 3171	Melbourne Architecture and Partners	Development of the land for three (3) double storey dwellings	General Residential 1 Zone, 744sqm	Delegate	PlanPermit	13/09/2018	Lightwood
PLN18/0175	No	274 Thomas Street DANDENONG VIC 3175	Spencer & Cartwright Pty Ltd	The development of the existing building for external alterations (modified entryway)/DECLARED AREA	No response to further information request	Delegate	Lapsed	03/09/2018	RedGum
PLN18/0197	No	592-600 Springvale Road SPRINGVALE SOUTH VIC 3172	Fredman Malina Planning Pty Ltd	The development of land for twelve (12) double storey dwellings and to create access to a road in a Road Zone, Category 1	General Residential 1 Zone, 5567sqm	Delegate	PlanPermit	14/09/2018	Lightwood
PLN18/0198	No	19 Sheales Street DANDENONG VIC 3175	GWS Design & Consulting	Development of the land for three (3) double storey dwellings	General Residential 1 Zone, 966sqm	Delegate	PlanPermit	24/09/2018	RedGum
PLN18/0222	No	259-265 Perry Road KEYSBOROUGH VIC 3173	Concept Y Pty Ltd	Development of ten (10) warehouses and a reduction in the car parking requirement	Industrial 1 Zone, 5854sqm, warehouse x10	Delegate	PlanPermit	25/09/2018	RedGum
PLN18/0223	No	259-265 Perry Road KEYSBOROUGH VIC 3173	Hexa Keys Pty Ltd	Subdivision x6 SPEAR	Industrial	Delegate	PlanPermit	11/09/2018	RedGum
PLN18/0227	No	2 First Avenue DANDENONG NORTH VIC 3175	CK Design Group	Development of the land for two (2) dwellings comprising one double storey dwelling to the front and one single storey dwelling to the rear	Neighbourhood Residential 1 Zone, 768sqm	Delegate	PlanPermit	06/09/2018	Silverleaf
PLN18/0255	No	25 Royal Avenue SPRINGVALE VIC 3171	Archsign Pty Ltd	Development of the land for six (6) three storey dwellings	Residential Growth 2 Zone, 919sqm	Delegate	PlanPermit	11/09/2018	Lightwood

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2.4.2 Planning Delegated Decisions Issued - September 2018 (Cont.)

Application ID	VicSmart	Property Address	Applicant	Description	Notes	Authority	Decision	Date	Ward
PLN18/0257	No	15 Clive Street SPRINGVALE VIC 3171	ARB Design	Development of the land for three (3) dwellings (Two (2) double storey and one (1) single storey at the rear)	Industrial 1 Zone, 820sqm	Delegate	PlanPermit	14/09/2018	Paperbark
PLN18/0265	No	39 Vision Street DANDENONG SOUTH VIC 3175	Pellicano Investments 4 Pty Ltd	Development of the land for three (3) warehouses.	Industrial 1 Zone, 7973sqm, warehouse x 3	Delegate	PlanPermit	25/09/2018	RedGum
PLN18/0285	No	6-12 Clarendale Road DANDENONG VIC 3175	Boral Concrete	Vegetation Removal	Industrial 1 Zone	Delegate	PlanPermit	11/09/2018	RedGum
PLN18/0288	No	36 Lonsdale Street DANDENONG VIC 3175	Greencross Ltd	The use of the land for a Veterinary Centre, the reduction of car parking, the display of illuminated and non-illuminated business identification signage and the alteration of access to a road in a Road Zone, Category 1	Industrial 1 Zone, 1322sqm, whole building fit out, veterinary centre	Delegate	PlanPermit	27/09/2018	RedGum
PLN18/0297	No	110 Indian Drive KEYSBOROUGH VIC 3173	FATEMIYA CULTURAL CENTRE INC.	The use of the land for an Education Centre and Place of Assembly and a reduction in car parking	Proposal fails to comply with Clause 52.06-5 (adequate car parking spaces) and proposal would result in unsafe pedestrian access through shared commercial area	Delegate	Refusal	26/09/2018	RedGum
PLN18/0302	No	108-166 Bayliss Road DANDENONG SOUTH VIC 3175	Salta Properties (Lyndhurst) Pty Ltd	Subdivision x 3 SPEAR	Industrial	Delegate	PlanPermit	07/09/2018	RedGum
PLN18/0303	No	17 Shepreth Avenue NOBLE PARK VIC 3174	Durable Design	Development of two (2) double storey dwellings and one (1) single storey dwelling	General Residential 1 Zone, 383sqm	Delegate	NOD	26/09/2018	Paperbark
PLN18/0328	No	1/71 Pultrey Street DANDENONG VIC 3175	JAG Building Design Consultants	Development of the land for four (4) double storey dwellings	General Residential 1 Zone, 344sqm	Delegate	NOD	24/09/2018	RedGum
PLN18/0386	No	88 Ordish Road DANDENONG SOUTH VIC 3175	Vaughan Constructions Pty Ltd	Sign x 4	Industrial 2 Zone, business identification signage	Delegate	PlanPermit	07/09/2018	RedGum

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2.4.2 Planning Delegated Decisions Issued - September 2018 (Cont.)

Application ID	VicSmart	Property Address	Applicant	Description	Notes	Authority	Decision	Date	Ward
PLN18/0395	No	5 Newson Street KEYSBOROUGH VIC 3173	Yarrabank Homes	Development of the land for one dwelling	General Residential 2 Zone, 261sqm, dwelling	Delegate	PlanPermit	07/09/2018	RedGum
PLN18/0406	No	27 Agnes Street NOBLE PARK VIC 3174	One Degree Odessa Pty Ltd	Multi Dwelling Development x 6 (Double Storey) New	Proposal fails to comply with Clause 15.01 (Urban Design), Clause 21.05-1 (Built Form), Clause 52.06 (Car Parking), Clauses 22.09-3.1 and 22.09-3.3 (Design Principles) and numerous Clauses 55	Delegate	Refusal	07/09/2018	Paperbark
PLN18/0407	No	Factory 1 42 Kitchen Road DANDENONG SOUTH VIC 3175	Zebra Capital	Subdivision x 4 and creation of an easement SPEAR	Industrial	Delegate	PlanPermit	13/09/2018	RedGum
PLN18/0409	No	1 Kleine Street NOBLE PARK VIC 3174	David Lock Associates (Aust) Pty Ltd	Development of the land for two (2) double storey dwellings	General Residential 1 Zone, 599sqm	Delegate	PlanPermit	25/09/2018	Paperbark
PLN18/0413	No	2 Romsey Street NOBLE PARK VIC 3174	Calvin Raven Pty Ltd	Subdivision of the land into five (5) lots	Residential	Delegate	PlanPermit	14/09/2018	Paperbark
PLN18/0421	No	17-21 Micro Circuit DANDENONG SOUTH VIC 3175	Innovation One Design Group	Development of the land for two (2) Oxygen & Nitrogen Tanks & Reduction in the car parking requirements associated with a factory	Commercial 2 Zone, 27sqm, storage of chemicals, oxygen & nitrogen tanks	Delegate	PlanPermit	25/09/2018	RedGum
PLN18/0429	No	22 Wallace Avenue DANDENONG VIC 3175	Arie Cafe & Associates Pty Ltd	Subdivision of the land into three (3) lots	Residential	Delegate	PlanPermit	10/09/2018	RedGum
PLN18/0441	No	550 Taylors Road LYNDHURST VIC 3975	Roads Corporation	Subdivision remove reservation status SPEAR	Green Wedge Zone, Public Use Zone	Delegate	PlanPermit	12/09/2018	RedGum
PLN18/0450	No	2 Logis Boulevard DANDENONG SOUTH VIC 3175	Colby Dandenong	Change of Use (Warehouse)	Industrial 3 Zone, 218.29sqm, ancillary product assembly area	Applicant	Withdrawn	19/09/2018	RedGum
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2.4.2 Planning Delegated Decisions Issued - September 2018 (Cont.)

Application ID	VicSmart	Property Address	Applicant	Description	Notes	Authority	Decision	Date	Ward
PLN18/0451	No	313 Greens Road KEYSBOROUGH VIC 3173	F L Property Investments Pty Ltd	Subdivision x 9 SPEAR	Industrial	Delegate	PlanPermit	27/09/2018	RedGum
PLN18/0458	No	79 Indian Drive KEYSBOROUGH VIC 3173	Phil Bernardo Drafting Pty Ltd	Development of the land for one (1) warehouse building	Industrial 1 Zone, 917sqm, warehouse and ancillary offices with car parking	Delegate	PlanPermit	26/09/2018	RedGum
PLN18/0467	No	1/32 Union Grove SPRINGVALE VIC 3171	Strait-Line Builders & Drafters Pty Ltd	Development of the land for three (3) double storey dwellings	Residential Growth 1 Zone, 55-4sqm	Delegate	PlanPermit	24/09/2018	Lightwood
PLN18/0469	No	14-30 Walker Street DANDENONG VIC 3175	Secure Parking Pty Ltd	Use and development of the land for a car park (TRANSFERRED TO MINISTER PDA 18/0004) DECLARED AREA	Comprehensive Development 2 Zone, Car Park	Delegate	ToMinister	04/09/2018	RedGum
PLN18/0475	No	13 Avril Street DANDENONG NORTH VIC 3175	Arie Cafe & Associates Pty Ltd	Subdivision of the land into two (2) lots	Residential	Delegate	PlanPermit	21/09/2018	RedGum
PLN18/0478	No	1/37 Superior Drive DANDENONG SOUTH VIC 3175	JCJ Nominees Pty Ltd	Subdivision of the land into two (2) lots	Industrial	Delegate	PlanPermit	26/09/2018	RedGum
PLN18/0479	No	1/7 Superior Drive DANDENONG SOUTH VIC 3175	JCJ Nominees Pty Ltd	Subdivision of the land into two (2) lots	Industrial	Delegate	PlanPermit	26/09/2018	RedGum
PLN18/0484	No	5 Newson Street KEYSBOROUGH VIC 3173	Yarrabank Homes	The construction of a dwelling on a lot less than 300 square metres	General Residential 2 Zone, 260sqm	Delegate	PlanPermit	26/09/2018	RedGum
PLN18/0493	Yes	18 Gardiner Avenue DANDENONG NORTH VIC 3175	DML Land Surveys	Subdivision x 2 SPEAR	Residential	Delegate	PlanPermit	07/09/2018	Silverleaf
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2.4.2 Planning Delegated Decisions Issued - September 2018 (Cont.)

Application ID	VicSmart	Property Address	Applicant	Description	Notes	Authority	Decision	Date	Ward
PLN18/0495	No	11 Through Road NOBLE PARK VIC 3174	JCA Land Consultants	Subdivision of the land into three (3) lots	Residential	Delegate	PlanPermit	21/09/2018	Paperbark
PLN18/0512.01	No	122 David Street DANDENONG VIC 3175	Dr Phillip Rosengarten	AMENDMENT TO - Buildings and Works (Car Parking) for original Planning Permit No. 2113	Amend permit to allow 4 additional car parking spaces	Delegate	AmendPerm	13/09/2018	RedGlum
PLN18/0522	No	5 Glenwood Drive SPRINGVALE SOUTH VIC 3172	Precision Surveys Vic	Subdivision of the land into two (2) lots	Residential	Delegate	PlanPermit	26/09/2018	Lightwood
PLN18/0524	Yes	17 Ross Street DANDENONG VIC 3175	AMS Pty Ltd Consulting Land Surveyors	Subdivision x 2 VICSMART SPEAR	Residential	Delegate	PlanPermit	14/09/2018	RedGlum
PLN18/0529	No	13 Edith Street DANDENONG VIC 3175	Nobelius Land Surveyors Pty Ltd	Subdivision of the land into four (4) lots	Residential	Delegate	PlanPermit	27/09/2018	RedGlum
PLN18/0541	No	29-31 Keysborough Avenue KEYSBOROUGH VIC 3173	PharmOut Pty Ltd	Secondary Consent to Amend Plans for original permit no. 96/276	Secondary Consent application for original permit no. 96/276	Delegate	NotRequire	18/09/2018	Paperbark

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2.4.3 Town Planning Application – No. 5 Dixon Street, Noble Park (Planning Application No. PLN18/0065)

File Id:	139060
Responsible Officer:	Director City Planning, Design and Amenity
Attachments:	Submitted Plans Location of Objectors Clause 22.09 Assessment Clause 52.06 Assessment Clause 55 Assessment

Application Summary

Applicant:	Green Gates Drafting
Proposal:	Alterations and additions to the existing dwelling and to develop a double storey dwelling to the rear of the site
Zone:	General Residential Zone 1
Overlay:	Nil
Ward:	Paperbark

The application has been brought to a Council Meeting as it has received two (2) objections.

The application proposes alterations and additions to the existing dwelling and to develop a double storey dwelling to the rear of the site. A permit is required pursuant to Clause 32.08-6 of the Greater Dandenong Planning Scheme to construct two or more dwellings on a lot.

Objectors Summary

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

- Neighbourhood character and amenity;
- Inadequate landscaping opportunities;
- Two crossovers;
- Traffic and parking;
- Overshadowing;
- Overlooking;

2.4.3 Town Planning Application – No. 5 Dixon Street, Noble Park (Planning Application No. PLN18/0065) (Cont.)

- Private open space amenity; and
- Bin collection issues.

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 developments 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.

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.

2.4.3 Town Planning Application – No. 5 Dixon Street, Noble Park (Planning Application No. PLN18/0065) (Cont.)

Subject Site and Surrounds

Subject Site

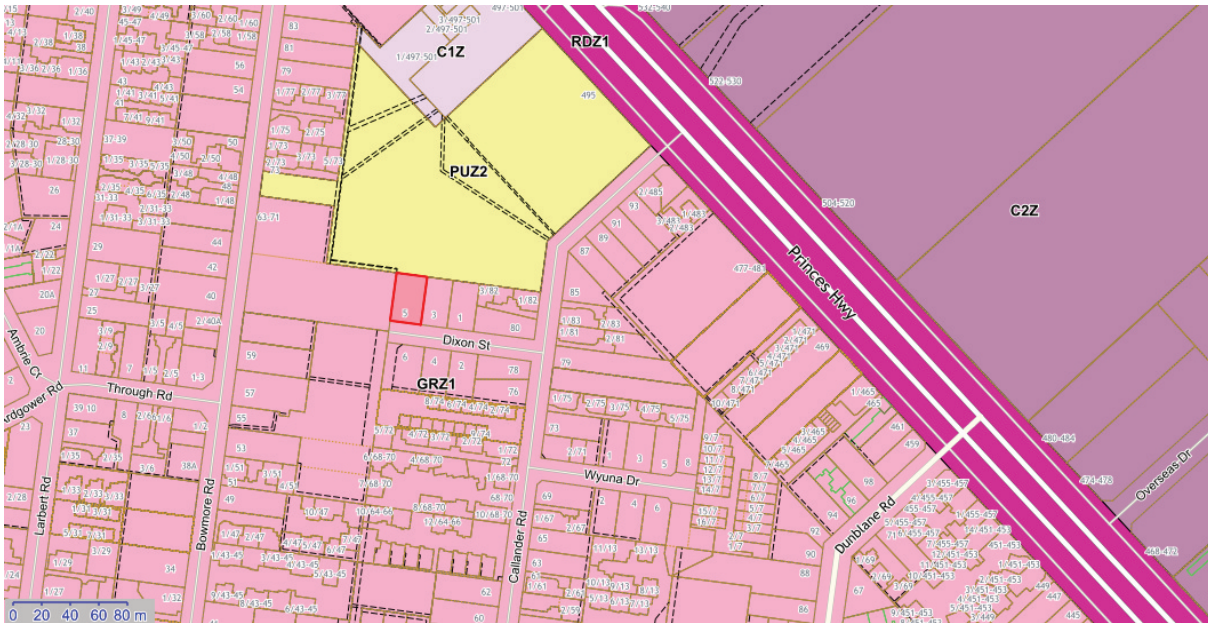
- The subject site is located on the west end of Dixon Street, Noble Park.
- The site has a frontage to Dixon Street of 21.34m, a depth of 32.61m, and an overall area of 696 square metres.
- There are no easements on the site.
- The site currently has a single storey detached brick dwelling with a terra-cotta tiled roof.
- The site is accessed via a single width crossover from Dixon Street.

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.
- Bowmore Road Reserve abuts the site to the west and Harrisfield Primary School abuts the site to the north.
- The Noble Park Activity Centre is located approximately 1.1km to the south of the site;
- The site is located within proximity to the following community facilities:
 - 1.2km to Noble Park Train Station.
 - 1.4km to Sandown Park Train Station;
 - 244m to bus route 800 along Princes Highway;
 - 250m to Sandown Park Raceway;
 - Commercial land is located 286m to north;
 - The Mixed Use Zone is located 700m to south east.

2.4.3 Town Planning Application – No. 5 Dixon Street, Noble Park (Planning Application No. PLN18/0065) (Cont.)

Locality Plan



Background

Previous Applications

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

Subject Application

Proposal

The application proposes the alterations and additions to the existing dwelling and to develop a double storey dwelling to the rear of the site.

The details of the proposal are as follows:

Type of proposal	Multi-dwelling development
Number of dwellings	Two (2) dwellings in total
Levels	One (1) existing single storey, one (1) new double storey
Height	Maximum height of 6.9 metres
Orientated to	Dixon Street

2.4.3 Town Planning Application – No. 5 Dixon Street, Noble Park (Planning Application No. PLN18/0065) (Cont.)

Changes to existing dwelling	Bed 3 window to be moved from northern elevation to western elevation. Addition of new driveway with carport and tandem car space.
External materials	<p>Dwelling 1: Ground floor: Brickwork and rendered finish 'Dulux Calf Skin' First floor: Foamboard with rendered finish 'Dulux Bogart' Roof: Terra-cotta tiles 'Black'</p> <p>Dwelling 2: Ground floor: Brickwork and rendered finish 'Dulux Calf Skin' First floor: Foamboard with rendered finish 'Dulux Bogart' Roof: Terra-cotta tiles 'Black' and concrete tiles 'Black' Garage: Roller Door – Colourbond 'Night Sky'</p>
Setbacks	<p><u>Dwelling 1</u> Ground Floor setbacks: East (side): 5.5m minimum setback (existing condition) South (front – Dixon Street): 6.1m minimum setback (existing condition) West (side): 3.05m minimum setback</p> <p><u>Dwelling 2</u> Ground Floor setbacks: North (rear): 1.85m minimum setback East (side): Garage built to boundary West (side): 3.4m minimum setback</p> <p>First Floor setbacks: North (rear): 1.85m minimum setback East (side): 7.1m minimum setback West (side): 3.4m minimum setback</p>

2.4.3 Town Planning Application – No. 5 Dixon Street, Noble Park (Planning Application No. PLN18/0065) (Cont.)

Private open space type	Dwelling 1: Private Open Space is 158.7sqm (82.1sqm front year), including secluded private open space of 55.2sqm Dwelling 2: Private Open Space is 74.6sqm, including secluded private open space of 30sqm
Number of car parking spaces required	Two (2) car parking spaces required for each three or more bedroom dwelling. A total of four (4) car parking spaces are required.
Number of car parking spaces provided	A total of four (4) car parking spaces are provided for the development.
Type of car parking	Dwelling 1 is provided with a single carport and tandem car space. Dwelling 2 is provided with a double garage.
Access	The existing crossover which connects to Dixon Street is to be retained to provide access to Dwelling 2. One (1) new crossover is proposed to the southwest corner of the site for access to the existing dwelling (Dwelling 1).
Front fence	Existing 900mm high brick fence to be retained.
Garden area required	243.6 square metres (35% of the site are)
Garden area provided	256.98 square metres (36.9% of the site area)

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

Victorian Charter of Human Rights and Responsibilities

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

Financial Implications

No financial resources are impacted by this report.

Planning Scheme and Policy Frameworks

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

- Under 32.08-6 (General Residential Zone) to construct two (2) or more dwellings on a lot.

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.

2.4.3 Town Planning Application – No. 5 Dixon Street, Noble Park (Planning Application No. PLN18/0065) (Cont.)

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

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

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.

It is noted that within Schedule 1 to the zone, varied requirements of Clause 55 are set out as follows:

- Standard B6 (Minimum Street Setback) – As per B6 or 7.5 metres, whichever is the lesser;
- Standard B9 (Permeability) – Minimum of 30%; [only valid for GRZ1, not GRZ2];
- Standard B13 (Landscaping) – 70% of ground level front setback, and side and rear setbacks, planted with substantial landscaping and canopy trees [only valid for GRZ1, not GRZ2];
- Standard B28 (Private Open Space) – An area of 50 square metres of ground level, private open space, with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling with a minimum area of 30 square metres, and a minimum dimension of 5 metres and convenient access from a living room; or a balcony with a minimum area of 10 square metres with a minimum width of 2 metres and convenient access from a living room; and
- Standard B32 (Front Fence Height) – Maximum 1.5 metre height in streets in Road Zone Category 1, 1.2 metre maximum height for other streets.

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. The objectives of Planning in Victoria are noted as:

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

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

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

2.4.3 Town Planning Application – No. 5 Dixon Street, Noble Park (Planning Application No. PLN18/0065) (Cont.)

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

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

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

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

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

Settlement (Clause 11)

Settlement is outlined at Clause 11, with Clause 11.02 relating to Managing Growth. The objective of this Clause include:

- *To ensure a sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional and other community uses.*

Built Environment and Heritage (Clause 15)

Planning should promote excellence in the built environment and create places that:

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

Housing (Clause 16)

Clause 16 – Housing – contains the following relevant objectives:

- *Planning should provide for housing diversity, and ensure the efficient provision of supporting infrastructure.*
- *Planning should ensure the long term sustainability of new housing, including access to services, walkability to activity centres, public transport, schools and open space.*
- *Planning for housing should include the provision of land for more affordable housing.*

Clause 16.01-3S – Housing Diversity – contains the following strategies:

- *Ensure housing stock matches changing demand by widening housing choice.*
- *Facilitate diverse housing that offers choice and meets changing household needs through:*
 - *A mix of housing types.*

2.4.3 Town Planning Application – No. 5 Dixon Street, Noble Park (Planning Application No. PLN18/0065) (Cont.)

- *Adaptable internal dwelling design.*
- *Universal design.*
- *Encourage the development of well-design medium-density housing that:*
 - *Respects the neighbourhood character.*
 - *Improves housing choice.*
 - *Makes better use of existing infrastructure.*
 - *Improves energy efficiency of housing.*
- *Support opportunities for a range of income groups to choose housing in well serviced locations.*
- *Ensure planning for growth areas provides for a mix of housing types through a variety of lot sizes, including higher housing densities in and around activity centres.*

Clause 18 - Transport

Clause 18.01-1S - Land use and transport planning – contains the following relevant strategies:

- *Plan urban development to make jobs and community services more accessible by:*
 - *Ensuring access is provided to developments in accordance with forecast demand, taking advantage of all available modes of transport and to minimise adverse impacts on existing transport networks and the amenity of surrounding areas.*

Local Planning Policy Framework

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

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

- *There is considerable diversity within Greater Dandenong's housing stock. Most housing stock is between 30 to 50 years old, though there are some areas with dwellings in excess of 100 years old. Areas of newer housing are located in the north-east and central southern areas, with in-fill development occurring across the municipality (Clause 21.02-3).*
- *Higher density housing is generally located in proximity to railway stations and major shopping centres, in particular in central Dandenong (Clause 21.02-3).*
- *Whilst there is a clear pre-dominance of single detached dwellings, there are a range of other types of dwellings including dual occupancies, villa-units, town houses and apartments. The highest concentration of older villa units and apartments and more recent multi-unit redevelopments have occurred around central Dandenong, Springvale and Noble Park activity centres (Clause 21.02-4).*
- *With diverse cultural groups that call Greater Dandenong home, there are certain distinct precincts that are emerging that have their own character. Their built form is characterised by buildings*

2.4.3 Town Planning Application – No. 5 Dixon Street, Noble Park (Planning Application No. PLN18/0065) (Cont.)

with flat unarticulated facades, prominent balconies, limited frontage/side setbacks, limited or no landscaping (Clause 21.02-4).

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

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

Clause 21.04-1 Housing and community

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

2.4.3 Town Planning Application – No. 5 Dixon Street, Noble Park (Planning Application No. PLN18/0065) (Cont.)

- *To facilitate high quality development, which has regard for the surrounding environment and built form.*
 - *Promote views of high quality landscapes and pleasing vistas from both the public and private realm.*
 - *Promote all aspects of character – physical, environmental, social and cultural.*
 - *Encourage planting and landscape themes, which complement and improve the environment.*
 - *Encourage developments to provide for canopy trees.*
 - *Recognising valued existing neighbourhood character and promoting identified future character as defined in the Residential Development and Neighbourhood Character Policy at Clause 22.09.*

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

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

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

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

2.4.3 Town Planning Application – No. 5 Dixon Street, Noble Park (Planning Application No. PLN18/0065) (Cont.)

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

An assessment against Clause 22.09 is include as Attachment 3.

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.*

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.

2.4.3 Town Planning Application – No. 5 Dixon Street, Noble Park (Planning Application No. PLN18/0065) (Cont.)

An assessment against this Clause 52.06 is included as Attachment 4

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

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

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

The purposes of this clause are:

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

A development:

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

If a zone or a schedule to a zone specified a requirement of a standard different from a requirement set out in this clause, the requirement in the zone or a schedule to the zone applies.

An assessment against this Clause 55 is included as Attachment 5.

General Provisions

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

Restrictive Covenants

Covenant 1757206

A transfer of land document on 21 December 1939 The proposal does not impact this covenant.

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.

2.4.3 Town Planning Application – No. 5 Dixon Street, Noble Park (Planning Application No. PLN18/0065) (Cont.)**Diversity (Access & Equity)**

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

Community Safety

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

Safe Design Guidelines

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

Referrals

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

Internal

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

Internal Referrals	
Transport	No objections, subject to conditions
Civil Department	No objections, subject to conditions

Advertising

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

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

The notification has been carried out correctly.

Council has received two (2) objections to date.

The location of the objectors is shown in Attachment 2.

2.4.3 Town Planning Application – No. 5 Dixon Street, Noble Park (Planning Application No. PLN18/0065) (Cont.)**Consultation**

A consultative meeting was held on 25th July 2018, with the applicant and one (1) council representative in attendance. No objectors attended the meeting. Whilst the issues were discussed at length there was no resolution and the objections stand as received.

Summary of Grounds of Submissions/Objections

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

- **Overlooking**

The test for overlooking is set by Clause 55.04-6 – Overlooking objective (Standard B22) which requires any habitable room window or balcony with a direct view into an existing habitable room window or secluded private open space area within a horizontal distance of 9m from ground level to be screened in accordance with Standard B22. The proposal can be conditioned on the permit to provide adequate fixed external screening to 1.7m above finished floor level or highlight windows with sill heights at a minimum of 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. (See Condition 1.3.1)

- **Traffic and Parking**

Concerns have been raised with respect to an increase in car parking and street congestion. Council officers note that all car parking spaces have been provided in accordance with Clause 52.06. The presumption of potential future residents parking close to the entrance of the court is not a ground for consideration in the Greater Dandenong Planning Scheme or the Victoria Planning Provisions.

- **Neighbourhood character and amenity**

Concerns have been raised that the proposal is inconsistent with the character of the area. The proposal is generally in accordance with the existing and future identified character of the area, noting that the proposal affords adequate front, side and rear setbacks, provides landscaping opportunities and is of a built form outcome that respects the amenity of the adjoining allotments. The site abuts a reserve and has a school to the rear giving it the opportunity to allow a double storey to the rear without affecting the amenity of neighbouring properties. An assessment conducted under Clause 22.09 shows that the proposal is in line with the character of the area and generally complies with the design principles of the incremental change area.

- **Bin collection issues**

There would be adequate space on the nature strip adjacent to each dwelling for the placement of bins for collection.

2.4.3 Town Planning Application – No. 5 Dixon Street, Noble Park (Planning Application No. PLN18/0065) (Cont.)

- **Noise Pollution**

The proposal is a standard residential development in a residential zone. The proposal is not considered to create unreasonable noise.

- **Disruption of constructing the development**

The presumption of potential construction noises and disruption of the proposal is not a ground for consideration in the Greater Dandenong Planning Scheme or the Victoria Planning Provisions. The EPA provides guidelines and legislation to help manage construction noise.

- **Devaluation of properties**

Concern was raised that the proposal would decrease property values on the street. This is not planning matter and cannot be taken into consideration for this proposal.

- **Inadequate landscaping opportunities**

Concern has been raised that the property does not provide adequate landscaping opportunities. Whilst a landscaping plan has not been provided, a full detailed landscaping plan will be required by placing a condition on any permit to be issued (condition 1.5 and 2). It is identified that the opportunities for landscaping and retention of mature vegetation meets the required objectives of Clause 22.09-3.3 and Clause 55.03-8 Standard B13.

- **Two crossovers along Dixon Street**

Each proposed dwelling will be accessed from Dixon Street and the street is the only available accessway for the dwellings. Providing two crossovers, one for each dwelling, is considered to be appropriate and meets Clause 55.03-9 Standard B14 – Access. The application was referred to the Transport Department who held no issue with the proposed crossover as long as it was constructed to council standards. The site is 21m wide and therefore also complies with Clause 22.09, which allows more than one crossover on sites that are more than 17m wide.

- **Overshadowing**

Shadow diagrams have been submitted with the application for the 22 September equinox between 9am to 4pm. The shadow diagrams show that the proposed development would predominantly result in shadow over the reserve to the west. It is noted that there would be minor shadow to Dwelling 1's secluded private open space but at least 75 per cent will be provided with a minimum of 5 hours of sunlight between 9am and 3pm 22 September. There would be no overshadowing to the abutting lot to the east.

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.

2.4.3 Town Planning Application – No. 5 Dixon Street, Noble Park (Planning Application No. PLN18/0065) (Cont.)

- **Private open space amenity**

Concern has been raised over the amenity and function of the private open spaces for both dwellings. An assessment under Clause 55.05-4 identifies that both dwellings provide the at least the minimum requirement of private open space and both have access to northern sun light where practical.

Assessment

The subject site is located within an established residential area and appears to be well suited for medium density housing given that the site is located in within easy walking distance of many community facilities.

The proposal capitalises on the location of the abutting lot to the west being a reserve and a school to the north. The design of the dwellings is in keeping with the neighbourhood character and first floor setbacks serve to limit visual bulk impacts on adjacent properties and on the streetscape. Although the proposed new dwelling is double storey, it is considered acceptable in this context, as detailed below.

As required by the residential zone that applies to this site, the proposed development has been assessed against the provisions of Clause 55 (full assessment attached as Appendix 5) of the Greater Dandenong Planning Scheme and the schedule to the residential zone. The use of the land for accommodation (dwellings) is as of right. The proposed development has also been assessed against Clause 52.06 (full assessment in attachment 4) and Clause 22.09 (full assessment attached as Appendix 3) of the Greater Dandenong Planning Scheme. The proposal complies with all requirements of these clauses except in the following instances, where variations or conditions are required:

Design Principles for all residential developments**Domestic services normal to a dwelling and buildings services:**

- *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.*

The proposal fails to provide a convenient location for Dwelling 1's mailbox. A condition of the permit will require the mailbox for Dwelling 1 to be located next to Dwelling 1's accessway (Condition 1.1).

Design Principles for Incremental Change Areas – General Residential Zone (GRZ)**Clause 22.09-3.3 – Bulk and Built Form**

- *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.*

2.4.3 Town Planning Application – No. 5 Dixon Street, Noble Park (Planning Application No. PLN18/0065) (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.*

Whilst the rear most dwelling is proposed to be double storey, the upper level of the built form transitions well from the ground floor through the provision of good setbacks from the north and west boundaries and articulation through a variety of window forms. In addition the upper storey is well recessed from the adjoining lot to the east where the closest dwelling or sensitive use is located.

As the site is located next to a reserve to the west and a school to the north (rear), it is in a unique position to provide a double storey dwelling on a lot without visually impacting the area through building bulk or overshadowing. Whilst the materials on both floors are rendered it is considered that the colours chosen will reduce the perception of building bulk as well as look cohesive with the existing dwelling.

The design also allows for sufficient setbacks for canopy trees to mature and sufficient landscaping opportunities to assist in softening the visual impact of the built form. The setbacks allow for the proposal to not overlook or overshadow in a way that would adversely affect the amenity of neighbourhood. Considering each of the design responses mentioned above it is considered that the proposal is appropriate to the site context as it implements multiple methods to reduce the impacts of visual bulk. The proposal would provide an appropriate design response consistent with the preferred character envisaged by Clause 22.09-3.3.

Two or more dwellings on a lot and residential buildings (Clause 55)**Clause 55.04-6 Overlooking objective (Standard B22)**

Relevant objective:

- *To limit views into existing secluded private open space and habitable room windows.*

The proposal fails to provide windows meeting the requirements of Standard B22 by not providing fixed, obscure glazing or labelling windows that have sill heights above 1.7m on both the east and southern elevations. A condition can be added to the permit in order for the proposed development to comply with Standard B22 (Condition 1.3.).

2.4.3 Town Planning Application – No. 5 Dixon Street, Noble Park (Planning Application No. PLN18/0065) (Cont.)

In addition, Dwelling 2's first floor sitting room windows are not consistent with the elevations and the first floor plan. This can be conditioned to show consistency on both plans (Condition 1.4.).

Multiple Clauses**Safety:**

Clause 22.09 - Safety: *Light communal spaces including main entrances and car parking areas with high mounted sensor-lights.*

Clause 52.06 - Design Standard 6 - Safety: *Car parking must be well lit and clearly signed.*

Clause 55.03-7 – Safety objective (Standard B12): *To ensure the layout of the development provides for the safety and security of residents and property.*

The proposal fails to provide any security lighting to the front of the dwellings. A condition of the permit will require the provision of security lighting to be provided to the front of each dwelling to enable good lighting and visibility of the entrances (Condition 1.2.).

Landscaping:**Clause 22.09 – Landscaping:**

- *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.*
- *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.*
- *Landscaping should minimise the impact of increased storm water runoff through water sensitive urban design and reduced impervious surfaces.*
- *Landscaping should be sustainable, drought tolerant, and include indigenous species and be supported through the provision of rainwater tanks.*

Clause 52.06 - Design Standard 7- Landscaping:

- *Landscaping and trees must be planted to provide shade and shelter, soften the appearance of ground level car parking and aid in the clear identification of pedestrian paths.*
- *Ground level car parking spaces must include trees planted with flush grilles. Spacing of trees must be determined having regard to the expected size of the selected species at maturity*

Clause 55.03-6 - Landscaping Objectives:

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

2.4.3 Town Planning Application – No. 5 Dixon Street, Noble Park (Planning Application No. PLN18/0065) (Cont.)

- *To encourage development that maintains and enhances habitat for plants and animals in locations of habitat importance.*
- *To provide appropriate landscaping.*

The proposal provides sufficient space for substantial landscaping and the proposed landscaping areas are indicated on the ground floor plan. The proposal does not provide a detailed landscape plan, and as such a condition of the permit will require a landscape plan detailing specific native plantings and materials (Condition 1.5. and Condition 2).

Conclusion

The proposal is generally consistent with the provisions of the Greater Dandenong Planning Scheme, including the zoning requirements, local policy direction, application of Clause 55 and Clause 52.06, and the decision guidelines of Clause 65.

Recommendation

That Council resolves to issue a Notice of Decision to grant a permit in respect of the land known and described as 5 Dixon Street, Noble Park VIC 3174, for the purpose of alterations and additions to the existing dwelling and to develop a double storey dwelling to the rear of the site in accordance with the plans submitted with the application subject to the following conditions:

- 1. Prior to the endorsement of plans, amended plans drawn to scale and dimensioned, must be submitted to the Responsible Authority for approval. No buildings or works must be commenced until the plans have been approved and endorsed by the Responsible Authority. The endorsed copy of the plans forms part of this permit. The plans must be in accordance with the plans submitted with the application, but modified to show:**
 - 1.1. Dwelling 1's mail box to be conveniently located next to the respective accessway.**
 - 1.2. Security lighting to be provided to the front of each dwelling.**
 - 1.3. The following changes to be made to Dwelling 2's first floor south and east windows as per Standard B22 of Clause 55.04-6:**
 - 1.3.1. Any windows with sill heights below 1.7m above finished floor level are to be provided with fixed, obscure glazing or have permanently fixed external screens to at least 1.7 metres above finished floor level and be no more than 25 per cent transparent; and**
 - 1.3.2. Any windows with sill heights of at least 1.7m above finished floor level are to have sill heights shown.**

2.4.3 Town Planning Application – No. 5 Dixon Street, Noble Park (Planning Application No. PLN18/0065) (Cont.)

- 1.4. Dwelling 2's first floor sitting room window is to be consistent on the elevations and first floor plan.
- 1.5. Landscape plans in accordance with Condition 2.
2. **Before the approved development starts, and before any trees or vegetation are removed, an amended landscape plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. The amended landscape plan must be prepared by a person or firm with suitable qualifications to the satisfaction of the Responsible Authority, drawn to scale with dimensions and 3 copies must be provided. The amended landscape plan must be generally in accordance with the landscape plan submitted with the application but modified to show:**
 - 2.1. Plans to accord with Condition 1 of this permit;
 - 2.2. The site at a scale of 1:100/200, including site boundaries, existing and proposed buildings, neighbouring buildings, car parking, access and exit points, indicative topography and spot levels at the site corners, existing and proposed vegetation, nature strip trees, easements and landscape setbacks;
 - 2.3. Details of the proposed layout, type and height of fencing;
 - 2.4. Legend of all plant types, surfaces, materials and landscape items to be used including the total areas of garden and lawn;
 - 2.5. A plant schedule giving a description of botanical name, common name, mature height and spread, pot size, purchase height (if a tree) and individual plant quantities;
 - 2.6. 70% of ground level front setback, and side and rear setbacks, planted with substantial landscaping and canopy trees;
 - 2.7. At least one (1) advanced canopy tree with a minimum planting height of 1.5 metres within the rear secluded open space areas of each dwelling and within the front yard of each dwelling.

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

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

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

2.4.3 Town Planning Application – No. 5 Dixon Street, Noble Park (Planning Application No. PLN18/0065) (Cont.)

- 3. Except with the prior written consent of the Responsible Authority, the layout of the land and the size, design and location of the buildings and works permitted must always accord with the endorsed plan and must not be altered or modified.**
- 4. Except with the prior written consent of the Responsible Authority, the approved building must not be occupied until all buildings and works and the conditions of this permit have been complied with.**
- 5. Provision must be made for the drainage of the site including landscaped and pavement areas, all to the satisfaction of the Responsible Authority.**
- 6. Stormwater discharge is to be retained on site to the pre-development level of peak stormwater discharge, to the satisfaction of the Responsible Authority.**
- 7. Before the approved building is occupied, all piping and ducting above the ground floor storey of the building, except downpipes, must be concealed to the satisfaction of the Responsible Authority.**
- 8. 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.**
- 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.
- 12. Before the approved buildings are occupied, the privacy screens and other measures to prevent overlooking as shown on the endorsed plans must be installed to the satisfaction of the Responsible Authority.**
All privacy screens and other measures to prevent overlooking as shown on the endorsed plans must at all times be maintained to the satisfaction of the Responsible Authority.

2.4.3 Town Planning Application – No. 5 Dixon Street, Noble Park (Planning Application No. PLN18/0065) (Cont.)

- 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. This permit will expire if:**
 - 14.1. The development or any stage of it does not start within two (2) years of the date of this permit, or**
 - 14.2. 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:

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

Permit Notes

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

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

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

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

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

**2.4.3 Town Planning Application – No. 5 Dixon Street, Noble Park (Planning Application No. PLN18/0065)
(Cont.)**

STATUTORY PLANNING APPLICATIONS

**TOWN PLANNING APPLICATION – NO. 5 DIXON STREET, NOBLE PARK
(PLANNING APPLICATION NO. PLN18/0065)**

ATTACHMENT 1

SUBMITTED PLANS

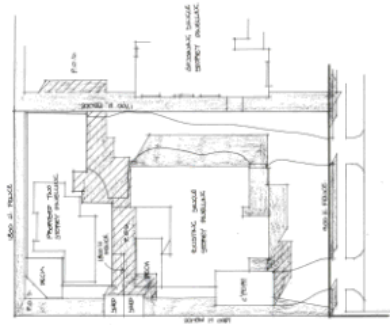
PAGES 6 (including cover)

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

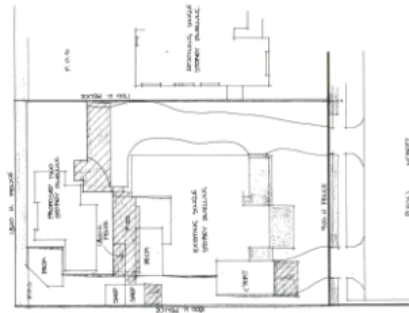
2.4.3 Town Planning Application – No. 5 Dixon Street, Noble Park (Planning Application No. PLN18/0065) (Cont.)



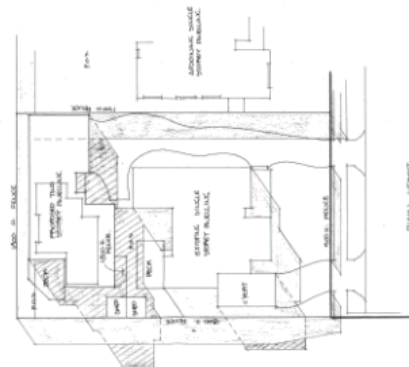
2.4.3 Town Planning Application – No. 5 Dixon Street, Noble Park (Planning Application No. PLN18/0065)
(Cont.)



11/00/16

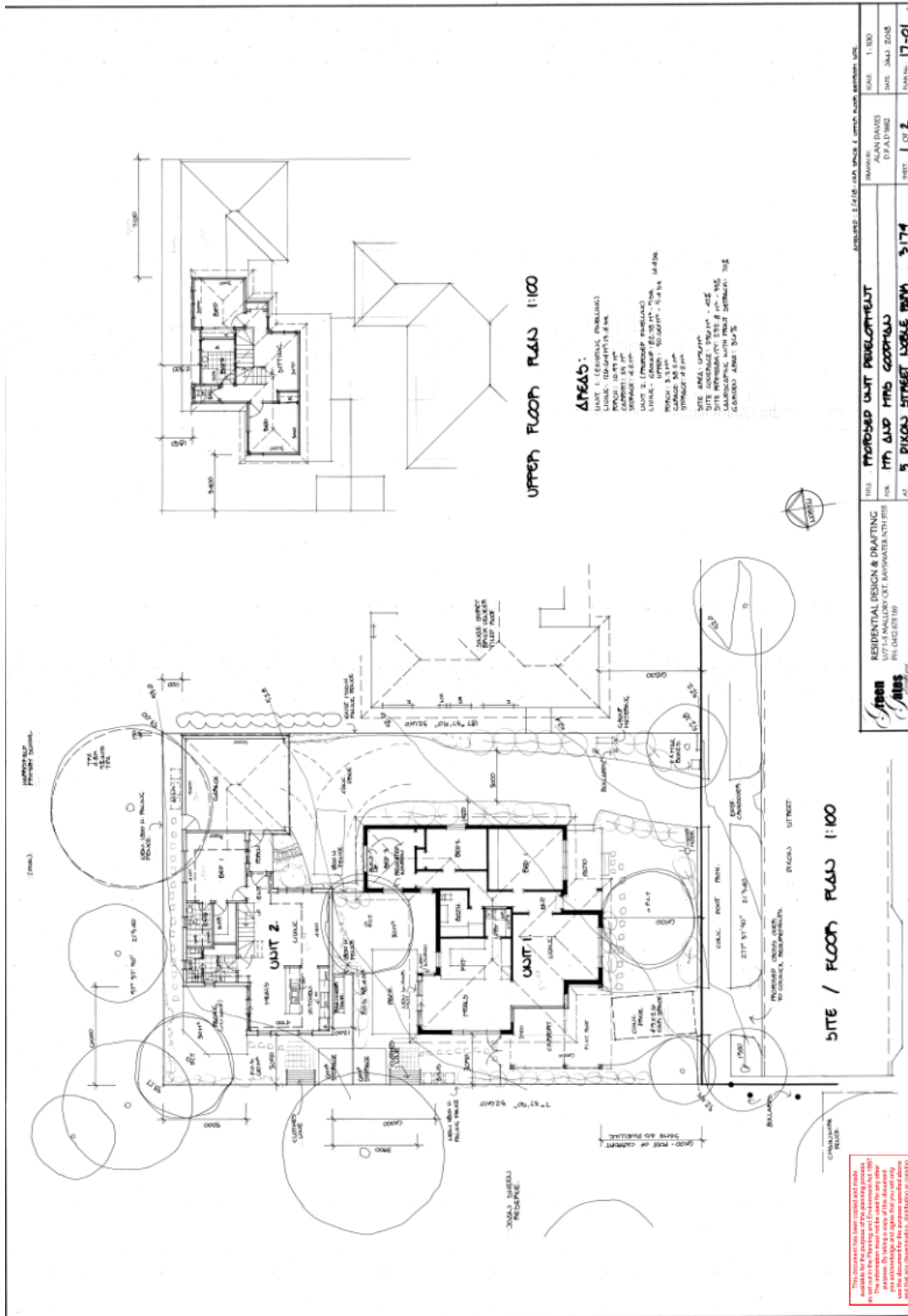


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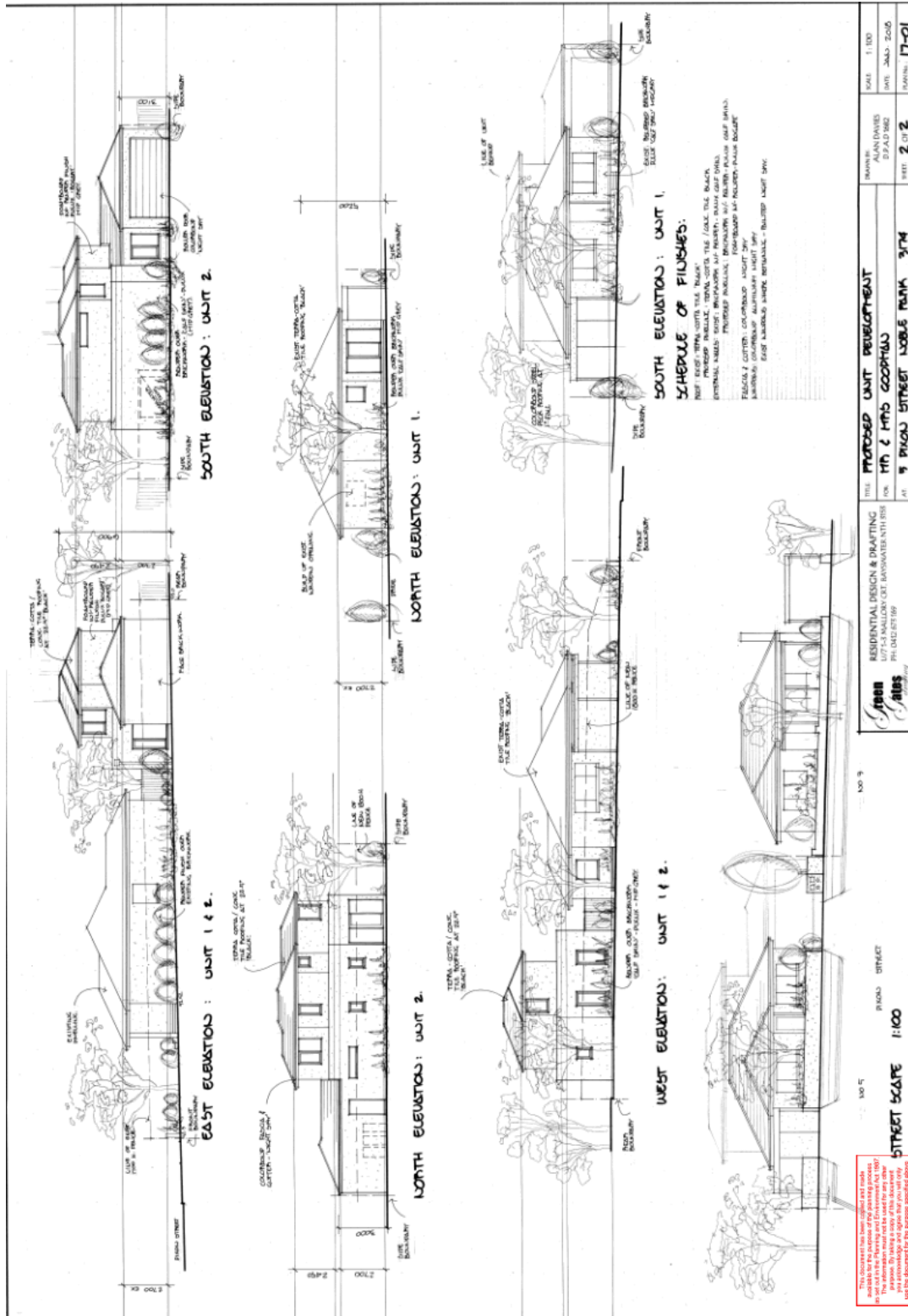


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2.4.3 Town Planning Application – No. 5 Dixon Street, Noble Park (Planning Application No. PLN18/0065) (Cont.)



2.4.3 Town Planning Application – No. 5 Dixon Street, Noble Park (Planning Application No. PLN18/0065) (Cont.)



**2.4.3 Town Planning Application – No. 5 Dixon Street, Noble Park (Planning Application No. PLN18/0065)
(Cont.)**

STATUTORY PLANNING APPLICATIONS

**TOWN PLANNING APPLICATION – NO. 5 DIXON STREET, NOBLE PARK
(PLANNING APPLICATION NO. PLN18/0065)**

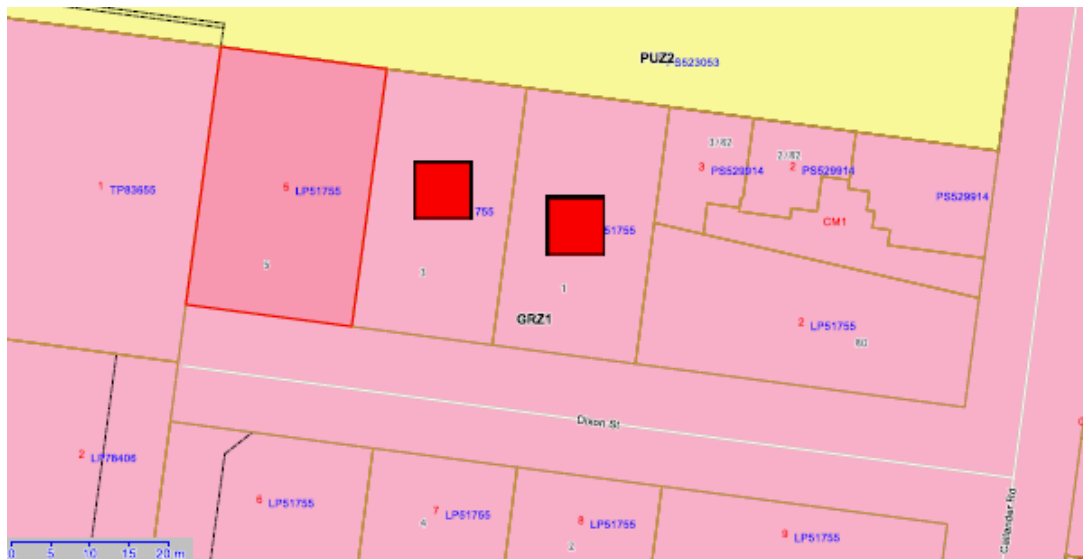
ATTACHMENT 2

LOCATION OF OBJECTORS

PAGES 2 (including cover)

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

2.4.3 Town Planning Application – No. 5 Dixon Street, Noble Park (Planning Application No. PLN18/0065) (Cont.)



Location of Objectors (Indicated by a red square):

- 3 Dixon Street; and
- 1 Dixon Street

**2.4.3 Town Planning Application – No. 5 Dixon Street, Noble Park (Planning Application No. PLN18/0065)
(Cont.)**

STATUTORY PLANNING APPLICATIONS

**TOWN PLANNING APPLICATION – NO. 5 DIXON STREET, NOBLE PARK
(PLANNING APPLICATION NO. PLN18/0065)**

ATTACHMENT 3

CLAUSE 22.09 ASSESSMENT

PAGES 9 (including cover)

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

2.4.3 Town Planning Application – No. 5 Dixon Street, Noble Park (Planning Application No. PLN18/0065) (Cont.)

Assessment Table for Clause 22.09

Clause 22.09-3.1 Design Principles for all residential developments

Title /Objective	Principles	Principle met/Principle not met/NA
Safety	<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>Principle met The proposal provides windows that are facing accessways and street</p> <p>Principle met The proposal provides windows that are facing accessways and street</p> <p>Principle met The existing fence is to be retained at 900mm.</p> <p>Principle not met It should be conditioned to add high mounted sensor-lights to the proposal.</p> <p>Principle met The entrances are facing the street</p> <p>Principle met The proposal provides NHW away from entrances and street frontages</p>
Landscaping	Residential development should:	

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

2.4.3 Town Planning Application – No. 5 Dixon Street, Noble Park (Planning Application No. PLN18/0065) (Cont.)

<p>* Principle not met There is adequate space within the rear yard of each dwelling and front yard to accommodate a large tree. In addition, the development would provide adequate setbacks to accommodate landscaping along each boundary to soften the built form. A Landscape plan is to be conditioned with the permit</p>	<p>Provide substantial, high quality on-site landscaping, including screen planting and canopy trees along ground level front and side and rear boundaries.</p>
<p>* Principle not met Sufficient space for landscaping provided. A Landscape plan is to be conditioned with the permit</p>	<p>Provide substantial, high quality landscaping along vehicular accessways.</p>
<p>* Principle not met Sufficient space for landscaping provided. A Landscape plan is to be conditioned with the permit</p>	<p>Include the planting of at least one substantial canopy tree to each front setback and ground level secluded private open space area.</p>
<p>* Principle not met Sufficient space for landscaping provided. A Landscape plan is to be conditioned with the permit</p>	<p>Planting trees that are common to and perform well in the area.</p>
<p>Principle met No trees proposed to be removed</p>	<p>Avoid the removal of existing mature trees by incorporating their retention into the site design.</p>
<p>* Principle not met Sufficient space for landscaping provided. A Landscape plan is to be conditioned with the permit</p>	<p>Use landscaping to soften the appearance of the built form when viewed from the street and to respect the amenity of adjoining properties.</p>
<p>* Principle not met Sufficient space for landscaping provided. A Landscape plan is to be conditioned with the permit</p>	<p>Ensure that landscaping also addresses the Safety Design Principles.</p>
<p>Principle met Setbacks are sufficient for canopy trees</p>	<p>Canopy trees should be planted in well proportioned setbacks/private open space that are sufficient to accommodate their future growth to maturity.</p>

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

2.4.3 Town Planning Application – No. 5 Dixon Street, Noble Park (Planning Application No. PLN18/0065) (Cont.)

<p>* Principle not met Sufficient space for landscaping provided. A Landscape plan is to be conditioned with the permit</p> <p>* Principle not met Sufficient space for landscaping provided. A Landscape plan is to be conditioned with the permit</p> <p>Principle met Frontage is 37.50m</p> <p>Principle met The parking facilities are attached and integrated to the design of the dwelling</p> <p>Principle met The parking is full located within the site boundary and full accommodating a vehicle</p> <p>NA</p>	<p>Landscaping should minimise the impact of increased storm water runoff through water sensitive urban design and reduced impervious surfaces.</p> <p>Landscaping should be sustainable, drought tolerant, and include indigenous species and be supported through the provision of rainwater tanks.</p> <p>The existing level of on-street car parking should be maintained by avoiding second crossovers on allotments with frontage widths less than 17 metres.</p> <p>On-site car parking should be:</p> <ul style="list-style-type: none"> Well integrated into the design of the building, Generally hidden from view or appropriately screened where necessary, Located to the side or rear of the site so as to not dominate the streetscape and to maximise soft landscaping opportunities at ground level. <p>Where car parking is located within the front setback it should be:</p> <ul style="list-style-type: none"> Fully located within the site boundary; and Capable of fully accommodating a vehicle between a garage or carport and the site boundary. <p>Developments with basement car parking should consider flooding concerns where applicable.</p>	<p>Principle met Front Setback of Unit 1 to Dixon Street is 6.1m, which is the existing setback.</p> <p>Principle met Frontages to be in line with neighbourhood character</p> <p>Principle met Setbacks are allowed for tree planting</p>
<p>Principle met Frontage is 37.50m</p> <p>Principle met The parking facilities are attached and integrated to the design of the dwelling</p> <p>Principle met The parking is full located within the site boundary and full accommodating a vehicle</p> <p>NA</p>	<p>Residential developments should:</p> <p>Provide a front setback with fence design and height in keeping with the predominant street pattern.</p> <p>Maintain the apparent frontage width pattern.</p> <p>Provide appropriate side setbacks between buildings to enable screen planting where required, and at least one generous side setback to enable the retention of trees and/or the planting and future growth of trees to maturity.</p>	

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

2.4.3 Town Planning Application – No. 5 Dixon Street, Noble Park (Planning Application No. PLN18/0065) (Cont.)

	<p>Provide open or low scale front fences to allow a visual connection between landscaping in front gardens and street tree planting.</p>	<p>✓ Principle met The existing fence is to be retained at 900mm.</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>Ground level private open space areas should be able to accommodate boundary landscaping, domestic services and outdoor furniture so as to maximise the useability of the space.</p> <p>Private open space should be positioned to maximise solar access.</p> <p>Upper floor levels of the same dwelling should avoid encroaching secluded private open space areas to ensure the solar access, useability and amenity of the space is not adversely affected.</p> <p>Upper level dwellings should avoid encroaching the secluded private open space of a separate lower level dwelling so as to ensure good solar access and amenity for the lower level dwelling.</p>	<p>✓ Principle met Both dwelling are provided with quality useable private open space.</p> <p>✓ Principle met Landscape plan is provided that show that POS is a usable space for domestic services and outdoor furniture</p> <p>✓ Principle met Unit 1 partially located to the north and Unit 2 is located to the north</p> <p>✓ Principle met Upper levels does not encroach into SPOS</p> <p>✓ Principle met Upper levels does not encroach unreasonably into SPOS</p>
Bulk & Built Form	<p>All residential developments should respect the dominant façade pattern of the streetscape by:</p> <ul style="list-style-type: none"> Using similarly proportioned roof forms , windows, doors and verandahs; and Maintaining the proportion of wall space to windows and door openings. <p>Balconies should be designed to reduce the need for screening from adjoining dwellings and properties.</p> <p>The development of new dwellings to the rear of existing retained dwellings is discouraged where:</p> <ul style="list-style-type: none"> The siting of the retained dwelling would not enable an acceptable future site layout for either the proposed or future dwelling; or The retention of the existing dwelling detracts from the identified future character. <p>On sites adjacent to identified heritage buildings, infill development should respect the adjoining heritage by:</p> <ul style="list-style-type: none"> Not exceeding the height of the neighbouring significant building; Minimising the visibility of higher sections of the new building; and Setting higher sections back at least the depth of one room from the frontage. 	<p>✓ Principle met The proposed dwelling is similar to streetscape in terms of proportion of the dominant façade</p> <p>NA</p> <p>✓ Principle met Existing Dwelling to be retained and will be altered to fit in with future character to allow a dwelling to the rear, giving both sufficient amenity.</p> <p>NA</p>

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

2.4.3 Town Planning Application – No. 5 Dixon Street, Noble Park (Planning Application No. PLN18/0065) (Cont.)

Site Design	Residential development should: Preserve the amenity of adjoining dwellings through responsive site design that considers the privacy, solar access and outlook of adjoining properties.	<p>✓ Principle met Design is responsive to abutting lots</p> <p>✓ Principle met Large windows are proposed to enable thermal performance and lessen reliance on artificial heating and cooling</p> <p>✓ Principle met The need for screening has been limited</p> <p>✓ Principle met Trees are accommodated</p> <p>✓ Principle met Provides space for waste storage</p> <p>✓ Principle met Conveniently located close to bus routes and walking paths</p>
	Maximise thermal performance and energy efficiency of the built form by addressing orientation, passive design and fabric performance	
	Ensure that building height, massing 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 located suitable facilities to encourage public transport use, cycling and walking.	
	Residential development should:	
	Use quality, durable building materials and finishes that are designed for residential purposes.	<p>✓ Principle met The materials proposed are brickwork, render and colorbond roof, which are durable and complementary to existing dwellings.</p> <p>✓ Principle met Materials are suited to residential developments</p> <p>✓ Principle met A mix of materials, finishes and articulates are proposed</p> <p>✓ Principle met The colour proposed provided a mixture of colours that allow for a simple palette.</p>
Materials & Finishes	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.	

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

2.4.3 Town Planning Application – No. 5 Dixon Street, Noble Park (Planning Application No. PLN18/0065) (Cont.)

	<p>Maximise the ongoing affordability and sustainability of residential developments through the selection of low maintenance, resource and energy efficient materials and finishes that can be reasonably expected to endure for the life of the building.</p>	<p>✓ Principle met The materials chosen are durable</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: Ensure that all domestic and building services are visually integrated into the design of the building and appropriately positioned or screened so as to not be seen from the street or adjoining properties.</p> <p>Be designed to avoid the location of domestic and building services:</p> <ul style="list-style-type: none"> • Within secluded private open space areas, including balconies; and • Where they may have noise impacts on adjoining habitable rooms and secluded private open space areas. 	<p>✗ Principle not met Meter box is located in appropriate spaces. Mail Box location for Unit 1 will need to be conditioned to be placed closer to Unit 1.</p> <p>✓ Principle met There is ample space for this services and storage to be located outside the SPOS.</p>
<p>Internal Amenity</p>	<p>Residential development should:</p> <p>Ensure that dwelling layouts have connectivity between the main living area and private open space.</p> <p>Be designed to avoid reliance on borrowed light to habitable rooms.</p> <p>Ensure that balconies and habitable room windows are designed and located to reduce the need for excessive screening.</p> <p>Ensure that dwellings without ground level main living areas meet the Standards of Clauses 55.03-5, 55.04-1, 6 & 7, 55.05-3, 4 & 5.</p>	<p>✓ Principle met Living room and POS are connected</p> <p>✓ Principle met Windows are provided to all habitable rooms</p> <p>✓ Principle met Main living areas overlook the SPOS and are located to reduce screening needs</p> <p>✓ Principle met NA</p>

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

2.4.3 Town Planning Application – No. 5 Dixon Street, Noble Park (Planning Application No. PLN18/0065) (Cont.)

Clause 22.09-3.3 Design principles for Incremental Change Areas – General Residential Zone (GRZ)	
Titles & Objectives	Principles
Preferred housing type	<p>The preferred housing type for the Incremental Change Area is medium density.</p> <p>Principle met Medium density housing proposed</p>
Building Height	<p>The preferred maximum building height for land within the GRZ1 and GRZ2 is up to 2 storeys, including ground level.</p> <p>Principle met One two storey dwelling is proposed.</p>
Landscaping	<p>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> <p>Principle not met Sufficient space for landscaping provided. A Landscape plan is to be conditioned with the permit</p>
Setbacks, front boundary and width	<p>Parking, paving and car access within the front boundary setback should be limited in order to maximise the opportunity for soft landscaping and prevent the over dominance of carports and garages in the street.</p> <p>Principle met Parking, paving and car access is recessed from view to limit streetscape dominance.</p>
Private open space	<p>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> <p>Principle met POS is conveniently located</p>
Bulk & Built Form	<p>Residential development should:</p> <p>Ensure that the built form respects the scale of existing prevailing built form character and responds to site circumstances and streetscape;</p> <p>Provide separation between dwellings at the upper level;</p> <p>Retain spines of open space at the rear of properties to maximise landscaping opportunities and protect private secluded open space;</p> <p>Principle met The building responds to the existing streetscape. There are scattered double storey developments in the area.</p> <p>Principle met Dwellings are separated at the upper levels</p> <p>Principle met Sufficient space for maximise landscaping opportunities.</p>

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

2.4.3 Town Planning Application – No. 5 Dixon Street, Noble Park (Planning Application No. PLN18/0065) (Cont.)

<p>* Principle not met – Variation Required Higher elements transition well from the ground floor.</p>	<p>Position more intense and higher elements of built form towards the front and centre of a site, transitioning to single storey elements to the rear of the lot.</p>
<p>* Principle not met – Variation Required The rear most dwelling is a double storey. As the site is located next to a Reserve and a school to the rear to the site, it is in a unique position to provide two double storey on a lot without visually impacting building bulk. The design allows for sufficient setbacks for canopy trees to mature and sufficient landscaping opportunities.</p>	<p>The rearmost dwelling on a lot should be single storey to ensure the identified future character of the area and the amenity of adjoining properties is respected by maximising landscaping opportunities and protecting adjoining private secluded open space. 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>The setbacks allows for the proposal to not overlook or overshadow in a way that is adversely to the amenity of neighbourhood. Upper storey components are well recessed from adjoining sensitive interfaces.</p>	<p>Residential development should be well articulated through the use of contrast, texture, variation in forms, materials and colours.</p>
<p>✓ Principle met The built form of each dwelling provides a level of articulation through visual recessions, materials usage, textures, colours and the like.</p>	<p>Residential development should be well articulated through the use of contrast, texture, variation in forms, materials and colours.</p>

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

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

**2.4.3 Town Planning Application – No. 5 Dixon Street, Noble Park (Planning Application No. PLN18/0065)
(Cont.)**

STATUTORY PLANNING APPLICATIONS

**TOWN PLANNING APPLICATION – NO. 5 DIXON STREET, NOBLE PARK
(PLANNING APPLICATION NO. PLN18/0065)**

ATTACHMENT 4

CLAUSE 52.06 ASSESSMENT

PAGES 6 (including cover)

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

2.4.3 Town Planning Application – No. 5 Dixon Street, Noble Park (Planning Application No. PLN18/0065) (Cont.)

Clause 52.06-9 Design standards for car parking

Plans prepared in accordance with Clause 52.06-8 must meet the design standards of Clause 52.06-9, unless the responsible authority agrees otherwise. Design standards 1, 3, 6 and 7 do not apply to an application to construct one dwelling on a lot.

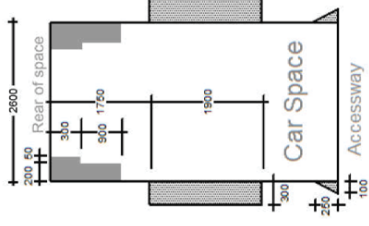
Design Standards	Assessment	Requirement met/Requirement not met/NA
<p>Design standard 1 - Accessways</p>	<p>Accessways must:</p> <ul style="list-style-type: none"> • Be at least 3 metres wide. • Have an internal radius of at least 4 metres at changes of direction or intersection or be at least 4.2 metres wide. • Allow vehicles parked in the last space of a dead-end accessway in public car parks to exit in a forward direction with one manoeuvre. • Provide at least 2.1 metres headroom beneath overhead obstructions, calculated for a vehicle with a wheel base of 2.8 metres. • If the accessway serves four or more car spaces or connects to a road in a Road Zone, the accessway must be designed to that cars can exit the site in a forward direction. • Provide a passing area at the entrance at least 5 metres wide and 7 metres long if the accessway serves ten or more car parking spaces and is either more than 50 metres long or connects to a road in Road Zone. • Have a corner splay or area at least 50 percent clear of visual obstructions extending at least 2 metres along the frontage road from the edge of an exit lane and 2.5 metres along the exit lane from the frontage, to provide a clear view of pedestrians on the footpath of the frontage road. The area clear of visual obstructions may include an adjacent entry or exit lane where more than one lane is provided, or adjacent landscaped areas, provided the landscaping in those areas is less than 900mm in height. <p>If an accessway to four or more car parking spaces is from land in a Road Zone, the access to the car spaces must be at least 6 metres from the road carriageway.</p>	<p>✓ Standard met Accessway are 3m wide.</p> <p>✓ Standard met No direction changes required</p> <p>NA – no dead end accessways</p> <p>✓ Standard met No overheads beneath 2.1 metres</p> <p>NA – Does not connect to a Road Zone or serve four or more car spaces</p> <p>NA – Does not connect to a Road Zone or serves</p> <p>✓ Standard met There is no obstructions within the splay area.</p> <p>NA – Does not connect to a Road Zone or serve four or more car spaces</p> <p>NA – No car spaces from the road.</p>
	<p>If entry to the car space is from a road, the width of the accessway may include the road.</p>	

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

2.4.3 Town Planning Application – No. 5 Dixon Street, Noble Park (Planning Application No. PLN18/0065) (Cont.)

<p>Design standard 2 – Car parking spaces</p>	<p>Car parking spaces and accessways must have the minimum dimensions as outlined in Table 2.</p> <p>Table 2: Minimum dimensions of car parking spaces and accessways</p> <table border="1"> <thead> <tr> <th>Angle of car parking spaces to access way</th> <th>Accessway width</th> <th>Car space width</th> <th>Car space length</th> </tr> </thead> <tbody> <tr> <td>Parallel</td> <td>3.6 m</td> <td>2.3 m</td> <td>6.7 m</td> </tr> <tr> <td>45°</td> <td>3.5 m</td> <td>2.6 m</td> <td>4.9 m</td> </tr> <tr> <td>60°</td> <td>4.9 m</td> <td>2.6 m</td> <td>4.9 m</td> </tr> <tr> <td>90°</td> <td>6.4 m</td> <td>2.6 m</td> <td>4.9 m</td> </tr> <tr> <td></td> <td>5.8 m</td> <td>2.8 m</td> <td>4.9 m</td> </tr> <tr> <td></td> <td>5.2 m</td> <td>3.0 m</td> <td>4.9 m</td> </tr> <tr> <td></td> <td>4.8 m</td> <td>3.2 m</td> <td>4.9 m</td> </tr> </tbody> </table> <p><i>Note to Table 2: Some dimensions in Table 2 vary from those shown in the Australian Standard AS2890.1-2004 (off street). The dimensions shown in Table 2 allocate more space to aisle widths and less to marked spaces to provide improved operation and access. The dimensions in Table 2 are to be used in preference to the Australian Standard AS2890.1-2004 (off street) except for disabled spaces which must achieve Australian Standard AS2890.6-2009 (disabled).</i></p>	Angle of car parking spaces to access way	Accessway width	Car space width	Car space length	Parallel	3.6 m	2.3 m	6.7 m	45°	3.5 m	2.6 m	4.9 m	60°	4.9 m	2.6 m	4.9 m	90°	6.4 m	2.6 m	4.9 m		5.8 m	2.8 m	4.9 m		5.2 m	3.0 m	4.9 m		4.8 m	3.2 m	4.9 m	<p>Standard met</p> <p>Car Spaces are 4.9m x 2.6m</p>
Angle of car parking spaces to access way	Accessway width	Car space width	Car space length																															
Parallel	3.6 m	2.3 m	6.7 m																															
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2.4.3 Town Planning Application – No. 5 Dixon Street, Noble Park (Planning Application No. PLN18/0065) (Cont.)

<p>✓ Standard met Clearances to car spaces are met</p>	<p>A wall, fence, column, tree, tree guard or any other structure that abuts a car space must not encroach into the area marked 'clearance required' on Diagram 1, other than:</p> <ul style="list-style-type: none"> • A column, tree or tree guard, which may project into a space if it is within the area marked 'tree or column permitted' on Diagram 1. • A structure, which may project into the space if it is at least 2.1 metres above the space. <p>Diagram 1 Clearance to car parking spaces</p>  <p>Dimensions in millimetres Clearance required Tree or column permitted</p>
<p>✓ Standard met Double Garage is 6m x 5.6m Carport is 6m x 3.5m</p>	<p>Car spaces in garages or carports must be at least 6 metres long and 3.5 metres wide for a single space and 5.5 metres wide for a double space measured inside the garage or carport.</p>
<p>✓ Standard met 500mm minimum space between car space and carport</p>	<p>Where parking spaces are provided in tandem (one space behind the other) an additional 500mm in length must be provided between each space.</p>
<p>✓ Standard met Unit 1: One Under covered carport Unit 2: Double Garage</p>	<p>Where two or more car parking spaces are provided for a dwelling, at least one space must be under cover.</p>
<p>NA- Disabled car parking</p>	<p>Disabled car parking spaces must be designed in accordance with Australian Standard AS2890.6-2009 (disabled) and the Building Code of Australia. Disabled car parking spaces may encroach into an accessway width specified in Table 2 by 500mm.</p>

2.4.3 Town Planning Application – No. 5 Dixon Street, Noble Park (Planning Application No. PLN18/0065) (Cont.)

<p>Design standard 3: Gradients</p>	<p>Accessway grades must not be steeper than 1:10 (10 per cent) within 5 metres of the frontage to ensure safety for pedestrians and vehicles. The design must have regard to the wheelbase of the vehicle being designed for; pedestrian and vehicular traffic volumes; the nature of the car park; and the slope and configuration of the vehicle crossover at the site frontage. This does not apply to accessways serving three dwellings or less.</p> <p>Ramps (except within 5 metres of the frontage) must have the maximum grades as outlined in Table 3 and be designed for vehicles travelling in a forward direction.</p> <table border="1" data-bbox="467 902 687 1630"> <thead> <tr> <th colspan="3">Table 3: Ramp gradients</th> </tr> <tr> <th>Type of car park</th> <th>Length of ramp</th> <th>Maximum grade</th> </tr> </thead> <tbody> <tr> <td rowspan="2">Public car parks</td> <td>20 metres or less</td> <td>1:5 (20%)</td> </tr> <tr> <td>longer than 20 metres</td> <td>1:6 (16.7%)</td> </tr> <tr> <td rowspan="2">Private or residential car parks</td> <td>20 metres or less</td> <td>1:4 (25%)</td> </tr> <tr> <td>longer than 20 metres</td> <td>1:5 (20%)</td> </tr> </tbody> </table> <p>Where the difference in grade between two sections of ramp or floor is greater than 1:8 (12.5 per cent) for a summit grade change, or greater than 1:6.7 (15 per cent) for a sag grade change, the ramp must include a transition section of at least 2 metres to prevent vehicles scraping or bottoming.</p> <p>Plans must include an assessment of grade changes of greater than 1:5.6 (18 per cent) or less than 3 metres apart for clearances, to the satisfaction of the responsible authority.</p>	Table 3: Ramp gradients			Type of car park	Length of ramp	Maximum grade	Public car parks	20 metres or less	1:5 (20%)	longer than 20 metres	1:6 (16.7%)	Private or residential car parks	20 metres or less	1:4 (25%)	longer than 20 metres	1:5 (20%)	<p>✓ Standard met No Gradients</p> <p>NA- No Ramps</p> <p>NA- No Ramps</p> <p>NA- No Ramps</p>
Table 3: Ramp gradients																		
Type of car park	Length of ramp	Maximum grade																
Public car parks	20 metres or less	1:5 (20%)																
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Private or residential car parks	20 metres or less	1:4 (25%)																
	longer than 20 metres	1:5 (20%)																
<p>Design standard 4: Mechanical parking</p>	<p>Mechanical parking may be used to meet the car parking requirement provided:</p> <ul style="list-style-type: none"> At least 25 per cent of the mechanical car parking spaces can accommodate a vehicle clearance height of at least 1.8 metres. Car parking spaces that require the operation of the system are not allowed to visitors unless used in a valet parking situation. The design and operation is to the satisfaction of the responsible authority. 	<p>NA</p> <p>NA</p> <p>NA</p>																

2.4.3 Town Planning Application – No. 5 Dixon Street, Noble Park (Planning Application No. PLN18/0065) (Cont.)

Design standard 5: Urban design	Ground level car parking, garage doors and accessways must not visually dominate public space.	✓ Standard met Garage doors are setbacks to not dominate public space
	Car parking within buildings (including visible portions of partly submerged basements) must be screened or obscured where possible, including through the use of occupied tenancies, landscaping, architectural treatments and artworks.	NA -
	Design of car parks must take into account their use as entry points to the site.	✓ Standard met The design is compatible with the entry point
	Design of new internal streets in developments must maximise on street parking opportunities.	NA -
	Car parking must be well lit and clearly signed.	✗ Standard not met It should be conditioned as part of the permit to have safety measures put into place.
Design standard 6: Safety	The design of car parks must maximise natural surveillance and pedestrian visibility from adjacent buildings.	✓ Standard met The accessway is visible from street.
	Pedestrian access to car parking areas from the street must be convenient.	✓ Standard met Parking areas are convenient areas
	Pedestrian routes through car parking areas and building entries and other destination points must be clearly marked and separated from traffic in high activity parking areas.	NA
	The layout of car parking areas must provide for water sensitive urban design treatment and landscaping.	✓ Standard met
Design standard 7: Landscaping	Landscaping and trees must be planted to provide shade and shelter, soften the appearance of ground level car parking and aid in the clear identification of pedestrian paths.	✗ Standard not met A Landscape Plan should be conditioned as part of the permit
	Ground level car parking spaces must include trees planted with flush grilles. Spacing of trees must be determined having regard to the expected size of the selected species at maturity.	✗ Standard not met A Landscape Plan should be conditioned as part of the permit

**2.4.3 Town Planning Application – No. 5 Dixon Street, Noble Park (Planning Application No. PLN18/0065)
(Cont.)**

STATUTORY PLANNING APPLICATIONS

**TOWN PLANNING APPLICATION – NO. 5 DIXON STREET, NOBLE PARK
(PLANNING APPLICATION NO. PLN18/0065)**

ATTACHMENT 5

CLAUSE 55 ASSESSMENT

PAGES 38 (including cover)

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

2.4.3 Town Planning Application – No. 5 Dixon Street, Noble Park (Planning Application No. PLN18/0065) (Cont.)

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

Clause 55.02-1 Neighbourhood character objectives

Title & Objective	Standard (Summarised)	Standard Met/Standard Not Met/NA
Standard B1	The design response must be appropriate to the neighbourhood and the site.	<p>✓ Standard met</p> <p>The two double storey dwelling development would respect the existing streetscape character of the area, whilst limiting amenity impacts on neighbouring properties.</p>
	The proposed design response must respect the existing or preferred neighbourhood character and respond to the features of the site.	<p>✓ Standard met</p> <p>The one single storey and one double storey dwelling development would respond positively to the design guidelines of Clause 22.09 contributing to the preferred neighbourhood character.</p>
Decision Guidelines	<p>Any relevant neighbourhood character objective, policy or statement set out in this scheme.</p> <p>The neighbourhood and site description.</p> <p>The design response.</p>	
Objectives	<p>To ensure that the design respects the existing neighbourhood character or contributes to a preferred neighbourhood character.</p> <p>To ensure that development responds to the features of the site and the surrounding area.</p>	

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

2.4.3 Town Planning Application – No. 5 Dixon Street, Noble Park (Planning Application No. PLN18/0065) (Cont.)

Clause 55.02-2 Residential policy objectives

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B2	An application must be accompanied by a written statement to the satisfaction of the responsible authority that describes how the development is consistent with any relevant policy for housing in the SPPF and the LPPF, including the MSS and local planning policies.	<p>Standard met</p> <p>The written assessment submitted with the application adequately assess the proposal against State and Local Policy and Clause 55.</p>
Decision Guidelines	<p>The SPPF and the LPPF including the MSS and local planning policies.</p> <p>The design response.</p>	
Objectives	<p>To ensure that residential development is provided in accordance with any policy for housing in the SPPF and the LPPF, including the MSS and local planning policies.</p> <p>To support medium densities in areas where development can take advantage of public and community infrastructure and services.</p>	

2.4.3 Town Planning Application – No. 5 Dixon Street, Noble Park (Planning Application No. PLN18/0065) (Cont.)

Clause 55.02-3 Dwelling diversity objective

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B3	Developments of ten or more dwellings should provide a range of dwelling sizes and types, including: <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.
Objective	To encourage a range of dwellings sizes and types in developments of ten or more dwellings.	

2.4.3 Town Planning Application – No. 5 Dixon Street, Noble Park (Planning Application No. PLN18/0065) (Cont.)

Clause 55.02-4 Infrastructure objectives

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B4	<p>Development should be connected to reticulated services, including reticulated sewerage, drainage, electricity and gas, if available.</p> <p>Development should not unreasonably exceed the capacity of utility services and infrastructure, including reticulated services and roads.</p> <p>In areas where utility services or infrastructure have little or no spare capacity, developments should provide for the upgrading of or mitigation of the impact on services or infrastructure.</p>	<p>Standard met Site is located in an established residential area and would be required by the relevant authorities at the subdivision of land stage.</p> <p>Standard met The development of the land for two dwellings would not unreasonably exceed the capacity of utility services.</p> <p>Standard met Any upgrading of services would be requested by the relevant authorities at the subdivision of land stage.</p>
Decision Guidelines	<p>The capacity of the existing infrastructure.</p> <p>In the absence of reticulated sewerage, the capacity of the development to treat and retain all wastewater in accordance with the SEPP (Waters of Victoria) under the EPA 1970.</p> <p>If the drainage system has little or no spare capacity, the capacity of the development to provide for stormwater drainage mitigation or upgrading of the local drainage system.</p> <p>To ensure development is provided with appropriate utility services and infrastructure.</p> <p>To ensure development does not unreasonably overload the capacity of utility services and infrastructure.</p>	
Objectives		

2.4.3 Town Planning Application – No. 5 Dixon Street, Noble Park (Planning Application No. PLN18/0065) (Cont.)

Clause 55.02-5 Integration with the street objective

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B5	<p>Developments should provide adequate vehicle and pedestrian links that maintain or enhance local accessibility.</p> <p>Developments should be oriented to front existing and proposed streets.</p> <p>High fencing in front of dwellings should be avoided if practicable.</p> <p>Development next to existing public open space should be laid out to complement the open space.</p>	<p>✓ Standard met Each dwelling would have direct access from its driveway to the dwelling.</p> <p>✓ Standard met All the proposed dwellings would be orientated to the streets.</p> <p>✓ Standard met No front fence is proposed</p> <p>✓ Standard met The site complements the open space to the west of the lot, it provides generous setbacks and layout that is sensitive to its surrounds.</p>
Decision Guidelines	<p>Any relevant urban design objective, policy or statement set out in this scheme. The design response.</p>	
Objective	<p>To integrate the layout of development with the street.</p>	

2.4.3 Town Planning Application – No. 5 Dixon Street, Noble Park (Planning Application No. PLN18/0065) (Cont.)

Clause 55.03-1 Street setback objective		Standard Met/Standard Not Met/NA												
Title & Objective	Standards													
Standard B6	<p>Walls of buildings should be set back from streets at least the distance specified in a schedule to the zone: GRZ: 7.5 metres or as per Table B1, whichever is the lesser. Table B1 Street setback</p> <table border="1"> <thead> <tr> <th>Development context</th> <th>Minimum setback from front street (metres)</th> <th>Minimum setback from a side street (metres)</th> </tr> </thead> <tbody> <tr> <td>There is an existing building on both the abutting allotments facing the same street, and the site is not on a corner.</td> <td>The average distance of the setbacks of the front walls of the existing buildings on the abutting allotments facing the front street or 9 metres, whichever is the lesser.</td> <td>Not applicable</td> </tr> <tr> <td>There is an existing building on one abutting allotment facing the same street and no existing building on the other abutting allotment facing the same street, and the site is not on a corner.</td> <td>The same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 9 metres, whichever is the lesser.</td> <td>Not applicable</td> </tr> <tr> <td>There is no existing building on either of the abutting allotments facing the same street, and the site is not on a corner.</td> <td>6 metres for streets in a Road Zone, Category 1, and 4 metres for other streets.</td> <td>Not applicable</td> </tr> </tbody> </table>	Development context	Minimum setback from front street (metres)	Minimum setback from a side street (metres)	There is an existing building on both the abutting allotments facing the same street, and the site is not on a corner.	The average distance of the setbacks of the front walls of the existing buildings on the abutting allotments facing the front street or 9 metres, whichever is the lesser.	Not applicable	There is an existing building on one abutting allotment facing the same street and no existing building on the other abutting allotment facing the same street, and the site is not on a corner.	The same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 9 metres, whichever is the lesser.	Not applicable	There is no existing building on either of the abutting allotments facing the same street, and the site is not on a corner.	6 metres for streets in a Road Zone, Category 1, and 4 metres for other streets.	Not applicable	<p>Standard met</p> <p>Unit 1: The existing setback is 6.1m, this will remain unchanged and reflect the setback of the abutting building to the lot on the east.</p>
	Development context	Minimum setback from front street (metres)	Minimum setback from a side street (metres)											
There is an existing building on both the abutting allotments facing the same street, and the site is not on a corner.	The average distance of the setbacks of the front walls of the existing buildings on the abutting allotments facing the front street or 9 metres, whichever is the lesser.	Not applicable												
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There is no existing building on either of the abutting allotments facing the same street, and the site is not on a corner.	6 metres for streets in a Road Zone, Category 1, and 4 metres for other streets.	Not applicable												
Decision Guidelines	<p>Any relevant neighbourhood character objective, policy or statement set out in this scheme. The design response.</p>													

2.4.3 Town Planning Application – No. 5 Dixon Street, Noble Park (Planning Application No. PLN18/0065) (Cont.)

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

2.4.3 Town Planning Application – No. 5 Dixon Street, Noble Park (Planning Application No. PLN18/0065) (Cont.)

Clause 55.03-2 Building height objective		Standard Met/Standard Not Met/NA
Title & Objective	Standards	
Standard B7	<p>The maximum building height should not exceed the maximum height specified in the zone, schedule to the zone or an overlay that applies to the land.</p> <p>GRZ: 11 metres / 3 storeys mandatory maximum (refer Clause 32.08-9)</p> <p>If no maximum height is specified in the zone, schedule to the zone or an overlay, the maximum building height should not exceed 9 metres, unless the slope of the natural ground level at any cross section wider than 8 metres of the site of the building is 2.5 degrees or more, in which case the maximum building height should not exceed 10 metres.</p> <p>Changes of building height between existing buildings and new buildings should be graduated.</p>	<p>Standard met</p> <p>The development has a maximum height of 6.9 metres and is maximum of 2 storeys high.</p> <p>N/A</p> <p>Standard met</p> <p>The sloped roof and first floor being setback further than the ground floor allows for adequate graduation of heights from the built form down towards the site boundaries.</p>
Decision Guidelines	<p>Any relevant neighbourhood character objective, policy or statement set out in this scheme.</p> <p>Any maximum building height specified in the zone, a schedule to the zone or an overlay applying to the land.</p> <p>The design response.</p> <p>The effect of the slope of the site on the height of the building.</p> <p>The relationship between the proposed building height and the height of existing adjacent buildings.</p> <p>The visual impact of the building when viewed from the street and from adjoining properties.</p>	
Objective	To ensure that the height of buildings respects the existing or preferred neighbourhood character	

2.4.3 Town Planning Application – No. 5 Dixon Street, Noble Park (Planning Application No. PLN18/0065) (Cont.)

Clause 55.03-3 Site coverage objective

Title & Objective	Standards	Standard Met/Standard Not Met/NA
<p>Standard B8</p>	<p>The site area covered by buildings should not exceed:</p> <ul style="list-style-type: none"> • The maximum site coverage specified in a schedule to the zone, or • If no maximum site coverage is specified in a schedule to the zone, 60 per cent. <p>GRZ1: 60% (none specified)</p>	<p>Standard met</p> <p>The site area is 696sqm. The building coverage is 296sqm (42%).</p>
<p>Decision Guidelines</p>	<p>Any relevant neighbourhood character objective, policy or statement set out in this scheme.</p> <p>The design response.</p> <p>The existing site coverage and any constraints imposed by existing development or the features of the site.</p> <p>The site coverage of adjacent properties</p> <p>The effect of the visual bulk of the building and whether this is acceptable in the neighbourhood.</p>	
<p>Objective</p>	<p>To ensure that the site coverage respects the existing or preferred neighbourhood character and responds to the features of the site.</p>	

2.4.3 Town Planning Application – No. 5 Dixon Street, Noble Park (Planning Application No. PLN18/0065) (Cont.)

Clause 55.03-4 Permeability objectives

Title & Objective	Standards	Standard Met/Standard Not Met/NA
<p>Standard B9</p>	<p>The site area covered by the pervious surfaces should be at least:</p> <ul style="list-style-type: none"> • The minimum areas specified in a schedule to the zone, or • If no minimum is specified in a schedule to the zone, 20 per cent of the site. <p>GRZ1: 30%</p>	<p>✓ Standard met The site area is 696 sqm. Permeable area provided is 232.8sqm (33%).</p>
<p>Decision Guidelines</p>	<p>The design response.</p> <p>The existing site coverage and any constraints imposed by existing development.</p> <p>The capacity of the drainage network to accommodate additional stormwater.</p> <p>The capacity of the site to absorb run-off.</p> <p>The practicality of achieving the minimum site coverage of pervious surfaces, particularly on lots of less than 300 square metres.</p>	
<p>Objectives</p>	<p>To reduce the impact of increased stormwater run-off on the drainage system.</p> <p>To facilitate on-site stormwater infiltration.</p>	

2.4.3 Town Planning Application – No. 5 Dixon Street, Noble Park (Planning Application No. PLN18/0065) (Cont.)

Clause 55.03-5 Energy efficiency objectives		Standard Met/Standard Not Met/NA
Title & Objective	Standards	
Standard B10	Buildings should be: <ul style="list-style-type: none"> • Oriented to make appropriate use of solar energy. • Sited and designed to ensure that the energy efficiency of existing dwellings on adjoining lots is not unreasonably reduced. 	<p>Standard met</p> <p>The orientation of the development allows for Unit 1 to receive some northern sunlight and Unit 2 has complete northern sunlight.</p> <p>The living area of Unit 1 are south and west facing with open plan access to the north facing meals window (Existing condition).</p> <p>The living area of Unit 2 is located to the south with west windows, but has open plan access to the meals area which has north and west facing windows.</p> <p>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.</p>
	Living areas and private open space should be located on the north side of the development, if practicable.	Standard met As Above.
	Developments should be designed so that solar access to north-facing windows is maximised.	Standard met Solar access to north facing windows is uninterrupted.
Decision Guidelines	The design response.	
	The size, orientation and slope of the lot.	
	The existing amount of solar access to abutting properties.	
	The availability of solar access to north-facing windows on the site.	
Objectives	To achieve and protect energy efficient dwellings and residential buildings.	
	To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy.	

2.4.3 Town Planning Application – No. 5 Dixon Street, Noble Park (Planning Application No. PLN18/0065) (Cont.)

Clause 55.03-6 Open space objective

Title & Objective	Standards	Standard Met/Standard Not Met/NA
<p>Standard B11</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 useable. 	<p>N/A The site does have public or communal open space on site.</p>
<p>Decision Guidelines</p>	<p>Any relevant plan or policy for open space in the SPPF and the LPPF, including the MSS and local planning policies.</p> <p>The design response.</p>	
<p>Objective</p>	<p>To integrate the layout of development with any public and communal open space provided in or adjacent to the development.</p>	

2.4.3 Town Planning Application – No. 5 Dixon Street, Noble Park (Planning Application No. PLN18/0065) (Cont.)

Clause 55.03-7 Safety objective

Title & Objective	Standards	Standard Met/Standard Not Met/NA
<p>Standard B12</p>	<p>Entrances to dwellings and residential buildings should not be obscured or isolated from the street and internal accessways.</p> <p>Planting which creates unsafe spaces along streets and accessways should be avoided.</p> <p>Developments should be designed to provide good lighting, visibility and surveillance of car parks and internal accessways.</p> <p>Private spaces within developments should be protected from inappropriate use as public thoroughfares.</p>	<p>✓ Standard met Each dwelling entry would be visible from the street.</p> <p>✓ Standard met Low level planting is proposed along the accessways and front boundaries would not obscure the accessways.</p> <p>✓ Standard met Security lighting above the garage / carport of each dwelling would be provided.</p> <p>✓ Standard met The lot boundary for each dwelling is clearly defined and protected from inappropriate use as public thoroughfares.</p>
<p>Decision Guidelines</p>	<p>The design response.</p>	
<p>Objectives</p>	<p>To ensure the layout of development provides for the safety and security of residents and property.</p>	

2.4.3 Town Planning Application – No. 5 Dixon Street, Noble Park (Planning Application No. PLN18/0065) (Cont.)

Clause 55.03-6 Landscaping objectives	
Title & Objective	Standard Met/Standard Not Met/NA
<p>Standard B13</p> <p>The landscape layout and design should:</p> <ul style="list-style-type: none"> • Protect any predominant landscape features of the neighbourhood. • Take into account the soil type and drainage patterns of the site. • Allow for intended vegetation growth and structural protection of buildings. • In locations of habitat importance, maintain existing habitat and provide for new habitat for plants and animals. • Provide a safe, attractive and functional environment for residents. <p>Development should provide for the retention or planting of trees, where these are part of the character of the neighbourhood.</p> <p>Development should provide for the replacement of any significant trees that have been removed in the 12 months prior to the application being made</p> <p>The landscape design should specify landscape themes, vegetation (location and species), paving and lighting.</p> <p>Development should meet any additional landscape requirements specified in a schedule to the zone.</p> <p>All schedules to all residential zones: “70% of ground level front setback, and side and rear setbacks, planted with substantial landscaping and canopy trees.”</p>	<p>Standard not met</p> <p>The ground floor plan has provided schematic locations of plantings including canopy trees within the front setbacks. 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>Standard met</p> <p>The development does not proposal the removal of the two trees indicated on the plans,</p> <p>Standard met</p> <p>As above.</p> <p>Standard not met</p> <p>The required landscape plan specifies native plantings and material details.</p> <p>Standard met</p> <p>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>
<p>Decision Guidelines</p> <p>Any relevant neighbourhood character objective, policy or statement set out in this scheme.</p> <p>Any relevant plan or policy for landscape design in the SPPF and the LPPF, including the MSS and local planning policies.</p> <p>The design response.</p> <p>The location and size of gardens and the predominant plant types in the neighbourhood.</p> <p>The health of any trees to be removed.</p> <p>Whether a tree was removed to gain a development advantage.</p>	
<p>Objectives</p> <p>To encourage development that respects the landscape character of the neighbourhood.</p> <p>To encourage development that maintains and enhances habitat for plants and animals in locations of habitat importance.</p> <p>To provide appropriate landscaping.</p>	<p>A landscape plan will be conditioned to meet the requirements of Standard B13.</p>

2.4.3 Town Planning Application – No. 5 Dixon Street, Noble Park (Planning Application No. PLN18/0065) (Cont.)

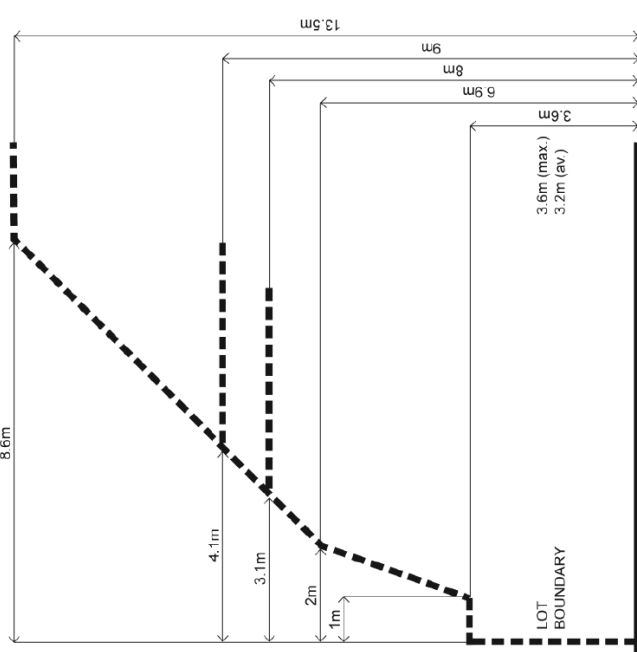
	To encourage the retention of mature vegetation on the site.	
Clause 55.03-9 Access objective		
Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B14	<p>The width of accessways or car spaces should not exceed:</p> <ul style="list-style-type: none"> • 33 per cent of the street frontage, or • if the width of the street frontage is less than 20 metres, 40 per cent of the street frontage. <p>No more than one single-width crossover should be provided for each dwelling fronting a street.</p> <p>The location of crossovers should maximise retention of on-street car parking spaces.</p>	<p>✓ Standard met The crossovers form 16% of the frontage on Dixon Street.</p> <p>✓ Standard met Each dwelling would have one crossover.</p> <p>✓ Standard met The proposed crossover allows for on-street car parking to be sufficient. The application was referred to transport, who did not raise issue with the proposed crossover as long as it was constructed to council standard.</p>
Decision Guidelines	<p>The number of access points to a road in a Road Zone should be minimised.</p> <p>Developments must provide for access for service, emergency and delivery vehicles.</p>	<p>✓ Standard met The site does not adjoin a Road Zone Category 1.</p> <p>✓ Standard met The driveway for each dwelling would be 3m and would be accessible to emergency and delivery vehicles</p>
Objectives	<p>The design response.</p> <p>The impact on neighbourhood character.</p> <p>The reduction of on-street car parking spaces.</p> <p>The effect on any significant vegetation on the site and footpath.</p> <p>To ensure the number and design of vehicle crossovers respects the neighbourhood character.</p>	

2.4.3 Town Planning Application – No. 5 Dixon Street, Noble Park (Planning Application No. PLN18/0065) (Cont.)

Clause 55.03-10 Parking location objectives

Title & Objective	Standards	Standard Met/Standard Not Met/NA
<p>Standard B15</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 well ventilated if enclosed. <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>Standard met</p> <p>All car spaces would be conveniently located next to their respective dwelling.</p>
<p>Decision Guidelines</p>	<p>The design response.</p>	<p>Standard met</p> <p>Unit 1's windows are set back a minimum of 1.5m from Unit 2's accessway.</p>
<p>Objectives</p>	<p>To provide convenient parking for residents and visitors vehicles. To protect residents from vehicular noise within developments.</p>	

2.4.3 Town Planning Application – No. 5 Dixon Street, Noble Park (Planning Application No. PLN18/0065) (Cont.)

Title & Objective	Standards	Standard Met/Standard Not Met/NA
<p>Standard B17</p>	<p>A new building not on or within 200mm of a boundary should be setback from side or rear boundaries:</p> <ul style="list-style-type: none"> At least the distance specified in a schedule to the zone, or If no distance is specified in a schedule to the zone, 1 metre, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres. <p>Diagram B1 Side and rear setbacks</p> 	<p>Standard met</p> <p>The side and rear setbacks for each dwelling would satisfy this standard.</p> <p>Unit 1 and 2 are setback a minimum of 3.5m to the west side boundary. Unit 1's carport is setback 1m to the west boundary. Unit 2's first floor level setback is 3.4m to the west.</p> <p>Unit 2 is setback a minimum of 1.5m to the north rear boundary at the ground floor. Unit 2 is setback a minimum of 1.85m to the north rear boundary at the first floor level.</p>
	<p>Sunblinds, verandahs, porches, eaves, fascias, gutters, masonry chimneys, flues, pipes, domestic fuel or water tanks, and heating or cooling equipment or other services may encroach not more than 0.5 metres into the setbacks of this standard.</p> <p>Landings having an area of not more than 2 square metres and less than 1 metre high,</p>	<p>Standard met</p> <p>There are no encroachments more than 0.5m</p> <p>Standard met</p>

2.4.3 Town Planning Application – No. 5 Dixon Street, Noble Park (Planning Application No. PLN18/0065) (Cont.)

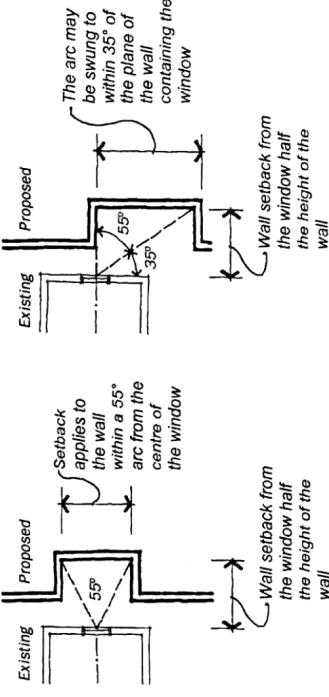
	<p>stairways, ramps, pergolas, shade sails and carports may encroach into the setbacks of this standard.</p>	<p>There are no landings that encroach into the setback standard more than 2sqm and 1m high.</p>
<p>Decision Guidelines</p>	<p>Any relevant neighbourhood character objective, policy or statement set out in this scheme.</p> <p>The design response.</p> <p>The impact on the amenity of the habitable room windows and secluded private open space of existing dwellings.</p> <p>Whether the wall is opposite an existing or simultaneously constructed wall built to the boundary.</p> <p>Whether the wall abuts a side or rear lane.</p>	
<p>Objectives</p>	<p>To ensure that the height and setback of a building from a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.</p>	

2.4.3 Town Planning Application – No. 5 Dixon Street, Noble Park (Planning Application No. PLN18/0065) (Cont.)

Clause 55.04-2 Walls on boundaries objective		Standard Met/Standard Not Met/NA
Title & Objective	Standards	
Standard B18	<p>A new wall constructed on or within 200mm of a side or rear boundary of a lot or a carport constructed on or within 1 metre of a side or rear boundary of lot should not abut the boundary:</p> <ul style="list-style-type: none"> • For a length of more than the distance specified in the schedule to the zone; or • If no distance is specified in a schedule to the zone, for a length of more than: <ul style="list-style-type: none"> - 10 metres plus 25 per cent of the remaining length of the boundary of an adjoining lot, or - Where there are existing or simultaneously constructed walls or carports abutting the boundary on an abutting lot, the length of the existing or simultaneously constructed walls or carports, whichever is the greater. <p>A new wall or carport may fully abut a side or rear boundary where slope and retaining walls or fences would result in the effective height of the wall or carport being less than 2 metres on the abutting property.</p> <p>A building on a boundary includes a building set back up to 200mm from a boundary.</p> <p>The height of a new wall constructed on or within 200 mm of a side or rear boundary or a carport constructed on or within 1 metre of a side or rear boundary should not exceed an average of 3.2 metres with no part higher than 3.6 metres unless abutting a higher existing or simultaneously constructed wall.</p>	<p>Standard met The proposed garage along the east boundary is 6m. The maximum length the boundary is 19.37 metres.</p> <p>Standard met Existing Fencing of 1.7m to be retained.</p> <p>Standard met 190mm set back from west boundary.</p> <p>Standard met Wall height is 3.1 metres</p>
Decision Guidelines	<p>Any relevant neighbourhood character objective, policy or statement set out in this scheme.</p> <p>The design response.</p> <p>The extent to which walls on boundaries are part of the neighbourhood character.</p> <p>The impact on the amenity of existing dwellings.</p> <p>The opportunity to minimise the length of walls on boundaries by aligning a new wall on a boundary with an existing wall on a lot of an adjoining property.</p> <p>The orientation of the boundary that the wall is being built on.</p> <p>The width of the lot.</p> <p>The extent to which the slope and retaining walls or fences reduce the effective height of the wall.</p> <p>Whether the wall abuts a side or rear lane.</p> <p>The need to increase the wall height to screen a box gutter.</p>	
Objectives	To ensure that the location, length and height of a wall on a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.	

2.4.3 Town Planning Application – No. 5 Dixon Street, Noble Park (Planning Application No. PLN18/0065) (Cont.)

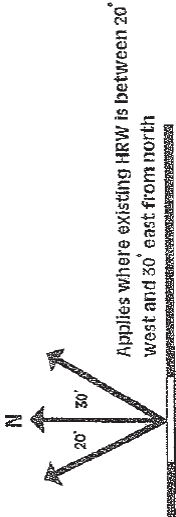
Clause 55.04-3 Daylight to existing windows objective

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

2.4.3 Town Planning Application – No. 5 Dixon Street, Noble Park (Planning Application No. PLN18/0065)
(Cont.)

Title & Objective	Standards	Standard Met/Standard Not Met/NA
<p>Standard B20</p>	<p>If a north-facing habitable room window of an existing dwelling is within 3 metres of a boundary on an abutting lot, a building should be setback from the boundary 1 metre, plus 0.6 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres, for a distance of 3 metres from the edge of each side of the window.</p> <p>Diagram B3 North-facing windows</p> <p>Diagram B3 North-facing windows</p> <p>NORTH FACING HABITABLE ROOM WINDOW</p> <p>SOUTH BOUNDARY</p>	<p>NA</p> <p>There are no north facing windows of adjoining dwellings that would be effected.</p>
	<p>A north facing window is a window with an axis perpendicular to its surface orientated north 20 degrees west to north 30 degrees east.</p>	<p>NA</p> <p>There are no north facing windows of adjoining dwellings that would be effected.</p>

2.4.3 Town Planning Application – No. 5 Dixon Street, Noble Park (Planning Application No. PLN18/0065)
(Cont.)

	 <p>Applies where existing HRW is between 20° west and 30° east from north</p>	
<p>Decision Guidelines</p>	<p>The design response.</p> <p>Existing sunlight to the north-facing habitable room window of the existing dwelling.</p> <p>The impact on the amenity of existing dwellings.</p> <p>To allow adequate solar access to existing north-facing habitable room windows.</p>	
<p>Objective</p>		

2.4.3 Town Planning Application – No. 5 Dixon Street, Noble Park (Planning Application No. PLN18/0065) (Cont.)

Clause 55.04-5 Overshadowing open space objective

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B21	Where sunlight to the secluded private open space of an existing dwelling is reduced, at least 75 per cent, or 40 square metres with a minimum dimension of 3 metres, whichever is the lesser area, of the secluded private open space should receive a minimum of five hours of sunlight between 9am and 3pm on 22 Sept.	<p>Standard met</p> <p>Approximately 18.1 square metres of Unit 1's secluded private open space to the south which 23% of the SPOS. At least 75% of Unit 1 secluded private open space receives a minimum of five hours of sunlight between 9am and 3pm 22 Sept.</p>
Decision Guidelines	<p>If existing sunlight to the secluded private open space of an existing dwelling is less than the requirements of this standard, the amount of sunlight should not be further reduced.</p> <p>The design response.</p> <p>The impact on the amenity of existing dwellings.</p> <p>Existing sunlight penetration to the secluded private open space of the existing dwelling.</p> <p>The time of day that sunlight will be available to the secluded private open space of the existing dwelling.</p> <p>The effect of a reduction in sunlight on the existing use of the existing secluded private open space.</p> <p>To ensure buildings do not significantly overshadow existing secluded private open space.</p>	<p>Standard met</p> <p>As above</p>
Objective		

2.4.3 Town Planning Application – No. 5 Dixon Street, Noble Park (Planning Application No. PLN18/0065) (Cont.)

<p>Clause 55.04-6 Overlooking objective</p>	<p>Standards</p>	<p>Standard Met/Standard Not Met/NA</p>
<p>Title & Objective</p> <p>Standard B22</p>	<p>A habitable room window, balcony, terrace, deck or patio should be located and designed to avoid direct views into the secluded private open space of an existing dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio. Views should be measured within a 45 degree angle from the plane of the window or perimeter of the balcony, terrace, deck or patio, and from a height of 1.7 metres above floor level.</p> <p>Diagram B4 Overlooking open space</p>	<p>Standard not met</p> <p>A condition can be added to the permit to comply with Standard B22 - A combination of obscure glazing and highlight windows up to a height of 1.7m above FFL would prevent overlooking from any south and west facing upper floor habitable room windows.</p>
<p>Standard B22</p>	<p>A habitable room window, balcony, terrace, deck or patio with a direct view into a habitable room window of existing dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio should be either:</p> <ul style="list-style-type: none"> • Offset a minimum of 1.5 metres from the edge of one window to the edge of the other. • Have sill heights of at least 1.7 metres above floor level. 	<p>Standard not met</p> <p>As Above.</p>

2.4.3 Town Planning Application – No. 5 Dixon Street, Noble Park (Planning Application No. PLN18/0065) (Cont.)

	<ul style="list-style-type: none"> • 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>Screens used to obscure a view should be:</p> <ul style="list-style-type: none"> • Perforated panels or trellis with a maximum of 25 per cent openings or solid translucent panels. • Permanent, fixed and durable. • Designed and coloured to blend in with the development. <p>The standard does not apply to a new habitable room window, balcony, terrace, deck or patio which faces a property boundary where there is a visual barrier at least 1.8 metres high and the floor level of the habitable room, balcony, terrace, deck or patio is less than 0.8 metres above ground level at the boundary.</p>	<p>* Standard not met As above.</p> <p>✓ Standard met No external screens proposed</p> <p>✓ Standard met Existing 1.7m fence to the west boundary and existing Dwelling 1 Bed 2 windows are to be retained.</p>
<p>Decision Guidelines</p>	<p>The design response.</p> <p>The impact on the amenity of the secluded private open space or habitable room window.</p> <p>The existing extent of overlooking into the secluded private open space and habitable room window of existing dwellings.</p> <p>The internal daylight to and amenity of the proposed dwelling or residential building.</p>	
<p>Objective</p>	<p>To limit views into existing secluded private open space and habitable room windows.</p>	<p>A condition can be added to the permit to comply with Standard B22.</p>

2.4.3 Town Planning Application – No. 5 Dixon Street, Noble Park (Planning Application No. PLN18/0065) (Cont.)

Clause 55.04-7 Internal views objective

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B23	Windows and balconies should be designed to prevent overlooking of more than 50 per cent of the secluded private open space of a lower-level dwelling or residential building directly below and within the same development.	<p>✓ Standard met There would be no internal views within the development.</p>
Decision Guidelines	The design response.	
Objective	To limit views into the secluded private open space and habitable room windows of dwellings and residential buildings within a development.	

2.4.3 Town Planning Application – No. 5 Dixon Street, Noble Park (Planning Application No. PLN18/0065) (Cont.)

Clause 55.04-8 Noise impacts objectives

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B24	<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 into 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>✓ Standard met No noisy machinery proposed.</p> <p>✓ Standard met There are no adverse noise sources on the adjoining properties.</p> <p>✓ Standard met The site is not located close to busy roads or industry.</p>
Decision Guidelines	The design response.	
Objectives	To contain noise sources within development that may affect existing dwellings.	
	To protect residents from external noise.	

2.4.3 Town Planning Application – No. 5 Dixon Street, Noble Park (Planning Application No. PLN18/0065) (Cont.)

Clause 55.05-1 Accessibility objective

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B25	The dwelling entries of the ground floor of dwellings and residential buildings should be accessible or able to be easily made accessible to people with limited mobility.	<p>✓ Standard met Dwelling entries would be directly accessible from the street and accessway</p>
Objective	To encourage the consideration of the needs of people with limited mobility in the design of developments.	

2.4.3 Town Planning Application – No. 5 Dixon Street, Noble Park (Planning Application No. PLN18/0065) (Cont.)

Clause 55.05-2 Dwelling entry objective

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

2.4.3 Town Planning Application – No. 5 Dixon Street, Noble Park (Planning Application No. PLN18/0065) (Cont.)

Clause 55.05-3 Daylight to new windows objective

Title & Objective	Standards	Standard Met/Standard Not Met/NA
<p>Standard B27</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 on third of its perimeter, or • A carport provided it has two or more open sides and is open for at least on third of its perimeter. 	<p>✓ Standard met</p> <p>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>
<p>Decision Guidelines</p>	<p>The design response.</p>	
<p>Objective</p>	<p>Whether there are other windows in the habitable room which have access to daylight.</p> <p>To allow adequate daylight into new habitable room windows.</p>	

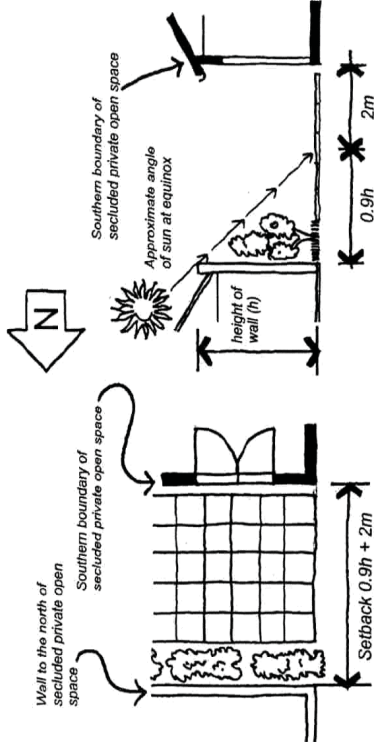
2.4.3 Town Planning Application – No. 5 Dixon Street, Noble Park (Planning Application No. PLN18/0065) (Cont.)

Clause 55.05-4 Private open space objective

Title & Objective	Standards	Standard Met/Standard Not Met/NA
<p>Standard B28</p>	<p>A dwelling or residential building should have private open space of an area and dimensions specified in a schedule to the zone.</p> <p>GRZ1: <i>“An area of 50 square metres of ground level, private open space, with an area of secluded private open space at the side or rear of the dwelling with a minimum area of 30 square metres and a minimum dimension of 5 metres and convenient access from a living room; or</i></p> <p><i>A balcony or rooftop with a minimum area of 10 square metres with a minimum width of 2 metres that is directly accessible from the main living area.”</i></p> <p>If no area or dimensions are specified in a schedule to the zone, a dwelling or residential building should have private open space consisting of:</p> <ul style="list-style-type: none"> • An area of 40 square metres, with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling or residential building with a minimum area of 25 square metres, a minimum dimension of 3 metres and convenient access from a living room, or • A balcony of 8 square metres with a minimum width of 1.6 metres and convenient access from a living room, or • A roof-top area of 10 square metres with a minimum width of 2 metres and convenient access from a living room. <p>The balcony requirements in Clause 55.05-4 do not apply to an apartment development.</p>	<p>Standard met</p> <p>Dwelling 1: Private Open Space is 158.7sqm (82.1sqm front yard), secluded private open space is 55.2sqm (minimum 30sqm required with a 5m minimum dimension)</p> <p>Dwelling 2: Private Open Space is 74.6sqm, secluded private open space is 30sqm (minimum 30sqm required with a 5m minimum dimension)</p> <p>NA - (RGZ1 only)</p>
<p>Decision Guidelines</p>	<p>The design response.</p> <p>The useability of the private open space, including its size and accessibility.</p> <p>The availability of and access to public or communal open space.</p> <p>The orientation of the lot to the street and the sun.</p>	
<p>Objective</p>	<p>To provide adequate private open space for the reasonable recreation and service needs of residents.</p>	

2.4.3 Town Planning Application – No. 5 Dixon Street, Noble Park (Planning Application No. PLN18/0065) (Cont.)

Clause 55.05-5 Solar access to open space objective

Title & Objective	Standards	Standard Met/Standard Not Met/NA
<p>Standard B29</p>	<p>The private open space should be located on the north side of the dwelling or residential building, if appropriate.</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>Diagram B5 Solar access to open space</p> 	<p>✓ Standard met</p> <p>The private open spaces are located the north are the best they can, with Unit 1 partly having direct access to the northern sun.</p> <p>✓ Standard met</p> <p>$2+0.9*5.6m = 7.04m$ required setback</p> <p>Set back from the first floor is 8.343m</p> <p>The SPOS of Unit 1 that is 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>Decision Guidelines</p>	<p>The design response.</p> <p>The useability and amenity of the secluded private open space based on the sunlight it will receive.</p>	
<p>Objective</p>	<p>To allow solar access into the secluded private open space of new dwellings and residential buildings.</p>	

2.4.3 Town Planning Application – No. 5 Dixon Street, Noble Park (Planning Application No. PLN18/0065) (Cont.)

Clause 55.05-6 Storage objective		Standard Met/Standard Not Met/NA
Title & Objective	Standards	
Standard B30	Each dwelling should have convenient access to at least 6 cubic metres of externally accessible, secure storage space.	Standard met Each dwelling would be provided with 6 cubic metres of externally accessible storage space either within an extended garage or within a storage shed.
Objective	To provide adequate storage facilities for each dwelling.	

2.4.3 Town Planning Application – No. 5 Dixon Street, Noble Park (Planning Application No. PLN18/0065) (Cont.)

Clause 55.06-1 Design detail objective		Standard Met/Standard Not Met/NA
Title & Objective	Standards	
Standard B31	<p>The design of buildings, including:</p> <ul style="list-style-type: none"> • Façade articulation and detailing, • Window and door proportions, • Roof form, and • Verandahs, eaves and parapets, <p>should respect the existing or preferred neighbourhood character.</p> <p>Garages and carports should be visually compatible with the development and the existing or preferred neighbourhood character.</p>	<p>Standard met</p> <p>The hipped roofs with eaves and articulated first floors to the dwellings would respect the existing neighbourhood character. The proposal would use two external building materials each in a different colour, adding visual interest when viewed from the public and private realm.</p>
Decision Guidelines	<p>Any relevant neighbourhood character objective, policy or statement set out in this scheme.</p> <p>The design response.</p> <p>The effect on the visual bulk of the building and whether this is acceptable in the neighbourhood setting.</p> <p>Whether the design is innovative and of a high architectural standard.</p> <p>To encourage design detail that respects the existing or preferred neighbourhood character.</p>	<p>Standard met</p> <p>The garages would be recessed further from the streets than the front walls of the dwellings and would not be visually dominating.</p>
Objective		

2.4.3 Town Planning Application – No. 5 Dixon Street, Noble Park (Planning Application No. PLN18/0065) (Cont.)

Clause 55.06-2 Front fences objective		Standard Met/Standard Not Met/NA						
Title & Objective	Standards							
Standard B32	<p>The design of front fences should complement the design of the dwelling or residential building and any front fences on adjoining properties.</p> <p>A front fence within 3 metres of a street should not exceed:</p> <ul style="list-style-type: none"> The maximum height specified in a schedule to the zone, or <p>All schedules to all residential zones:</p> <p>“Maximum 1.5 metre height in streets in Road Zone Category 1 1.2 metre maximum height for other streets”</p> <ul style="list-style-type: none"> If no maximum height is specified in a schedule to the zone, the maximum height specified in Table B3. <p>Table B3 Maximum front fence height</p> <table border="1"> <thead> <tr> <th>Street Context</th> <th>Maximum front fence height</th> </tr> </thead> <tbody> <tr> <td>Streets in a Road Zone, Category 1</td> <td>2 metres</td> </tr> <tr> <td>Other streets</td> <td>1.5 metres</td> </tr> </tbody> </table>	Street Context	Maximum front fence height	Streets in a Road Zone, Category 1	2 metres	Other streets	1.5 metres	<p>✓ Standard met The existing brick fence is to be retained.</p> <p>✓ Standard met The existing fence is 900mm maximum height.</p>
Street Context	Maximum front fence height							
Streets in a Road Zone, Category 1	2 metres							
Other streets	1.5 metres							
Decision Guidelines	<p>Any relevant neighbourhood character objective, policy or statement set out in this scheme.</p> <p>The design response.</p> <p>The setback, height and appearance of front fences on adjacent properties.</p> <p>The extent to which slope and retaining walls reduce the effective height of the front fence.</p> <p>Whether the fence is needed to minimise noise intrusion.</p>							
Objective	To encourage front fence design that respects the existing or preferred neighbourhood character.							

2.4.3 Town Planning Application – No. 5 Dixon Street, Noble Park (Planning Application No. PLN18/0065) (Cont.)

Clause 55.06-3 Common property objectives

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B33	<p>Developments should clearly delineate public, communal and private areas.</p> <p>Common property, where provided, should be functional and capable of efficient management.</p>	<p>Standard met Any need for common property would be determine at subdivision stage. Private areas are clearly delineated.</p> <p>Standard met It would be practical to ask for common property along part of the existing accessway at the subdivision stage.</p>
Objectives	<p>To ensure that communal open space, car parking, access areas and site facilities are practical, attractive and easily maintained.</p> <p>To avoid future management difficulties in areas of common ownership.</p>	

2.4.3 Town Planning Application – No. 5 Dixon Street, Noble Park (Planning Application No. PLN18/0065) (Cont.)

Clause 55.06-4 Site services objectives

Title & Objective	Standards	Standard Met/Standard Not Met/NA
<p>Standard B34</p>	<p>The design and layout of dwellings and residential buildings should provide sufficient space (including easements where required) and facilities for services to be installed and maintained efficiently and economically.</p> <p>Bin and recycling enclosures, mailboxes and other site facilities should be adequate in size, durable, waterproof and blend in with the development.</p> <p>Bin and recycling enclosures should be located for convenient access by residents.</p> <p>Mailboxes should be provided and located for convenient access as required by Australia Post.</p>	<p>✓ Standard met ✗ Standard not met</p> <p>✓ Standard met Each dwelling would have access to the street via the accessway to transfer bins for collection.</p> <p>✓ Standard met Each dwelling would have access to the street via the accessway to transfer bins for collection</p> <p>✗ Standard not met Provided at the front of the existing accessway. Unit 1's mail box should be moved to be located at convenient access from their driveway.</p>
<p>Decision Guidelines</p>	<p>The design response.</p>	
<p>Objectives</p>	<p>To ensure that site services can be installed and easily maintained.</p> <p>To ensure that site facilities are accessible, adequate and attractive.</p>	<p>Unit 1's Mail box should be conditioned to be moved to be located next to Unit 1's accessway to be convenient.</p>

2.5 FINANCE AND BUDGET

2.5.1 Supplementary Valuation Return 2019-1

File Id:	A5295674
Responsible Officer:	Director Corporate Services
Attachments:	Supplementary Valuation List 2019-1

Report Summary

Council's contract valuer ProVal (Vic) Pty Ltd have assessed Supplementary Valuation Return 2019-1 that comprises a total of 740 supplementary valuations.

Recommendation Summary

This report recommends that Council note the new valuations in Supplementary Valuation Return 2019-1.

2.5.1 Supplementary Valuation Return 2019-1 (Cont.)

Background

Supplementary valuations are carried out from time to time to reflect the variation in valuation of properties in between General Valuations of the municipality. Supplementary valuations may be made for any of the circumstances referred to in Section 13DF of the Valuation of Land Act 1960 and are to be assessed as at the date prescribed for the current valuation of the municipality ie 1 January 2018. Supplementary valuations in this report have been formally processed and have received certification from the Valuer General. The new values are applied when certification is received.

Proposal

It is proposed that Council note the new valuations listed in Supplementary Valuation Return 2019-1.

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

This report has been made in consideration of the Council Plan and Strategic Objectives

Financial Implications

All of the supplementary valuations in Return 2019-1 have been made effective from 1 July 2018. The 2018-19 Budget for supplementary rate income is \$1,000,000. The net supplementary rates increase from this Return is approximately \$1,095,000.

Consultation

The Valuer General Victoria has been notified of the supplementary adjustments and has forwarded a copy of the Return to the State Revenue Office and to South East Water. The Valuer General has advised Council that it has certified the supplementary valuations.

Conclusion

It is recommended that Council note the new valuations in Return 2019-1

Recommendation

That Council notes the new valuations in Supplementary Valuation Return No. 2019-1.

2.5.1 Supplementary Valuation Return 2019-1 (Cont.)

FINANCE AND BUDGET

SUPPLEMENTARY VALUATION RETURN 2019-1

ATTACHMENT 1

SUPPLEMENTARY VALUATION LIST 2019

PAGES 17 (including cover)

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

2.5.1 Supplementary Valuation Return 2019-1 (Cont.)

Council Report
Supplementary Valuation
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Property No.	Street No.	Street	Suburb	Supp Reason	Effective Date	Current SV	Current CIV	Current NAV	Pending Supp SV	Pending Supp CIV	Pending Supp NAV	Prev AVPPC	New AVPPC	FSP/L	Comments
497240	4	Abbotts Road	Dandenong South	Demolition of Improvements	01-Jul-2018	\$ 2,058,000	\$ 6,220,000	\$ 527,000	\$ 2,058,000	\$ 6,010,000	\$ 510,000	\$ 310.3	\$ 310.3	RAFSL	
497220	13	Abercrombie Avenue	Keysborough	Change of Legal Description and/or Sale of Land	01-Jul-2018				\$ 425,000	\$ 425,000	\$ 21,250		100	RAFSL	
497225	15	Abercrombie Avenue	Keysborough	Change of Legal Description and/or Sale of Land	01-Jul-2018				\$ 455,000	\$ 455,000	\$ 22,750		100	RAFSL	
497230	17	Abercrombie Avenue	Keysborough	Change of Legal Description and/or Sale of Land	01-Jul-2018				\$ 455,000	\$ 455,000	\$ 22,750		100	RAFSL	
497240	21	Abercrombie Avenue	Keysborough	Change of Legal Description and/or Sale of Land	01-Jul-2018				\$ 415,000	\$ 415,000	\$ 20,750		100	RAFSL	
497245	23	Abercrombie Avenue	Keysborough	Change of Legal Description and/or Sale of Land	01-Jul-2018				\$ 1,610,000	\$ 1,610,000	\$ 80,500		100	RAFSL	
497250	26	Abercrombie Avenue	Keysborough	Change of Legal Description and/or Sale of Land	01-Jul-2018				\$ 470,000	\$ 470,000	\$ 23,500		100	RAFSL	
497255	28	Abercrombie Avenue	Keysborough	Change of Legal Description and/or Sale of Land	01-Jul-2018				\$ 380,000	\$ 380,000	\$ 19,000		100	RAFSL	
497260	30	Abercrombie Avenue	Keysborough	Change of Legal Description and/or Sale of Land	01-Jul-2018				\$ 380,000	\$ 380,000	\$ 19,000		100	RAFSL	
497265	32	Abercrombie Avenue	Keysborough	Change of Legal Description and/or Sale of Land	01-Jul-2018				\$ 410,000	\$ 410,000	\$ 20,500		100	RAFSL	
497400	33	Abercrombie Avenue	Keysborough	Change of Legal Description and/or Sale of Land	01-Jul-2018				\$ 380,000	\$ 380,000	\$ 19,000		100	RAFSL	
497270	34	Abercrombie Avenue	Keysborough	Change of Legal Description and/or Sale of Land	01-Jul-2018				\$ 410,000	\$ 410,000	\$ 20,500		100	RAFSL	
497395	35	Abercrombie Avenue	Keysborough	Change of Legal Description and/or Sale of Land	01-Jul-2018				\$ 380,000	\$ 380,000	\$ 19,000		100	RAFSL	
497275	36	Abercrombie Avenue	Keysborough	Change of Legal Description and/or Sale of Land	01-Jul-2018				\$ 380,000	\$ 380,000	\$ 19,000		100	RAFSL	
497280	38	Abercrombie Avenue	Keysborough	Change of Legal Description and/or Sale of Land	01-Jul-2018				\$ 380,000	\$ 380,000	\$ 19,000		100	RAFSL	
497440	40	Abercrombie Avenue	Keysborough	Change of Legal Description and/or Sale of Land	01-Jul-2018				\$ 440,000	\$ 440,000	\$ 22,000		100	RAFSL	
497650	42	Abercrombie Avenue	Keysborough	Change of Legal Description and/or Sale of Land	01-Jul-2018				\$ 440,000	\$ 440,000	\$ 22,000		100	RAFSL	
497655	44	Abercrombie Avenue	Keysborough	Change of Legal Description and/or Sale of Land	01-Jul-2018				\$ 380,000	\$ 380,000	\$ 19,000		100	RAFSL	
497645	46	Abercrombie Avenue	Keysborough	Change of Legal Description and/or Sale of Land	01-Jul-2018				\$ 380,000	\$ 380,000	\$ 19,000		100	RAFSL	
497640	48	Abercrombie Avenue	Keysborough	Change of Legal Description and/or Sale of Land	01-Jul-2018				\$ 410,000	\$ 410,000	\$ 20,500		100	RAFSL	
504645	50	Abercrombie Avenue	Keysborough	Change of Legal Description and/or Sale of Land	01-Jul-2018				\$ 410,000	\$ 410,000	\$ 20,500		100	RAFSL	
504650	52	Abercrombie Avenue	Keysborough	Change of Legal Description and/or Sale of Land	01-Jul-2018				\$ 380,000	\$ 380,000	\$ 19,000		100	RAFSL	
504655	54	Abercrombie Avenue	Keysborough	Change of Legal Description and/or Sale of Land	01-Jul-2018				\$ 380,000	\$ 380,000	\$ 19,000		100	RAFSL	
504660	56	Abercrombie Avenue	Keysborough	Change of Legal Description and/or Sale of Land	01-Jul-2018				\$ 430,000	\$ 430,000	\$ 21,500		100	RAFSL	
497110 Reserve 20X		Abercrombie Avenue	Keysborough	Change of Legal Description and/or Sale of Land	01-Jul-2018				\$ 17,000	\$ 17,000	\$ 850		623	RAFSL	
497635	8	Ada Court	Noble Park	Erection/Construction Of Buildings & Other Improv	01-Jul-2018	\$ 530,000	\$ 530,000	\$ 26,500	\$ 530,000	\$ 780,000	\$ 39,500	100	110.2	RAFSL	
24975	3	Albion Street	Noble Park North	Erection/Construction Of Buildings & Other Improv	01-Jul-2018	\$ 480,000	\$ 620,000	\$ 31,000	\$ 480,000	\$ 720,000	\$ 36,000	110.3	110.3	RAFSL	

2.5.1 Supplementary Valuation Return 2019-1 (Cont.)

Council Report
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Property No.	Street No.	Street	Suburb	Supp Reason	Effective Date	Current SV	Current CIV	Current NAV	Pending Supp SV	Pending Supp CIV	Pending Supp NAV	Prev AVPPC	New AVPPC	FSP/L	Comments
130685	16	Alumen Street	Noble Park	Demolition of Improvements	01-Jul-2018	\$ 700,000	\$ 700,000	\$ 35,000	\$ 700,000	\$ 700,000	\$ 35,000	118	100	RAFSL	
241085	9	Alan Court	Noble Park North	Erection/Construction Of Buildings & Other Improv	01-Jul-2018	\$ 480,000	\$ 610,000	\$ 30,500	\$ 480,000	\$ 730,000	\$ 38,500	110.3	110.3	RAFSL	
159720	8	Alfred Street	Noble Park	Erection/Construction Of Buildings & Other Improv	01-Jul-2018	\$ 630,000	\$ 700,000	\$ 35,000	\$ -	\$ -	\$ -	110.3	010	NRNL	
504095_1/8		Alfred Street	Noble Park	Erection/Construction Of Buildings & Other Improv	01-Jul-2018				\$ 210,000	\$ 570,000	\$ 28,500	120.4	120.4	RAFSL	
504100_2/8		Alfred Street	Noble Park	Erection/Construction Of Buildings & Other Improv	01-Jul-2018				\$ 210,000	\$ 570,000	\$ 28,500	120.4	120.4	RAFSL	
504105_3/8		Alfred Street	Noble Park	Erection/Construction Of Buildings & Other Improv	01-Jul-2018				\$ 210,000	\$ 560,000	\$ 28,000	120.4	120.4	RAFSL	
202380	18	Altair Street	Springvale South	Erection/Construction Of Buildings & Other Improv	01-Jul-2018	\$ 610,000	\$ 760,000	\$ 38,000	\$ 610,000	\$ 810,000	\$ 40,500	110.3	110.3	RAFSL	
100950	4	Annell Street	Springvale	Erection/Construction Of Buildings & Other Improv	01-Jul-2018	\$ 640,000	\$ 710,000	\$ 35,500	\$ 640,000	\$ 770,000	\$ 38,500	110.3	110.3	RAFSL	
292380	32	Ann Street	Dandenong	Demolition of Improvements	01-Jul-2018	\$ 640,000	\$ 720,000	\$ 36,000	\$ 640,000	\$ 640,000	\$ 32,000	110.3	100	RAFSL	
292380	36	Ann Street	Dandenong	Erection/Construction Of Buildings & Other Improv	01-Jul-2018	\$ 640,000	\$ 640,000	\$ 32,000	\$ -	\$ -	\$ -	100	010	NRNL	
494755_1/96		Ann Street	Dandenong	Erection/Construction Of Buildings & Other Improv	01-Jul-2018				\$ 68,000	\$ 305,000	\$ 15,250	125.3	125.3	RAFSL	
494800_10/96		Ann Street	Dandenong	Erection/Construction Of Buildings & Other Improv	01-Jul-2018				\$ 64,000	\$ 290,000	\$ 14,500	125.3	125.3	RAFSL	
494760_2/96		Ann Street	Dandenong	Erection/Construction Of Buildings & Other Improv	01-Jul-2018				\$ 66,000	\$ 300,000	\$ 15,000	125.3	125.3	RAFSL	
494765_3/96		Ann Street	Dandenong	Erection/Construction Of Buildings & Other Improv	01-Jul-2018				\$ 64,000	\$ 295,000	\$ 14,750	125.3	125.3	RAFSL	
494770_4/96		Ann Street	Dandenong	Erection/Construction Of Buildings & Other Improv	01-Jul-2018				\$ 66,000	\$ 295,000	\$ 14,750	125.3	125.3	RAFSL	
494775_5/96		Ann Street	Dandenong	Erection/Construction Of Buildings & Other Improv	01-Jul-2018				\$ 66,000	\$ 300,000	\$ 15,000	125.3	125.3	RAFSL	
494780_6/96		Ann Street	Dandenong	Erection/Construction Of Buildings & Other Improv	01-Jul-2018				\$ 66,000	\$ 300,000	\$ 15,000	125.4	125.4	RAFSL	
494785_7/96		Ann Street	Dandenong	Erection/Construction Of Buildings & Other Improv	01-Jul-2018				\$ 64,000	\$ 290,000	\$ 14,500	125.3	125.3	RAFSL	
494790_8/96		Ann Street	Dandenong	Erection/Construction Of Buildings & Other Improv	01-Jul-2018				\$ 54,000	\$ 250,000	\$ 12,500	125.3	125.3	RAFSL	No New Parent
494795_9/96		Ann Street	Dandenong	Erection/Construction Of Buildings & Other Improv	01-Jul-2018				\$ 54,000	\$ 250,000	\$ 12,500	125.3	125.3	RAFSL	
506680	1	Annabelle Boulevard	Keaysborough	Change of Legal Description and/or Sale of Land	01-Jul-2018				\$ 610,000	\$ 610,000	\$ 30,500	100	100	RAFSL	
506685	2	Annabelle Boulevard	Keaysborough	Change of Legal Description and/or Sale of Land	01-Jul-2018				\$ 640,000	\$ 640,000	\$ 32,000	100	100	RAFSL	
506690	3	Annabelle Boulevard	Keaysborough	Change of Legal Description and/or Sale of Land	01-Jul-2018				\$ 570,000	\$ 570,000	\$ 28,500	100	100	RAFSL	
506695	4	Annabelle Boulevard	Keaysborough	Change of Legal Description and/or Sale of Land	01-Jul-2018				\$ 670,000	\$ 670,000	\$ 33,500	100	100	RAFSL	
506600	5	Annabelle Boulevard	Keaysborough	Change of Legal Description and/or Sale of Land	01-Jul-2018				\$ 570,000	\$ 570,000	\$ 28,500	100	100	RAFSL	
506605	6	Annabelle Boulevard	Keaysborough	Change of Legal Description and/or Sale of Land	01-Jul-2018				\$ 520,000	\$ 520,000	\$ 26,000	100	100	RAFSL	
506610	7	Annabelle Boulevard	Keaysborough	Change of Legal Description and/or Sale of Land	01-Jul-2018				\$ 570,000	\$ 570,000	\$ 28,500	100	100	RAFSL	

2.5.1 Supplementary Valuation Return 2019-1 (Cont.)

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Property No.	Street No.	Street	Suburb	Supp Reason	Effective Date	Current SV	Current CIV	Current NAV	Pending Supp SV	Pending Supp CIV	Pending Supp NAV	Prev AVPPC	New AVPPC	FSP	Comments
506615	8	Annabelle Boulevard	Keysborough	Change of Legal Description and/or Sale of Land	01-Jul-2018				\$ 520,000	\$ 520,000	\$ 26,000		100	RAFSL	
506620	9	Annabelle Boulevard	Keysborough	Change of Legal Description and/or Sale of Land	01-Jul-2018				\$ 520,000	\$ 520,000	\$ 26,000		100	RAFSL	
506625	10	Annabelle Boulevard	Keysborough	Change of Legal Description and/or Sale of Land	01-Jul-2018				\$ 520,000	\$ 520,000	\$ 26,000		100	RAFSL	
506650	11	Annabelle Boulevard	Keysborough	Change of Legal Description and/or Sale of Land	01-Jul-2018				\$ 570,000	\$ 570,000	\$ 28,500		100	RAFSL	
506655	12	Annabelle Boulevard	Keysborough	Change of Legal Description and/or Sale of Land	01-Jul-2018				\$ 640,000	\$ 640,000	\$ 32,000		100	RAFSL	
506660	13	Annabelle Boulevard	Keysborough	Change of Legal Description and/or Sale of Land	01-Jul-2018				\$ 640,000	\$ 640,000	\$ 32,000		100	RAFSL	
506665	14	Annabelle Boulevard	Keysborough	Change of Legal Description and/or Sale of Land	01-Jul-2018				\$ 520,000	\$ 520,000	\$ 26,000		100	RAFSL	
506670	15	Annabelle Boulevard	Keysborough	Change of Legal Description and/or Sale of Land	01-Jul-2018				\$ 570,000	\$ 570,000	\$ 28,500		100	RAFSL	
506675	16	Annabelle Boulevard	Keysborough	Change of Legal Description and/or Sale of Land	01-Jul-2018				\$ 520,000	\$ 520,000	\$ 26,000		100	RAFSL	
506680	17	Annabelle Boulevard	Keysborough	Change of Legal Description and/or Sale of Land	01-Jul-2018				\$ 570,000	\$ 570,000	\$ 28,500		100	RAFSL	
506685	19	Annabelle Boulevard	Keysborough	Change of Legal Description and/or Sale of Land	01-Jul-2018				\$ 640,000	\$ 640,000	\$ 32,000		100	RAFSL	
506690	21	Annabelle Boulevard	Keysborough	Change of Legal Description and/or Sale of Land	01-Jul-2018				\$ 570,000	\$ 570,000	\$ 28,500		100	RAFSL	
506695	23	Annabelle Boulevard	Keysborough	Change of Legal Description and/or Sale of Land	01-Jul-2018				\$ 570,000	\$ 570,000	\$ 28,500		100	RAFSL	
497230	13	Appleton Avenue	Keysborough	Erection/Construction Of Buildings & Other Improv	01-Jul-2018	\$ 640,000	\$ 640,000	\$ 32,000	\$ 640,000	\$ 1,170,000	\$ 58,500	100	110.2	RAFSL	
161630	125	Alton Road	Springvale South	Erection/Construction Of Buildings & Other Improv	01-Jul-2018	\$ 540,000	\$ 680,000	\$ 34,000	\$ 540,000	\$ 750,000	\$ 37,500	110.3	110.3	RAFSL	
502000	1	Atlantic Drive	Keysborough	Change of Legal Description and/or Sale of Land	01-Jul-2018				\$ 860,000	\$ 860,000	\$ 43,000		300	RAFSL	
502140	2	Atlantic Drive	Keysborough	Change of Legal Description and/or Sale of Land	01-Jul-2018				\$ 930,000	\$ 930,000	\$ 47,000		300	RAFSL	
502135	8	Atlantic Drive	Keysborough	Change of Legal Description and/or Sale of Land	01-Jul-2018				\$ 780,000	\$ 780,000	\$ 39,000		300	RAFSL	
502005	9	Atlantic Drive	Keysborough	Change of Legal Description and/or Sale of Land	01-Jul-2018				\$ 620,000	\$ 620,000	\$ 31,000		300	RAFSL	
502010	13	Atlantic Drive	Keysborough	Change of Legal Description and/or Sale of Land	01-Jul-2018				\$ 900,000	\$ 900,000	\$ 45,000		300	RAFSL	
502130	16	Atlantic Drive	Keysborough	Change of Legal Description and/or Sale of Land	01-Jul-2018				\$ 770,000	\$ 770,000	\$ 39,000		300	RAFSL	
502015	21	Atlantic Drive	Keysborough	Change of Legal Description and/or Sale of Land	01-Jul-2018				\$ 640,000	\$ 640,000	\$ 32,000		300	RAFSL	
502125	22	Atlantic Drive	Keysborough	Change of Legal Description and/or Sale of Land	01-Jul-2018				\$ 710,000	\$ 710,000	\$ 36,000		300	RAFSL	
502020	31	Atlantic Drive	Keysborough	Change of Legal Description and/or Sale of Land	01-Jul-2018				\$ 640,000	\$ 640,000	\$ 32,000		300	RAFSL	
502120	32	Atlantic Drive	Keysborough	Change of Legal Description and/or Sale of Land	01-Jul-2018				\$ 710,000	\$ 710,000	\$ 36,000		300	RAFSL	
502025	41	Atlantic Drive	Keysborough	Change of Legal Description and/or Sale of Land	01-Jul-2018				\$ 640,000	\$ 640,000	\$ 32,000		300	RAFSL	
502115	42	Atlantic Drive	Keysborough	Change of Legal Description and/or Sale of Land	01-Jul-2018				\$ 710,000	\$ 710,000	\$ 36,000		300	RAFSL	

2.5.1 Supplementary Valuation Return 2019-1 (Cont.)

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Property No.	Street No.	Street	Suburb	Supp Reason	Effective Date	Current SV	Current CIV	Current NAV	Pending Supp SV	Pending Supp CIV	Pending Supp NAV	Prev AVPPC	New AVPPC	FSP/L	Comments
502030	51	Atlantic Drive	Keysborough	Change of Legal Description and/or Sale of Land	01-Jul-2018				\$ 640,000	\$ 640,000	\$ 32,000		300	RAFSL	
502035	61	Atlantic Drive	Keysborough	Change of Legal Description and/or Sale of Land	01-Jul-2018				\$ 640,000	\$ 640,000	\$ 32,000		300	RAFSL	
502040	65	Atlantic Drive	Keysborough	Change of Legal Description and/or Sale of Land	01-Jul-2018				\$ 590,000	\$ 590,000	\$ 30,000		300	RAFSL	
502045	68	Atlantic Drive	Keysborough	Change of Legal Description and/or Sale of Land	01-Jul-2018				\$ 7,830,000	\$ 7,830,000	\$ 392,000		300	RAFSL	
502051	13X	Atlantic Drive	Keysborough	Change of Legal Description and/or Sale of Land	01-Jul-2018				\$ 10,000	\$ 10,000	\$ 500		623	RAFSL	
473720	Reserve 70E	Atlantic Drive	Keysborough	Change of Legal Description and/or Sale of Land	01-Jul-2018	\$ 280,000	\$ 280,000	\$ 14,000	\$ 450,000	\$ 450,000	\$ 23,000	\$ 844	844	NRFSL/S20	
499520	5	Auburn Drive	Keysborough	Erection/Construction Of Buildings & Other Improv	01-Jul-2018	\$ 630,000	\$ 630,000	\$ 31,500	\$ 630,000	\$ 940,000	\$ 47,000	100	110.2	RAFSL	
499530	9	Auburn Drive	Keysborough	Erection/Construction Of Buildings & Other Improv	01-Jul-2018	\$ 670,000	\$ 670,000	\$ 33,500	\$ 670,000	\$ 1,220,000	\$ 61,000	100	110.2	RAFSL	
499520	14	Auburn Drive	Keysborough	Erection/Construction Of Buildings & Other Improv	01-Jul-2018	\$ 570,000	\$ 570,000	\$ 28,500	\$ 570,000	\$ 890,000	\$ 41,500	100	110.2	RAFSL	
292510	14	Axel Street	Dandenong	Erection/Construction Of Buildings & Other Improv	01-Jul-2018	\$ 590,000	\$ 700,000	\$ 35,000	\$ 590,000	\$ 740,000	\$ 37,000	110.3	110.3	RAFSL	
102005	11	Bailey Court	Springvale	Demolition of Improvements	01-Jul-2018	\$ 700,000	\$ 790,000	\$ 39,500	\$ 700,000	\$ 700,000	\$ 35,000	110.3	100	RAFSL	
405635/1/6	Baldwin Avenue		Noble Park	Erection/Construction Of Buildings & Other Improv	01-Jul-2018	\$ 255,000	\$ 255,000	\$ 12,750	\$ 335,000	\$ 670,000	\$ 33,500	100	120.4	RAFSL	
405640/2/6	Baldwin Avenue		Noble Park	Change In Occupancy Affecting NAV	01-Jul-2018	\$ 340,000	\$ 500,000	\$ 25,000	\$ 285,000	\$ 570,000	\$ 28,500	110.3	120.3	RAFSL	
508730	2	Beck Court	Noble Park	Erection/Construction Of Buildings & Other Improv	01-Jul-2018				\$ 500,000	\$ 690,000	\$ 34,500		271.3	RAFSL	
506830	1	Bend Road	Keysborough	Change of Legal Description and/or Sale of Land	01-Jul-2018				\$ 640,000	\$ 640,000	\$ 32,000		100	RAFSL	
506835	3	Bend Road	Keysborough	Change of Legal Description and/or Sale of Land	01-Jul-2018				\$ 570,000	\$ 570,000	\$ 28,500		100	RAFSL	
506840	5	Bend Road	Keysborough	Change of Legal Description and/or Sale of Land	01-Jul-2018				\$ 570,000	\$ 570,000	\$ 28,500		100	RAFSL	
506845	7	Bend Road	Keysborough	Change of Legal Description and/or Sale of Land	01-Jul-2018				\$ 640,000	\$ 640,000	\$ 32,000		100	RAFSL	
500925	8	Bend Road	Keysborough	Change of Legal Description and/or Sale of Land	01-Jul-2018				\$ 550,000	\$ 550,000	\$ 27,500		100	RAFSL	
500930	10	Bend Road	Keysborough	Change of Legal Description and/or Sale of Land	01-Jul-2018				\$ 550,000	\$ 550,000	\$ 27,500		100	RAFSL	
500940	12	Bend Road	Keysborough	Change of Legal Description and/or Sale of Land	01-Jul-2018				\$ 640,000	\$ 640,000	\$ 32,000		100	RAFSL	
500945	14	Bend Road	Keysborough	Change of Legal Description and/or Sale of Land	01-Jul-2018				\$ 690,000	\$ 690,000	\$ 34,500		100	RAFSL	
500935/10A	Bend Road		Keysborough	Change of Legal Description and/or Sale of Land	01-Jul-2018				\$ 610,000	\$ 610,000	\$ 30,500		100	RAFSL	
500920/12X	Bend Road		Keysborough	Change of Legal Description and/or Sale of Land	01-Jul-2018				\$ 17,000	\$ 17,000	\$ 850		623	RAFSL	
500950/14A	Bend Road		Keysborough	Change of Legal Description and/or Sale of Land	01-Jul-2018				\$ 690,000	\$ 690,000	\$ 34,500		100	RAFSL	
506710/1X	Bend Road		Keysborough	Change of Legal Description and/or Sale of Land	01-Jul-2018				\$ 17,000	\$ 17,000	\$ 850		623	RAFSL	
468380/21-31	Bend Road		Keysborough	Change of Legal Description and/or Sale of Land	01-Jul-2018	\$ -	\$ -	\$ -	\$ 12,990,000	\$ 12,990,000	\$ 645,000		101	RAFSL	

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392765/21-45		Bend Road	Keysborough	Change of Legal Description and/or Sale of Land	01-Jul-2018	\$ 15,560,000	\$ 15,560,000	\$ 778,000	\$ -	\$ -	\$ -	550	010	NR/L	
415790/2-6		Bend Road	Keysborough	Erection/Construction Of Buildings & Other Improv	01-Jul-2018	\$ 9,100,000	\$ 9,100,000	\$ 455,000	\$ 9,100,000	\$ 9,350,000	\$ 467,500	100	110.2	RAFSL	
468395/35-45		Bend Road	Keysborough	Erection/Construction Of Buildings & Other Improv	01-Jul-2018				\$ 3,770,000	\$ 3,770,000	\$ 188,500		550	RAFSL	
328610/8-14		Bend Road	Keysborough	Change of Legal Description and/or Sale of Land	01-Jul-2018	\$ 13,000,000	\$ 13,000,000	\$ 650,000	\$ -	\$ -	\$ -	100	010	RAFSL	
329575	28	Benga Avenue	Dandenong	Demolition of Improvements	01-Jul-2018	\$ 470,000	\$ 520,000	\$ 26,000	\$ 470,000	\$ 470,000	\$ 23,500	110.3	100	RAFSL	
102845	3	Bertha Street	Springvale	Erection/Construction Of Buildings & Other Improv	01-Jul-2018	\$ 700,000	\$ 810,000	\$ 40,500	\$ 700,000	\$ 840,000	\$ 42,000	110.3	110.3	RAFSL	
29320	23	Bess Court	Dandenong	Erection/Construction Of Buildings & Other Improv	01-Jul-2018	\$ 550,000	\$ 630,000	\$ 31,500	\$ -	\$ -	\$ -	110.3	010	RAFSL	
491880/1/23		Bess Court	Dandenong	Erection/Construction Of Buildings & Other Improv	01-Jul-2018				\$ 255,000	\$ 425,000	\$ 21,250		120.3	RAFSL	
491885/2/23		Bess Court	Dandenong	Erection/Construction Of Buildings & Other Improv	01-Jul-2018				\$ 315,000	\$ 520,000	\$ 26,000		120.3	RAFSL	
243050	1	Beya Court	Dandenong North	Erection/Construction Of Buildings & Other Improv	01-Jul-2018	\$ 480,000	\$ 720,000	\$ 36,000	\$ 480,000	\$ 790,000	\$ 39,500	110.3	110.3	RAFSL	
329555	22	Birwood Avenue	Dandenong	Demolition of Improvements	01-Jul-2018	\$ 740,000	\$ 860,000	\$ 43,000	\$ 740,000	\$ 740,000	\$ 37,000	110.3	100	RAFSL	
163850	13	Bloomfield Road	Noble Park	Erection/Construction Of Buildings & Other Improv	01-Jul-2018	\$ 550,000	\$ 610,000	\$ 30,500	\$ 550,000	\$ 890,000	\$ 44,500	110.3	110.2	RAFSL	
163865	19	Bloomfield Road	Noble Park	Erection/Construction Of Buildings & Other Improv	01-Jul-2018	\$ 550,000	\$ 610,000	\$ 30,500	\$ 550,000	\$ 630,000	\$ 31,500	110.3	110.3	RAFSL	
164700	164	Bloomfield Road	Keysborough	Erection/Construction Of Buildings & Other Improv	01-Jul-2018	\$ 510,000	\$ 510,000	\$ 25,500	\$ 510,000	\$ 860,000	\$ 43,000	100	110.2	RAFSL	
243875	21	Boronia Avenue	Dandenong North	Erection/Construction Of Buildings & Other Improv	01-Jul-2018	\$ 490,000	\$ 640,000	\$ 32,000	\$ 490,000	\$ 710,000	\$ 35,500	110.3	110.3	RAFSL	
268235	99	Boyd Street	Dandenong North	Demolition of Improvements	01-Jul-2018	\$ 530,000	\$ 560,000	\$ 28,000	\$ 530,000	\$ 530,000	\$ 26,500	110.3	100	RAFSL	
478680/2A		Boyd Street	Dandenong North	Erection/Construction Of Buildings & Other Improv	01-Jul-2018	\$ 285,000	\$ 285,000	\$ 14,250	\$ 285,000	\$ 520,000	\$ 26,000	100	110.2	RAFSL	
244225	4	Brahman Court	Dandenong North	Demolition of Improvements	01-Jul-2018	\$ 570,000	\$ 750,000	\$ 37,500	\$ 570,000	\$ 570,000	\$ 28,500	110.3	100	RAFSL	
476935	22	Brindley Street	Dandenong South	Erection/Construction Of Buildings & Other Improv	01-Jul-2018	\$ 616,000	\$ 616,000	\$ 30,800	\$ 616,000	\$ 1,860,000	\$ 121,000	300	310.5	RAFSL	
476930	26	Brindley Street	Dandenong South	Erection/Construction Of Buildings & Other Improv	01-Jul-2018	\$ 616,000	\$ 616,000	\$ 30,800	\$ 616,000	\$ 1,870,000	\$ 122,000	300	310.5	RAFSL	
423010/1/221-239		Browns Road	Noble Park North	Demolition of Improvements	01-Jul-2018	\$ 2,565,500	\$ 4,280,000	\$ 381,600	\$ 2,553,000	\$ 4,280,000	\$ 381,600	310.5	310.5	RAFSL	
423020/3/221-239		Browns Road	Noble Park North	Demolition of Improvements	01-Jul-2018	\$ 689,500	\$ 1,140,000	\$ 97,200	\$ 702,000	\$ 1,170,000	\$ 99,400	310.5	310.5	RAFSL	
293495	13	Bruce Street	Dandenong	Demolition of Improvements	01-Jul-2018	\$ 750,000	\$ 810,000	\$ 40,500	\$ 750,000	\$ 750,000	\$ 37,500	110.3	100	RAFSL	
294195	32	Bryants Road	Dandenong	Erection/Construction Of Buildings & Other Improv	01-Jul-2018	\$ 670,000	\$ 670,000	\$ 33,500	\$ 670,000	\$ 1,250,000	\$ 62,500	100	110.2	RAFSL	
441470/11/1-11		Bryants Road	Dandenong	Change in Occupancy/Affecting the AVPPC	01-Jul-2018	\$ 92,000	\$ 570,000	\$ 31,600	\$ 92,000	\$ 570,000	\$ 31,600	310.5	740	RAFSL	
495660	173	Buckley Street	Noble Park	Change in Occupancy/Affecting the AVPPC	01-Jul-2018				\$ 400,000	\$ 400,000	\$ 20,000		100	RAFSL	
165845	173	Buckley Street	Noble Park	Change of Legal Description and/or Sale of Land	01-Jul-2018	\$ 620,000	\$ 620,000	\$ 31,000	\$ -	\$ -	\$ -	100	01	NR/L	

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495655 173A		Buckley Street	Noble Park	Change of Legal Description and/or Sale of Land	01-Jul-2018				\$ 410,000	\$ 410,000	\$ 20,500	100	100	RAFSL	
104235	10	Burden Street	Springvale	Erection/Construction Of Buildings & Other Improv	01-Jul-2018	\$ 760,000	\$ 760,000	\$ 38,000				100	010	NRNL	
499215	40	Burden Street	Springvale	Erection/Construction Of Buildings & Other Improv	01-Jul-2018				\$ 210,000	\$ 660,000	\$ 33,000		120.4	RAFSL	
104810	40	Burden Street	Springvale	Erection/Construction Of Buildings & Other Improv	01-Jul-2018	\$ 630,000	\$ 680,000	\$ 34,000				110.3	010	NRNL	
503430 1/10		Burden Street	Springvale	Erection/Construction Of Buildings & Other Improv	01-Jul-2018				\$ 240,000	\$ 415,000	\$ 20,750		120.3	RAFSL	
495530 13A		Burden Street	Springvale	Erection/Construction Of Buildings & Other Improv	01-Jul-2018				\$ 225,000	\$ 460,000	\$ 24,500		120.4	RAFSL	
503435 2/10		Burden Street	Springvale	Erection/Construction Of Buildings & Other Improv	01-Jul-2018				\$ 250,000	\$ 435,000	\$ 21,750		120.3	RAFSL	
503440 3/10		Burden Street	Springvale	Erection/Construction Of Buildings & Other Improv	01-Jul-2018				\$ 285,000	\$ 460,000	\$ 23,000		120.3	RAFSL	
492680	22	Burnham Crescent	Keysborough	Erection/Construction Of Buildings & Other Improv	01-Jul-2018	\$ 710,000	\$ 710,000	\$ 35,500		\$ 1,140,000	\$ 57,000	100	110.2	RAFSL	
492655	32	Burnham Crescent	Keysborough	Erection/Construction Of Buildings & Other Improv	01-Jul-2018	\$ 680,000	\$ 680,000	\$ 34,000		\$ 1,270,000	\$ 83,500	100	110.2	RAFSL	
492630	42	Burnham Crescent	Keysborough	Erection/Construction Of Buildings & Other Improv	01-Jul-2018	\$ 680,000	\$ 660,000	\$ 33,000		\$ 1,110,000	\$ 55,500	100	110.2	RAFSL	
492610	50	Burnham Crescent	Keysborough	Erection/Construction Of Buildings & Other Improv	01-Jul-2018	\$ 680,000	\$ 680,000	\$ 34,000		\$ 1,260,000	\$ 63,000	100	110.2	RAFSL	
294395	29	Burrows Avenue	Dandenong	Demolition of Improvements	01-Jul-2018	\$ 830,000	\$ 880,000	\$ 44,000		\$ 830,000	\$ 41,500	110.3	100	RAFSL	
105230 1612-1624		Centre Road	Springvale	Erection/Construction Of Buildings & Other Improv	01-Jul-2018	\$ 6,040,000	\$ 6,350,000	\$ 387,200		\$ 6,640,000	\$ 382,200	320.3	320.3	RAFSL	
506010	272	Chandler Road	Keysborough	Change of Legal Description and/or Sale of Land	01-Jul-2018				\$ 650,000	\$ 730,000	\$ 36,500		110.3	RAFSL	
167685	272	Chandler Road	Keysborough	Change of Legal Description and/or Sale of Land	01-Jul-2018	\$ 620,000	\$ 710,000	\$ 35,500				110.3	010	NRNL	
205323	175	Chapel Road	Keysborough	Erection/Construction Of Buildings & Other Improv	01-Jul-2018	\$ 12,470,000	\$ 12,470,000	\$ 623,500				100	010	NRNL	
225605	305	Chapel Road	Keysborough	Erection/Construction Of Buildings & Other Improv	01-Jul-2018	\$ 2,669,000	\$ 2,769,000	\$ 138,450		\$ 2,800,000	\$ 140,000	117	117	RAFSL	
465405 Reserve 159E		Chapel Road	Keysborough	Change of Legal Description and/or Sale of Land	01-Jul-2018	\$ 125,000	\$ 125,000	\$ 6,250		\$ 210,000	\$ 10,500	844	844	NRFSL-S20	
498895 Shop N04.4N/317-3		Cheltenham Road	Keysborough	Arithmetical Error	01-Jul-2018	\$ 121,000	\$ 834,000	\$ 48,100				210.4	010	NRNL	
501430	1	Chi Avenue	Keysborough	Erection/Construction Of Buildings & Other Improv	01-Jul-2018	\$ 540,000	\$ 540,000	\$ 27,000		\$ 960,000	\$ 48,000	100	110.2	RAFSL	
501435	3	Chi Avenue	Keysborough	Erection/Construction Of Buildings & Other Improv	01-Jul-2018	\$ 540,000	\$ 540,000	\$ 27,000		\$ 880,000	\$ 44,500	100	110.2	RAFSL	
501450	9	Chi Avenue	Keysborough	Erection/Construction Of Buildings & Other Improv	01-Jul-2018	\$ 540,000	\$ 540,000	\$ 27,000		\$ 980,000	\$ 49,500	100	110.2	RAFSL	
501465	15	Chi Avenue	Keysborough	Erection/Construction Of Buildings & Other Improv	01-Jul-2018	\$ 570,000	\$ 570,000	\$ 28,500		\$ 1,050,000	\$ 52,500	100	110.2	RAFSL	
501690	36	Chi Avenue	Keysborough	Erection/Construction Of Buildings & Other Improv	01-Jul-2018	\$ 570,000	\$ 570,000	\$ 28,500		\$ 950,000	\$ 47,500	100	110.2	RAFSL	
501525	43	Chi Avenue	Keysborough	Erection/Construction Of Buildings & Other Improv	01-Jul-2018	\$ 570,000	\$ 570,000	\$ 28,500		\$ 1,040,000	\$ 52,000	100	110.2	RAFSL	
501720	48	Chi Avenue	Keysborough	Erection/Construction Of Buildings & Other Improv	01-Jul-2018	\$ 510,000	\$ 510,000	\$ 25,500		\$ 770,000	\$ 38,500	100	110.2	RAFSL	

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501720	52	Chi Avenue	Keysborough	Erection/Construction Of Buildings & Other Improv	01-Jul-2018	\$ 640,000	\$ 640,000	\$ 32,000	\$ 640,000	\$ 1,100,000	\$ 59,500	100	110.2	RAFSL	
501735	54	Chi Avenue	Keysborough	Erection/Construction Of Buildings & Other Improv	01-Jul-2018	\$ 540,000	\$ 540,000	\$ 27,000	\$ 540,000	\$ 850,000	\$ 42,500	100	110.2	RAFSL	
501555	55	Chi Avenue	Keysborough	Erection/Construction Of Buildings & Other Improv	01-Jul-2018	\$ 510,000	\$ 510,000	\$ 25,500	\$ 510,000	\$ 800,000	\$ 40,000	100	110.2	RAFSL	
501745	58	Chi Avenue	Keysborough	Erection/Construction Of Buildings & Other Improv	01-Jul-2018	\$ 490,000	\$ 490,000	\$ 24,500	\$ 490,000	\$ 730,000	\$ 36,500	100	110.2	RAFSL	
501570	61	Chi Avenue	Keysborough	Erection/Construction Of Buildings & Other Improv	01-Jul-2018	\$ 510,000	\$ 510,000	\$ 25,500	\$ 510,000	\$ 980,000	\$ 49,000	100	110.2	RAFSL	
502490	95	Chi Avenue	Keysborough	Erection/Construction Of Buildings & Other Improv	01-Jul-2018	\$ 570,000	\$ 570,000	\$ 28,500	\$ 570,000	\$ 970,000	\$ 48,500	100	110.2	RAFSL	
400570	148	Church Road	Keysborough	Erection/Construction Of Buildings & Other Improv	01-Jul-2018	\$ 630,000	\$ 630,000	\$ 31,500	\$ 630,000	\$ 1,070,000	\$ 53,500	100	110.2	RAFSL	
402530	1	Clais Street	Keysborough	Erection/Construction Of Buildings & Other Improv	01-Jul-2018	\$ 570,000	\$ 570,000	\$ 28,500	\$ 570,000	\$ 1,110,000	\$ 55,500	100	110.2	RAFSL	
402010	9	Clais Street	Keysborough	Erection/Construction Of Buildings & Other Improv	01-Jul-2018	\$ 375,000	\$ 375,000	\$ 18,750	\$ 375,000	\$ 610,000	\$ 30,500	100	110.2	RAFSL	
400000	194	Clarendon Drive	Keysborough	Erection/Construction Of Buildings & Other Improv	01-Jul-2018	\$ 570,000	\$ 590,000	\$ 29,500	\$ 570,000	\$ 820,000	\$ 41,000	110.3	110.3	RAFSL	
294955	47	Clelland Street	Dandenong	Demolition of Improvements	01-Jul-2018	\$ 690,000	\$ 760,000	\$ 38,000	\$ 690,000	\$ 690,000	\$ 34,500	110.3	100	RAFSL	
295935	96	Clelland Street	Dandenong	Formerly Non Rated Now Rated	01-Jul-2018	\$ 560,000	\$ 790,000	\$ 39,500	\$ 560,000	\$ 790,000	\$ 39,500	742	110.3	RAFSL	
138455	11	Colonsay Road	Springvale	Demolition of Improvements	01-Jul-2018	\$ 800,000	\$ 880,000	\$ 44,000	\$ -	\$ -	\$ -	110.3	010	RAFSL	
502880 1/11		Colonsay Road	Springvale	Erection/Construction Of Buildings & Other Improv	01-Jul-2018				\$ 295,000	\$ 680,000	\$ 34,000		120.4	RAFSL	
502885 2/11		Colonsay Road	Springvale	Erection/Construction Of Buildings & Other Improv	01-Jul-2018				\$ 290,000	\$ 660,000	\$ 33,000		120.4	RAFSL	
502890 3/11		Colonsay Road	Springvale	Erection/Construction Of Buildings & Other Improv	01-Jul-2018				\$ 290,000	\$ 660,000	\$ 33,000		120.4	RAFSL	
489430	6	Columbat Court	Dandenong South	Erection/Construction Of Buildings & Other Improv	01-Jul-2018	\$ 650,000	\$ 650,000	\$ 32,500	\$ 650,000	\$ 1,950,000	\$ 137,000	300	310.5	RAFSL	
138425	96	Corrigan Road	Noble Park	Change In Occupancy/Affecting the AVPCC	01-Jul-2018	\$ 1,140,000	\$ 1,140,000	\$ 57,000	\$ -	\$ -	\$ -	100	010	NRNL	
496635 1/96		Corrigan Road	Noble Park	Change In Occupancy/Affecting the AVPCC	01-Jul-2018				\$ 190,000	\$ 470,000	\$ 23,500		120.4	RAFSL	
496640 2/96		Corrigan Road	Noble Park	Change In Occupancy/Affecting the AVPCC	01-Jul-2018				\$ 190,000	\$ 470,000	\$ 23,500		120.4	RAFSL	
496645 3/96		Corrigan Road	Noble Park	Change In Occupancy/Affecting the AVPCC	01-Jul-2018				\$ 200,000	\$ 480,000	\$ 24,000		120.4	RAFSL	
496650 4/96		Corrigan Road	Noble Park	Change In Occupancy/Affecting the AVPCC	01-Jul-2018				\$ 190,000	\$ 470,000	\$ 23,500		120.4	RAFSL	
506720	1	Corrigans Run	Keysborough	Change of Legal Description and/or Sale of Land	01-Jul-2018				\$ 520,000	\$ 520,000	\$ 26,000		100	RAFSL	
506735	2	Corrigans Run	Keysborough	Change of Legal Description and/or Sale of Land	01-Jul-2018				\$ 520,000	\$ 520,000	\$ 26,000		100	RAFSL	
506740	3	Corrigans Run	Keysborough	Change of Legal Description and/or Sale of Land	01-Jul-2018				\$ 520,000	\$ 520,000	\$ 26,000		100	RAFSL	
506745	4	Corrigans Run	Keysborough	Change of Legal Description and/or Sale of Land	01-Jul-2018				\$ 670,000	\$ 670,000	\$ 33,500		100	RAFSL	
506750	5	Corrigans Run	Keysborough	Change of Legal Description and/or Sale of Land	01-Jul-2018				\$ 640,000	\$ 640,000	\$ 32,000		100	RAFSL	

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508755	6	Corrigans Run	Keysborough	Change of Legal Description and/or Sale of Land	01-Jul-2018				\$ 640,000	\$ 640,000	\$ 32,000		100	RAFSL	
508760	7	Corrigans Run	Keysborough	Change of Legal Description and/or Sale of Land	01-Jul-2018				\$ 640,000	\$ 640,000	\$ 32,000		100	RAFSL	
508765	8	Corrigans Run	Keysborough	Change of Legal Description and/or Sale of Land	01-Jul-2018				\$ 520,000	\$ 520,000	\$ 26,000		100	RAFSL	
508770	9	Corrigans Run	Keysborough	Change of Legal Description and/or Sale of Land	01-Jul-2018				\$ 520,000	\$ 520,000	\$ 26,000		100	RAFSL	No New Parent
508775	10	Corrigans Run	Keysborough	Change of Legal Description and/or Sale of Land	01-Jul-2018				\$ 520,000	\$ 520,000	\$ 26,000		100	RAFSL	
508780	11	Corrigans Run	Keysborough	Change of Legal Description and/or Sale of Land	01-Jul-2018				\$ 670,000	\$ 670,000	\$ 33,500		100	RAFSL	
508785	12	Corrigans Run	Keysborough	Change of Legal Description and/or Sale of Land	01-Jul-2018				\$ 570,000	\$ 570,000	\$ 28,500		100	RAFSL	
508790	13	Corrigans Run	Keysborough	Change of Legal Description and/or Sale of Land	01-Jul-2018				\$ 520,000	\$ 520,000	\$ 26,000		100	RAFSL	
508795	14	Corrigans Run	Keysborough	Change of Legal Description and/or Sale of Land	01-Jul-2018				\$ 570,000	\$ 570,000	\$ 28,500		100	RAFSL	See Chrs
508800	15	Corrigans Run	Keysborough	Change of Legal Description and/or Sale of Land	01-Jul-2018				\$ 520,000	\$ 520,000	\$ 26,000		100	RAFSL	
508805	16	Corrigans Run	Keysborough	Change of Legal Description and/or Sale of Land	01-Jul-2018				\$ 520,000	\$ 520,000	\$ 26,000		100	RAFSL	
172205	32	Cesler Drive	Noble Park	Erection/Construction Of Buildings & Other Improv	01-Jul-2018	\$ 550,000	\$ 790,000	\$ 39,500	\$ 550,000	\$ 810,000	\$ 40,500	110.3	110.3	RAFSL	
245805	4	Crawford Avenue	Dandenong North	Erection/Construction Of Buildings & Other Improv	01-Jul-2018	\$ 520,000	\$ 520,000	\$ 26,000	\$ -	\$ -	\$ -	100	010	NRNL	
488745/1/4		Crawford Avenue	Dandenong North	Erection/Construction Of Buildings & Other Improv	01-Jul-2018				\$ 205,000	\$ 580,000	\$ 29,000		120.4	RAFSL	
488750/2/4		Crawford Avenue	Dandenong North	Erection/Construction Of Buildings & Other Improv	01-Jul-2018				\$ 180,000	\$ 510,000	\$ 25,500		120.4	RAFSL	
488755/3/4		Crawford Avenue	Dandenong North	Erection/Construction Of Buildings & Other Improv	01-Jul-2018				\$ 165,000	\$ 470,000	\$ 23,500		120.4	RAFSL	
491885/4A		Crawford Avenue	Dandenong North	Erection/Construction Of Buildings & Other Improv	01-Jul-2018				\$ 275,000	\$ 520,000	\$ 26,000		120.4	RAFSL	
336455	2	Cullimore Court	Dandenong	Change of Legal Description and/or Sale of Land	01-Jul-2018	\$ 510,000	\$ 620,000	\$ 31,000	\$ 610,000	\$ 710,000	\$ 35,500	110.3	110.3	RAFSL	
297885	61	David Street	Dandenong	Demolition of Improvements	01-Jul-2018	\$ 580,000	\$ 680,000	\$ 34,000	\$ 580,000	\$ 580,000	\$ 29,000	110.3	100	RAFSL	
297890	156	David Street	Dandenong	Erection/Construction Of Buildings & Other Improv	01-Jul-2018	\$ 620,000	\$ 620,000	\$ 31,000	\$ -	\$ -	\$ -	100	010	RAFSL	
501845/1/156		David Street	Dandenong	Erection/Construction Of Buildings & Other Improv	01-Jul-2018	\$ -	\$ -	\$ -	\$ 160,000	\$ 510,000	\$ 25,500	0	120.4	RAFSL	
501850/2/156		David Street	Dandenong	Erection/Construction Of Buildings & Other Improv	01-Jul-2018	\$ -	\$ -	\$ -	\$ 155,000	\$ 500,000	\$ 25,000	0	120.4	RAFSL	
501855/3/156		David Street	Dandenong	Erection/Construction Of Buildings & Other Improv	01-Jul-2018	\$ -	\$ -	\$ -	\$ 155,000	\$ 500,000	\$ 25,000	0	120.4	RAFSL	Was not uploaded via Journal
501860/4/156		David Street	Dandenong	Erection/Construction Of Buildings & Other Improv	01-Jul-2018	\$ -	\$ -	\$ -	\$ 155,000	\$ 500,000	\$ 25,000	0	120.4	RAFSL	
337565/11-13		Dawn Avenue	Dandenong	Change of Legal Description and/or Sale of Land	01-Jul-2018	\$ 350,000	\$ 620,000	\$ 39,700	\$ 370,000	\$ 620,000	\$ 39,700	130	130	RAFSL	
272860	12	Deakin Crescent	Dandenong North	Demolition of Improvements	01-Jul-2018	\$ 520,000	\$ 570,000	\$ 28,500	\$ 520,000	\$ 520,000	\$ 26,000	110.3	100	RAFSL	
476945	5	Denmark Road	Keysborough	Erection/Construction Of Buildings & Other Improv	01-Jul-2018	\$ 780,000	\$ 1,320,000	\$ 66,500	\$ 780,000	\$ 1,320,000	\$ 67,500	110.3	110.3	RAFSL	

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138885	2	Diggins Court	Noble Park	Erection/Construction Of Buildings & Other Improv	01-Jul-2018	\$ 680,000	\$ 680,000	\$ 34,000	\$ 680,000	\$ 1,280,000	\$ 64,000	100	110.2	RAFSL	
272470	27	Donsell Road	Dandenong North	Erection/Construction Of Buildings & Other Improv	01-Jul-2018	\$ 520,000	\$ 520,000	\$ 26,000	\$ 520,000	\$ 1,000,000	\$ 50,000	100	110.2	RAFSL	
504840	53	Edison Road	Dandenong South	Erection/Construction Of Buildings & Other Improv	01-Jul-2018				\$ 303,000	\$ 970,000	\$ 64,000		310.5	RAFSL	
504845	55	Edison Road	Dandenong South	Erection/Construction Of Buildings & Other Improv	01-Jul-2018				\$ 303,000	\$ 970,000	\$ 64,000		310.5	RAFSL	
471815 18-20		Edison Road	Dandenong South	Erection/Construction Of Buildings & Other Improv	01-Jul-2018	\$ 735,000	\$ 735,000	\$ 36,750	\$ 735,000	\$ 2,160,000	\$ 130,000	300	310.5	RAFSL	
472840 48-51		Edison Road	Dandenong South	Erection/Construction Of Buildings & Other Improv	01-Jul-2018	\$ 607,000	\$ 607,000	\$ 30,350	\$ 607,000	\$ 1,650,000	\$ 116,000	300	310.5	RAFSL	
472845 53-55		Edison Road	Dandenong South	Erection/Construction Of Buildings & Other Improv	01-Jul-2018	\$ 606,000	\$ 606,000	\$ 30,300	\$ -	\$ -	\$ -	300	010	RAFSL	
472850 57-59		Edison Road	Dandenong South	Erection/Construction Of Buildings & Other Improv	01-Jul-2018	\$ 606,000	\$ 606,000	\$ 30,300	\$ 606,000	\$ 1,750,000	\$ 122,000	300	310.5	RAFSL	
472075 58-62		Edison Road	Dandenong South	Erection/Construction Of Buildings & Other Improv	01-Jul-2018	\$ 1,313,000	\$ 1,313,000	\$ 65,650	\$ 1,313,000	\$ 2,580,000	\$ 182,000	300	310.5	RAFSL	
140500	83	Elendale Road	Noble Park	Erection/Construction Of Buildings & Other Improv	01-Jul-2018	\$ 630,000	\$ 630,000	\$ 31,500	\$ 630,000	\$ 1,150,000	\$ 57,500	100	110.2	RAFSL	
498500 2A		Elle Street	Dandenong	Erection/Construction Of Buildings & Other Improv	01-Jul-2018				\$ 210,000	\$ 445,000	\$ 22,250		120.4	RAFSL	
498505 2B		Elle Street	Dandenong	Erection/Construction Of Buildings & Other Improv	01-Jul-2018				\$ 210,000	\$ 445,000	\$ 22,250		120.4	RAFSL	
507865 62E		Elms Road	Bangholme	Land Not Previously Included	01-Jul-2018				\$ 200	\$ 200	\$ 10	010	844	NRFSLS20	
465210	68	Elmswood Boulevard	Keysborough	Erection/Construction Of Buildings & Other Improv	01-Jul-2018	\$ 700,000	\$ 1,130,000	\$ 56,500	\$ 700,000	\$ 1,150,000	\$ 57,500	110.3	110.3	RAFSL	
506700	2	Emly Promenade	Keysborough	Change of Legal Description and/or Sale of Land	01-Jul-2018				\$ 570,000	\$ 570,000	\$ 28,500		100	RAFSL	
506705	4	Emly Promenade	Keysborough	Change of Legal Description and/or Sale of Land	01-Jul-2018				\$ 520,000	\$ 520,000	\$ 26,000		100	RAFSL	
506810	6	Emly Promenade	Keysborough	Change of Legal Description and/or Sale of Land	01-Jul-2018				\$ 520,000	\$ 520,000	\$ 26,000		100	RAFSL	
506815	8	Emly Promenade	Keysborough	Change of Legal Description and/or Sale of Land	01-Jul-2018				\$ 580,000	\$ 580,000	\$ 29,000		100	RAFSL	
506820	10	Emly Promenade	Keysborough	Change of Legal Description and/or Sale of Land	01-Jul-2018				\$ 570,000	\$ 570,000	\$ 28,500		100	RAFSL	
506825	12	Emly Promenade	Keysborough	Change of Legal Description and/or Sale of Land	01-Jul-2018				\$ 520,000	\$ 520,000	\$ 26,000		100	RAFSL	
247845	7	Erica Street	Dandenong North	Erection/Construction Of Buildings & Other Improv	01-Jul-2018	\$ 270,000	\$ 340,000	\$ 17,000	\$ 285,000	\$ 375,000	\$ 18,750	125.3	125.3	RAFSL	
273980	8	Fiddens Street	Dandenong North	Erection/Construction Of Buildings & Other Improv	01-Jul-2018				\$ -	\$ -	\$ -	705	010	NRNL	
273980	12	Fiddens Street	Dandenong North	Erection/Construction Of Buildings & Other Improv	01-Jul-2018				\$ -	\$ -	\$ -	705	010	NRNL	
508275 8-12		Fiddens Street	Dandenong North	Erection/Construction Of Buildings & Other Improv	01-Jul-2018				\$ 980,000	\$ 1,180,000	\$ 59,000		144	NRNL	
499870	8	Fenleaf Avenue	Keysborough	Erection/Construction Of Buildings & Other Improv	01-Jul-2018	\$ 570,000	\$ 570,000	\$ 28,500	\$ 570,000	\$ 1,010,000	\$ 50,500	100	110.2	RAFSL	
499880	12	Fenleaf Avenue	Keysborough	Erection/Construction Of Buildings & Other Improv	01-Jul-2018	\$ 570,000	\$ 570,000	\$ 28,500	\$ 570,000	\$ 1,000,000	\$ 50,000	100	110.2	RAFSL	
502880	359	Frankston Dandenong Road	Dandenong South	Change in Occupancy/Affecting NAV	01-Jul-2018				\$ 10,660,000	\$ 10,660,000	\$ 533,000		300	RAFSL	

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491230	359	Frankston Dandenong Road	Dandenong South	Erection/Construction Of Buildings & Other Improv	01-Jul-2018	\$ 13,740,000	\$ 13,740,000	\$ 687,000	\$ -	\$ -	\$ -	300	010	RAFSL	
502695	385	Frankston Dandenong Road	Dandenong South	Erection/Construction Of Buildings & Other Improv	01-Jul-2018				\$ 3,080,000	\$ 8,030,000	\$ 640,000		320.3	RAFSL	
108325	7	Furnew Street	Springvale	Erection/Construction Of Buildings & Other Improv	01-Jul-2018	\$ 800,000	\$ 870,000	\$ 43,500	\$ -	\$ -	\$ -	110.3	010	NRNL	
501800/17		Furnew Street	Springvale	Erection/Construction Of Buildings & Other Improv	01-Jul-2018	\$ -	\$ -	\$ -	\$ 225,000	\$ 650,000	\$ 32,500	0	120.4	RAFSL	
501805/27		Furnew Street	Springvale	Erection/Construction Of Buildings & Other Improv	01-Jul-2018	\$ -	\$ -	\$ -	\$ 195,000	\$ 560,000	\$ 28,000	0	120.4	RAFSL	
501910/37		Furnew Street	Springvale	Erection/Construction Of Buildings & Other Improv	01-Jul-2018	\$ -	\$ -	\$ -	\$ 195,000	\$ 570,000	\$ 28,500	0	120.4	RAFSL	
501915/47		Furnew Street	Springvale	Erection/Construction Of Buildings & Other Improv	01-Jul-2018	\$ -	\$ -	\$ -	\$ 195,000	\$ 540,000	\$ 27,000	0	120.4	RAFSL	
248850	4	Gardiner Avenue	Dandenong North	Erection/Construction Of Buildings & Other Improv	01-Jul-2018	\$ 510,000	\$ 510,000	\$ 25,500	\$ -	\$ -	\$ -	100	010	NRNL	
248855	18	Gardiner Avenue	Dandenong North	Demolition of Improvements	01-Jul-2018	\$ 510,000	\$ 590,000	\$ 29,000	\$ 510,000	\$ 510,000	\$ 25,500	110.3	100	RAFSL	
491005/14		Gardiner Avenue	Dandenong North	Erection/Construction Of Buildings & Other Improv	01-Jul-2018				\$ 290,000	\$ 520,000	\$ 26,000		120.4	RAFSL	
491610/2/4		Gardiner Avenue	Dandenong North	Erection/Construction Of Buildings & Other Improv	01-Jul-2018				\$ 250,000	\$ 455,000	\$ 22,750		120.3	RAFSL	
414940/1-3		Gladstone Road	Dandenong	Demolition of Improvements	01-Jul-2018	\$ 6,920,000	\$ 16,200,000	\$ 1,370,000	\$ 6,920,000	\$ 6,920,000	\$ 346,000	210.6	200	RAFSL	
499270	225	Glasscocks Road	Dandenong South	Change of Legal Description and/or Sale of Land	01-Jul-2018				\$ 29,710,000	\$ 29,710,000	\$ 1,485,500		300	RAFSL	
374225	225	Glasscocks Road	Dandenong South	Change of Legal Description and/or Sale of Land	01-Jul-2018	\$ 25,370,000	\$ 25,370,000	\$ 1,288,500	\$ -	\$ -	\$ -	300	010	NRNL	
492425	7	Goldhurst Street	Keilorborough	Erection/Construction Of Buildings & Other Improv	01-Jul-2018	\$ 620,000	\$ 620,000	\$ 31,000	\$ 620,000	\$ 1,000,000	\$ 50,000	100	110.2	RAFSL	
302300	22	Gooding Court	Dandenong	Erection/Construction Of Buildings & Other Improv	01-Jul-2018	\$ 510,000	\$ 650,000	\$ 32,500	\$ 510,000	\$ 690,000	\$ 34,500	110.3	110.3	RAFSL	
342355	63	Goodman Drive	Noble Park	Erection/Construction Of Buildings & Other Improv	01-Jul-2018	\$ 570,000	\$ 650,000	\$ 32,500	\$ -	\$ -	\$ -	110.3	010	RAFSL	
488750/1/63		Goodman Drive	Noble Park	Erection/Construction Of Buildings & Other Improv	01-Jul-2018				\$ 285,000	\$ 470,000	\$ 23,500		120.3	RAFSL	
488755/2/63		Goodman Drive	Noble Park	Erection/Construction Of Buildings & Other Improv	01-Jul-2018				\$ 350,000	\$ 570,000	\$ 28,500		120.3	RAFSL	
110395	27	Graze Park Avenue	Springvale	Demolition of Improvements	01-Jul-2018	\$ 790,000	\$ 860,000	\$ 43,000	\$ 790,000	\$ 790,000	\$ 39,500	110.3	100	RAFSL	
302675	12	Grandview Avenue	Dandenong	Demolition of Improvements	01-Jul-2018	\$ 600,000	\$ 660,000	\$ 33,000	\$ 600,000	\$ 600,000	\$ 30,000	110.3	100	RAFSL	
302680	14	Grandview Avenue	Dandenong	Demolition of Improvements	01-Jul-2018	\$ 600,000	\$ 660,000	\$ 33,000	\$ 600,000	\$ 600,000	\$ 30,000	110.3	100	RAFSL	
177095	1	Green Street	Noble Park	Erection/Construction Of Buildings & Other Improv	01-Jul-2018	\$ 680,000	\$ 770,000	\$ 38,500	\$ 680,000	\$ 1,000,000	\$ 50,000	110.3	110.2	RAFSL	
481960/211-213		Greens Road	Dandenong South	Erection/Construction Of Buildings & Other Improv	01-Jul-2018	\$ 1,550,000	\$ 1,550,000	\$ 77,500	\$ 1,550,000	\$ 3,810,000	\$ 288,000	300	310.5	RAFSL	
432010		Dandenong Creek (Greens Road)	Dandenong South	Change of Legal Description and/or Sale of Land	01-Jul-2018	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	645	645	NRNL	
343340	17	Heldens Street	Keilorborough	Erection/Construction Of Buildings & Other Improv	01-Jul-2018	\$ 480,000	\$ 570,000	\$ 28,500	\$ 480,000	\$ 1,020,000	\$ 51,000	110.3	110.2	RAFSL	
303485	109	Hammond Road	Dandenong	Erection/Construction Of Buildings & Other Improv	01-Jul-2018	\$ 570,000	\$ 570,000	\$ 28,500	\$ -	\$ -	\$ -	100	01	NRNL	

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50270/1/09		Hammond Road	Dandenong	Erection/Construction Of Buildings & Other Improv	01-Jul-2018				\$ 175,000	\$ 435,000	\$ 21,750		120.4	RAFSL	
50275/2/09		Hammond Road	Dandenong	Erection/Construction Of Buildings & Other Improv	01-Jul-2018				\$ 175,000	\$ 430,000	\$ 21,500		120.4	RAFSL	
4138/15/258-262		Hammond Road	Dandenong South	Erection/Construction Of Buildings & Other Improv	01-Jul-2018	\$ 743,000	\$ 743,000	\$ 37,150	\$ 743,000	\$ 1,080,000	\$ 54,000	300	215	RAFSL	
502280/3/09		Hammond Road	Dandenong	Erection/Construction Of Buildings & Other Improv	01-Jul-2018				\$ 185,000	\$ 405,000	\$ 20,250		120.3	RAFSL	
344885/525-527		Hammond Road	Dandenong South	Erection/Construction Of Buildings & Other Improv	01-Jul-2018	\$ 5,000,000	\$ 6,860,000	\$ 483,300	\$ 4,970,000	\$ 6,860,000	\$ 483,300	310.5	310.5	RAFSL	
503290	48	Hanna Street	Dandenong South	Erection/Construction Of Buildings & Other Improv	01-Jul-2017	\$ 15,600,000	\$ 15,600,000	\$ 780,000	\$ -	\$ -	\$ -	100	010	NR/L	
488415	136	Hanna Street	Dandenong South	Erection/Construction Of Buildings & Other Improv	01-Jul-2018				\$ 15,600,000	\$ 15,600,000	\$ 780,000	100	100	RAFSL	
379775/Reserve 134		Hanna Street	Noble Park	Erection/Construction Of Buildings & Other Improv	01-Jul-2018	\$ 45,000	\$ 45,000	\$ 2,250	\$ -	\$ -	\$ -	844	010	NR/L_S20	
458865	16	Hatwell Street	Noble Park	Erection/Construction Of Buildings & Other Improv	01-Jul-2018	\$ 630,000	\$ 630,000	\$ 31,500	\$ 630,000	\$ 1,170,000	\$ 98,500	100	110.2	RAFSL	
212580/806-814		Heatherton Road	Keysborough	Erection/Construction Of Buildings & Other Improv	01-Jul-2018	\$ 930,000	\$ 1,110,000	\$ 55,500	\$ 930,000	\$ 2,870,000	\$ 193,000	110.3	715	RAFSL	
235385/905-907		Heatherton Road	Keysborough	Change In Occupancy Affecting the AVPPC	01-Jul-2018	\$ 1,540,000	\$ 2,110,000	\$ 105,500	\$ 1,540,000	\$ 2,700,000	\$ 196,900	150.1	271.1	RAFSL	
345915	28	Hemming Street	Dandenong	Erection/Construction Of Buildings & Other Improv	01-Jul-2018	\$ 270,000	\$ 410,000	\$ 20,500	\$ 325,000	\$ 540,000	\$ 27,000	120.3	120.3	RAFSL	
345920/1/28		Hemming Street	Dandenong	Erection/Construction Of Buildings & Other Improv	01-Jul-2018	\$ 175,000	\$ 270,000	\$ 13,500	\$ 165,000	\$ 270,000	\$ 13,500	125.3	125.3	RAFSL	
345925/2/28		Hemming Street	Dandenong	Erection/Construction Of Buildings & Other Improv	01-Jul-2018	\$ 175,000	\$ 270,000	\$ 13,500	\$ 165,000	\$ 270,000	\$ 13,500	125.3	125.3	RAFSL	
345930/3/28		Hemming Street	Dandenong	Erection/Construction Of Buildings & Other Improv	01-Jul-2018	\$ 175,000	\$ 270,000	\$ 13,500	\$ 165,000	\$ 270,000	\$ 13,500	125.3	125.3	RAFSL	
345935/4/28		Hemming Street	Dandenong	Erection/Construction Of Buildings & Other Improv	01-Jul-2018	\$ 175,000	\$ 270,000	\$ 13,500	\$ 165,000	\$ 270,000	\$ 13,500	125.3	125.3	RAFSL	
503205	18	High Street	Dandenong	Change of Legal Description and/or Sale of Land	01-Jul-2018				\$ 70,000	\$ 480,000	\$ 24,000		120.4	RAFSL	
305630	18	High Street	Dandenong	Change of Legal Description and/or Sale of Land	01-Jul-2018	\$ 620,000	\$ 620,000	\$ 31,000	\$ -	\$ -	\$ -	100	010	RAFSL	
404630	27	Hillside Street	Springvale	Demolition of Improvements	01-Jul-2018	\$ 450,000	\$ 450,000	\$ 22,500	\$ 450,000	\$ 450,000	\$ 22,500	118	100	RAFSL	
112625	23	Hilton Avenue	Springvale	Erection/Construction Of Buildings & Other Improv	01-Jul-2018	\$ 690,000	\$ 830,000	\$ 41,500	\$ 690,000	\$ 870,000	\$ 43,500	110.3	110.3	RAFSL	
505780	24	Homeleigh Road	Keysborough	Change of Legal Description and/or Sale of Land	01-Jul-2018	\$ 8,000,000	\$ 8,000,000	\$ 400,000	\$ -	\$ -	\$ -	101	010	NR/L	
497075	30	Homeleigh Road	Keysborough	Erection/Construction Of Buildings & Other Improv	01-Jul-2018	\$ 410,000	\$ 410,000	\$ 20,500	\$ 410,000	\$ 670,000	\$ 33,500	100	110.2	RAFSL	
497885	32	Homeleigh Road	Keysborough	Erection/Construction Of Buildings & Other Improv	01-Jul-2018	\$ 410,000	\$ 410,000	\$ 20,500	\$ 410,000	\$ 670,000	\$ 33,500	100	110.2	RAFSL	
497895	34	Homeleigh Road	Keysborough	Erection/Construction Of Buildings & Other Improv	01-Jul-2018	\$ 445,000	\$ 445,000	\$ 22,250	\$ 445,000	\$ 730,000	\$ 36,500	100	110.2	RAFSL	
497105	36	Homeleigh Road	Keysborough	Erection/Construction Of Buildings & Other Improv	01-Jul-2018	\$ 410,000	\$ 410,000	\$ 20,500	\$ 410,000	\$ 670,000	\$ 33,500	100	110.2	RAFSL	
497070/28A		Homeleigh Road	Keysborough	Erection/Construction Of Buildings & Other Improv	01-Jul-2018	\$ 440,000	\$ 440,000	\$ 22,000	\$ 440,000	\$ 680,000	\$ 34,500	100	110.2	RAFSL	
497880/30A		Homeleigh Road	Keysborough	Erection/Construction Of Buildings & Other Improv	01-Jul-2018	\$ 410,000	\$ 410,000	\$ 20,500	\$ 410,000	\$ 670,000	\$ 33,500	100	110.2	RAFSL	

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497090	32A	Homesleigh Road	Keysborough	Erection/Construction Of Buildings & Other Improv	01-Jul-2018	\$ 445,000	\$ 445,000	\$ 22,250	\$ 445,000	\$ 730,000	\$ 36,500	100	110.2	RAFSL	
497100	34A	Homesleigh Road	Keysborough	Erection/Construction Of Buildings & Other Improv	01-Jul-2018	\$ 410,000	\$ 410,000	\$ 20,500	\$ 410,000	\$ 670,000	\$ 33,500	100	110.2	RAFSL	
497110	36A	Homesleigh Road	Keysborough	Erection/Construction Of Buildings & Other Improv	01-Jul-2018	\$ 410,000	\$ 410,000	\$ 20,500	\$ 410,000	\$ 660,000	\$ 33,000	100	110.2	RAFSL	
112810	3	Hecker Avenue	Springvale	Erection/Construction Of Buildings & Other Improv	01-Jul-2018	\$ 750,000	\$ 750,000	\$ 37,500	\$ 750,000	\$ 1,280,000	\$ 64,000	100	110.2	RAFSL	
467470	15	Howland Place	Keysborough	Erection/Construction Of Buildings & Other Improv	01-Jul-2018	\$ 820,000	\$ 820,000	\$ 41,000	\$ 820,000	\$ 1,480,000	\$ 74,500	100	110.2	RAFSL	
502805	195	Hutton Road	Keysborough	Erection/Construction Of Buildings & Other Improv	01-Jul-2018	\$ 2,300,000	\$ 2,300,000	\$ 115,000	\$ -	\$ -	\$ -	200	010	RAFSL	
507565	McDonald's Restau	Hutton Road	Keysborough	Erection/Construction Of Buildings & Other Improv	01-Jul-2018				\$ 1,300,000	\$ 4,090,000	\$ 300,600	245	RAFSL		
507555	Service Station 195	Hutton Road	Keysborough	Erection/Construction Of Buildings & Other Improv	01-Jul-2018				\$ 970,000	\$ 2,970,000	\$ 217,600	215	RAFSL		
488890	34	Indian Drive	Keysborough	Erection/Construction Of Buildings & Other Improv	01-Jul-2018	\$ 400,000	\$ 400,000	\$ 20,000	\$ 400,000	\$ 1,340,000	\$ 88,000	300	310.5	RAFSL	
488885	38	Indian Drive	Keysborough	Erection/Construction Of Buildings & Other Improv	01-Jul-2018	\$ 350,000	\$ 350,000	\$ 17,500	\$ 350,000	\$ 1,210,000	\$ 79,000	300	310.5	RAFSL	
488880	42	Indian Drive	Keysborough	Erection/Construction Of Buildings & Other Improv	01-Jul-2018	\$ 440,000	\$ 440,000	\$ 22,000	\$ 440,000	\$ 1,510,000	\$ 99,000	300	310.5	RAFSL	
488855	43	Indian Drive	Keysborough	Erection/Construction Of Buildings & Other Improv	01-Jul-2018	\$ 400,000	\$ 400,000	\$ 20,000	\$ 400,000	\$ 1,260,000	\$ 82,000	300	310.5	RAFSL	
488875	46	Indian Drive	Keysborough	Erection/Construction Of Buildings & Other Improv	01-Jul-2018	\$ 400,000	\$ 400,000	\$ 20,000	\$ 400,000	\$ 1,340,000	\$ 87,000	300	310.5	RAFSL	
501410	47	Indian Drive	Keysborough	Erection/Construction Of Buildings & Other Improv	01-Jul-2018	\$ 400,000	\$ 400,000	\$ 20,000	\$ 200,000	\$ 500,000	\$ 33,000	310.5	RAFSL		
488860	47	Indian Drive	Keysborough	Erection/Construction Of Buildings & Other Improv	01-Jul-2018	\$ 400,000	\$ 400,000	\$ 20,000	\$ -	\$ -	\$ -	300	010	RAFSL	
501415	49	Indian Drive	Keysborough	Erection/Construction Of Buildings & Other Improv	01-Jul-2018	\$ 400,000	\$ 400,000	\$ 20,000	\$ 200,000	\$ 500,000	\$ 33,000	310.5	RAFSL		
488870	50	Indian Drive	Keysborough	Erection/Construction Of Buildings & Other Improv	01-Jul-2018	\$ 400,000	\$ 400,000	\$ 20,000	\$ 400,000	\$ 1,390,000	\$ 90,000	300	310.5	RAFSL	
488870	55	Indian Drive	Keysborough	Erection/Construction Of Buildings & Other Improv	01-Jul-2018	\$ 400,000	\$ 400,000	\$ 20,000	\$ 400,000	\$ 1,270,000	\$ 83,100	300	310.5	RAFSL	
488840	70	Indian Drive	Keysborough	Erection/Construction Of Buildings & Other Improv	01-Jul-2018	\$ 450,000	\$ 450,000	\$ 22,500	\$ 450,000	\$ 1,550,000	\$ 101,000	300	310.5	RAFSL	
488815	90	Inclan Drive	Keysborough	Erection/Construction Of Buildings & Other Improv	01-Jul-2018	\$ 670,000	\$ 670,000	\$ 33,500	\$ 670,000	\$ 1,860,000	\$ 115,000	300	310.5	RAFSL	
499740	4	Its Court	Keysborough	Erection/Construction Of Buildings & Other Improv	01-Jul-2018	\$ 560,000	\$ 560,000	\$ 28,000	\$ 560,000	\$ 1,020,000	\$ 51,000	100	110.2	RAFSL	
499770	5	Its Court	Keysborough	Erection/Construction Of Buildings & Other Improv	01-Jul-2018	\$ 500,000	\$ 500,000	\$ 25,000	\$ 500,000	\$ 700,000	\$ 35,000	100	110.2	RAFSL	
499750	8	Its Court	Keysborough	Erection/Construction Of Buildings & Other Improv	01-Jul-2018	\$ 850,000	\$ 850,000	\$ 42,500	\$ 780,000	\$ 1,090,000	\$ 54,500	100	110.2	RAFSL	
499760	9	Its Court	Keysborough	Erection/Construction Of Buildings & Other Improv	01-Jul-2018	\$ 540,000	\$ 540,000	\$ 27,000	\$ 540,000	\$ 900,000	\$ 45,000	100	110.2	RAFSL	
499780	12A	Isaac Road	Keysborough	Demolition Of Improvements	01-Jul-2018	\$ 165,000	\$ 165,000	\$ 22,500	\$ 165,000	\$ 165,000	\$ 8,250	120.4	100	RAFSL	
501985	15	Jamieson Way	Dandenong South	Erection/Construction Of Buildings & Other Improv	01-Jul-2018	\$ 1,280,000	\$ 1,280,000	\$ 64,000	\$ 1,280,000	\$ 3,410,000	\$ 257,000	300	310.5	RAFSL	
253460	26	Jeffers Street	Noble Park	Erection/Construction Of Buildings & Other Improv	01-Jul-2018	\$ 570,000	\$ 610,000	\$ 30,500	\$ -	\$ -	\$ -	110.3	010	NRNL	

2.5.1 Supplementary Valuation Return 2019-1 (Cont.)

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Property No.	Street No.	Street	Suburb	Supp Reason	Effective Date	Current SV	Current CIV	Current NAV	Pending Supp SV	Pending Supp CIV	Pending Supp NAV	Prev AVPPC	New AVPPC	FSP/L	Comments
498295/1/26		Jeffers Street	Noble Park	Erection/Construction Of Buildings & Other Improv	01-Jul-2018				\$ 360,000	\$ 640,000	\$ 32,000		120.4	RAFSL	
498290/2/26		Jeffers Street	Noble Park	Erection/Construction Of Buildings & Other Improv	01-Jul-2018				\$ 265,000	\$ 470,000	\$ 23,500		120.3	RAFSL	
458005/8/67-87		Jesson Crescent	Dandenong	Change Of Rating Category	01-Jul-2018	\$ 80,000	\$ 170,000	\$ 8,500	\$ 80,000	\$ 80,000	\$ 8,112	131	131	NRNL	
254680	23	Justin Drive	Noble Park North	Demolition of Improvements	01-Jul-2018	\$ 480,000	\$ 610,000	\$ 30,500	\$ 480,000	\$ 480,000	\$ 24,000	110.3	100	RAFSL	
349650	18	Keating Crescent	Dandenong	Demolition of Improvements	01-Jul-2018	\$ 450,000	\$ 550,000	\$ 27,500	\$ 450,000	\$ 450,000	\$ 22,500	110.3	100	RAFSL	
254605	32	Kennet Crescent	Noble Park North	Erection/Construction Of Buildings & Other Improv	01-Jul-2018	\$ 435,000	\$ 435,000	\$ 21,750	\$ 435,000	\$ 760,000	\$ 39,000	100	110.2	RAFSL	
254805/1/62		Kennet Crescent	Noble Park North	Change In Occupancy/Affecting NAV	01-Jul-2018	\$ 285,000	\$ 395,000	\$ 19,750	\$ 300,000	\$ 395,000	\$ 19,750	120.3	120.3	RAFSL	
254800/2/62		Kennet Crescent	Noble Park North	Change In Occupancy/Affecting NAV	01-Jul-2018	\$ 104,000	\$ 260,000	\$ 13,000	\$ 170,000	\$ 225,000	\$ 11,250	131	120.3	RAFSL	
413745/3/62		Kennet Crescent	Noble Park North	Change In Occupancy/Affecting NAV	01-Jul-2018	\$ 98,000	\$ 260,000	\$ 13,000	\$ -	\$ -	\$ -	131	010	RAFSL	
309400	72	King Street	Dandenong	Erection/Construction Of Buildings & Other Improv	01-Jul-2018	\$ 690,000	\$ 690,000	\$ 34,500	\$ -	\$ -	\$ -	100	010	NRFSL	
501920/1/72		King Street	Dandenong	Erection/Construction Of Buildings & Other Improv	01-Jul-2018	\$ -	\$ -	\$ -	\$ 135,000	\$ 450,000	\$ 22,500	0	120.4	RAFSL	
501925/2/72		King Street	Dandenong	Erection/Construction Of Buildings & Other Improv	01-Jul-2018	\$ -	\$ -	\$ -	\$ 135,000	\$ 450,000	\$ 22,500	0	120.4	RAFSL	
501930/3/72		King Street	Dandenong	Erection/Construction Of Buildings & Other Improv	01-Jul-2018	\$ -	\$ -	\$ -	\$ 135,000	\$ 450,000	\$ 22,500	0	120.4	RAFSL	
501935/4/72		King Street	Dandenong	Erection/Construction Of Buildings & Other Improv	01-Jul-2018	\$ -	\$ -	\$ -	\$ 135,000	\$ 455,000	\$ 22,750	0	120.4	RAFSL	
501940/5/72		King Street	Dandenong	Erection/Construction Of Buildings & Other Improv	01-Jul-2018	\$ -	\$ -	\$ -	\$ 145,000	\$ 470,000	\$ 23,500	0	120.4	RAFSL	
162275	64	Keagslane Avenue	Keysborough	Change Of Rating Category	01-Jul-2018	\$ 520,000	\$ 640,000	\$ 32,000	\$ 520,000	\$ 640,000	\$ 32,000	742	742	RAFSL	
214880	6	Lancaster Court	Keysborough	Erection/Construction Of Buildings & Other Improv	01-Jul-2018	\$ 550,000	\$ 670,000	\$ 33,500	\$ 550,000	\$ 730,000	\$ 36,500	110.3	110.3	RAFSL	
310820	70	Langhorne Street	Dandenong	Demolition of Improvements	01-Jul-2018	\$ 820,000	\$ 870,000	\$ 43,500	\$ 820,000	\$ 820,000	\$ 41,000	110.3	100	RAFSL	
149435	33	Lee Avenue	Springvale	Erection/Construction Of Buildings & Other Improv	01-Jul-2018	\$ 570,000	\$ 640,000	\$ 32,000	\$ 570,000	\$ 660,000	\$ 33,000	110.3	110.3	RAFSL	
499245/1A		Leaside Street	Dandenong North	Erection/Construction Of Buildings & Other Improv	01-Jul-2018	\$ 285,000	\$ 285,000	\$ 14,250	\$ 285,000	\$ 500,000	\$ 25,000	100	110.2	RAFSL	
468895/1/35		Leman Crescent	Noble Park	Erection/Construction Of Buildings & Other Improv	01-Jul-2018	\$ 270,000	\$ 270,000	\$ 13,500	\$ 295,000	\$ 640,000	\$ 32,000	100	120.4	RAFSL	
468655/2/35		Leman Crescent	Noble Park	Erection/Construction Of Buildings & Other Improv	01-Jul-2018	\$ 270,000	\$ 270,000	\$ 13,500	\$ 290,000	\$ 640,000	\$ 32,000	100	120.4	RAFSL	
468680/3/35		Leman Crescent	Noble Park	Erection/Construction Of Buildings & Other Improv	01-Jul-2018	\$ 340,000	\$ 480,000	\$ 24,500	\$ 245,000	\$ 540,000	\$ 27,000	110.3	120.3	RAFSL	
431530	3	Len George Drive	Keysborough	Erection/Construction Of Buildings & Other Improv	01-Jul-2018	\$ 680,000	\$ 680,000	\$ 34,000	\$ 680,000	\$ 1,250,000	\$ 62,500	100	110.2	RAFSL	
115825/36-38		Lewis Street	Springvale	Change of Legal Description and/or Sale of Land	01-Jul-2018	\$ 15,000,000	\$ 18,200,000	\$ 910,000	\$ 15,000,000	\$ 18,200,000	\$ 910,000	723.2	723.2	NRFSL	
150380	153	Lighthouse Road	Noble Park	Erection/Construction Of Buildings & Other Improv	01-Jul-2018	\$ 570,000	\$ 570,000	\$ 28,500	\$ -	\$ -	\$ -	100	010	NRNL	
498510/1/153		Lighthouse Road	Noble Park	Erection/Construction Of Buildings & Other Improv	01-Jul-2018				\$ 200,000	\$ 460,000	\$ 23,000		120.4	RAFSL	

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Property No.	Street No.	Street	Suburb	Supp Reason	Effective Date	Current SV	Current CIV	Current NAV	Pending Supp SV	Pending Supp CIV	Pending Supp NAV	Prev AVPCC	New AVPCC	FSP	Comments
488515/2/153		Lighthouse Road	Noble Park	Erection/Construction Of Buildings & Other Improv	01-Jul-2018				\$ 200,000	\$ 460,000	\$ 23,000		120.4	RAFSL	
488520/3/153		Lighthouse Road	Noble Park	Erection/Construction Of Buildings & Other Improv	01-Jul-2018				\$ 165,000	\$ 365,000	\$ 19,250		120.4	RAFSL	
483275	66	Logis Boulevard	Dandenong South	Erection/Construction Of Buildings & Other Improv	01-Jul-2018	\$ 2,040,000	\$ 2,040,000	\$ 102,000	\$ 2,040,000	\$ 4,430,000	\$ 336,000	300	310.5	RAFSL	
481865/111-113		Logis Boulevard	Dandenong South	Erection/Construction Of Buildings & Other Improv	01-Jul-2018	\$ 1,000,000	\$ 1,000,000	\$ 50,000	\$ 1,000,000	\$ 2,430,000	\$ 170,000	300	310.5	RAFSL	
479720/16B-173		Logis Boulevard	Dandenong South	Erection/Construction Of Buildings & Other Improv	01-Jul-2018	\$ 1,340,000	\$ 1,340,000	\$ 67,000	\$ 1,340,000	\$ 3,040,000	\$ 220,000	300	310.5	RAFSL	
507325	H&R Block 4/225	Lonsdale Street	Dandenong	Formerly Non Rated Now Rated	01-Jul-2018				\$ 110,000	\$ 1,190,000	\$ 91,600		210.4	RAFSL	
478725	H&R Block SS 4/22	Lonsdale Street	Dandenong	Formerly Non Rated Now Rated	01-Jul-2018	\$ 60,000	\$ 630,000	\$ 49,900	\$ -	\$ -	\$ -	210.4	010	NRFSL	
478730	H&R Block SS 5/22	Lonsdale Street	Dandenong	Formerly Non Rated Now Rated	01-Jul-2018	\$ 70,000	\$ 710,000	\$ 56,300	\$ -	\$ -	\$ -	210.4	010	NRFSL	
485220	Vacant SS 7/225	Lonsdale Street	Dandenong	Formerly Non Rated Now Rated	01-Jul-2018	\$ 30,000	\$ 300,000	\$ 23,400	\$ 30,000	\$ 300,000	\$ 23,400	210.4	210.4	RAFSL	
500735	16	Louis Avenue	Dandenong	Erection/Construction Of Buildings & Other Improv	01-Jul-2018				\$ 190,000	\$ 470,000	\$ 23,500		120.4	RAFSL	
312125	16	Louis Avenue	Dandenong	Erection/Construction Of Buildings & Other Improv	01-Jul-2018	\$ 590,000	\$ 590,000	\$ 26,500	\$ -	\$ -	\$ -	100	010	NRNL	
500740/1/6A		Louis Avenue	Dandenong	Erection/Construction Of Buildings & Other Improv	01-Jul-2018				\$ 190,000	\$ 470,000	\$ 23,500		120.4	RAFSL	
500745/2/6A		Louis Avenue	Dandenong	Erection/Construction Of Buildings & Other Improv	01-Jul-2018				\$ 175,000	\$ 435,000	\$ 21,750		120.3	RAFSL	
256410	10	Lower Terrace Crescent	Noble Park North	Erection/Construction Of Buildings & Other Improv	01-Jul-2018	\$ 480,000	\$ 660,000	\$ 32,500	\$ 480,000	\$ 670,000	\$ 33,500	110.3	110.3	RAFSL	
355070	Chandler Park Farm	Maralinga Avenue	Keysborough	Demolition of Improvements	01-Jul-2018	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	721.2	721.2	NRNL	
186575	7	Mark Court	Noble Park	Change In Occupancy/Affecting the AVPCC	01-Jul-2018	\$ 580,000	\$ 970,000	\$ 48,500	\$ 580,000	\$ 970,000	\$ 48,500	110.3	130	RAFSL	
507870/13E		Market Street	Dandenong	Land Not Previously Included	01-Jul-2018	\$ -	\$ -	\$ -	\$ 145,000	\$ 145,000	\$ 7,250	010	844	NRFSL-S20	
150615	8	Marlene Court	Springvale	Erection/Construction Of Buildings & Other Improv	01-Jul-2018	\$ 570,000	\$ 680,000	\$ 34,000	\$ 570,000	\$ 730,000	\$ 36,500	110.3	110.3	RAFSL	
433100/4B-59		Mami Street	Dandenong South	Erection/Construction Of Buildings & Other Improv	01-Jul-2018	\$ 1,600,000	\$ 3,910,000	\$ 270,100	\$ 1,600,000	\$ 5,090,000	\$ 346,600	310.5	310.5	RAFSL	
313760	75	McCrane Street	Dandenong	Arithmetical Error	01-Jul-2018	\$ 840,000	\$ 1,560,000	\$ 79,000	\$ 840,000	\$ 1,390,000	\$ 69,500	110.3	110.3	RAFSL	
280710	59	McFees Road	Dandenong North	Demolition of Improvements	01-Jul-2018	\$ 490,000	\$ 580,000	\$ 29,000	\$ 490,000	\$ 480,000	\$ 24,500	110.3	100	RAFSL	
280500	76	McFees Road	Dandenong North	Demolition of Improvements	01-Jul-2018	\$ 500,000	\$ 560,000	\$ 28,000	\$ 500,000	\$ 500,000	\$ 25,000	110.3	100	RAFSL	
280610	5	McKenny Place	Dandenong North	Erection/Construction Of Buildings & Other Improv	01-Jul-2018	\$ 480,000	\$ 620,000	\$ 31,000	\$ 480,000	\$ 640,000	\$ 32,000	110.3	110.3	RAFSL	
508255	MW Ref: 835/29/95	Memabens Road	Bangholme	Change In Occupancy/Affecting NAV	01-Jul-2018				\$ 8,000	\$ 8,000	\$ 400		638.3	RAFSL	
508260	MW Ref: 835/29/95	Memabens Road	Bangholme	Change In Occupancy/Affecting NAV	01-Jul-2018				\$ 8,000	\$ 8,000	\$ 400		638.3	RAFSL	
215865	MW Ref: 835/29/95	Memabens Road	Bangholme	Change In Occupancy/Affecting NAV	01-Jul-2018	\$ 10,000	\$ 10,000	\$ 500	\$ -	\$ -	\$ -	520	010	NRNL	
281535/1/92		Menzies Avenue	Dandenong North	Erection/Construction Of Buildings & Other Improv	01-Jul-2018	\$ 225,000	\$ 400,000	\$ 20,000	\$ 220,000	\$ 400,000	\$ 20,000	120.3	120.3	RAFSL	

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281540/202		Menzies Avenue	Dandenong North	Erection/Construction Of Buildings & Other Improv	01-Jul-2018	\$ 225,000	\$ 400,000	\$ 20,000	\$ 220,000	\$ 400,000	\$ 20,000	120.3	120.3	RAFSL	
281545/302		Menzies Avenue	Dandenong North	Erection/Construction Of Buildings & Other Improv	01-Jul-2018	\$ 225,000	\$ 405,000	\$ 20,250	\$ 235,000	\$ 425,000	\$ 21,250	120.3	120.3	RAFSL	
477545/1C		Merton Street	Springvale	Change of Legal Description and/or Sale of Land	01-Jul-2018	\$ -	\$ -	\$ -	\$ 600,000	\$ 600,000	\$ 30,000	0	100	RAFSL	
482505	8	Milliners Avenue	Keysborough	Erection/Construction Of Buildings & Other Improv	01-Jul-2018	\$ 385,000	\$ 385,000	\$ 19,250	\$ 385,000	\$ 620,000	\$ 31,000	100	110.2	RAFSL	
492545	24	Milliners Avenue	Keysborough	Erection/Construction Of Buildings & Other Improv	01-Jul-2018	\$ 670,000	\$ 1,120,000	\$ 56,000	\$ 670,000	\$ 1,140,000	\$ 57,000	110.3	110.3	RAFSL	
492500	25	Milliners Avenue	Keysborough	Erection/Construction Of Buildings & Other Improv	01-Jul-2018	\$ 520,000	\$ 520,000	\$ 26,000	\$ 520,000	\$ 870,000	\$ 43,500	100	110.2	RAFSL	
472655/1/21		Mills Road	Dandenong	Change In Occupancy Affecting NAV	01-Jul-2018	\$ 60,500	\$ 290,000	\$ 17,500	\$ 61,300	\$ 290,000	\$ 17,500	310.3	310.3	RAFSL	
472630/10/21		Mills Road	Dandenong	Change In Occupancy Affecting NAV	01-Jul-2018	\$ 66,600	\$ 320,000	\$ 19,200	\$ 67,400	\$ 320,000	\$ 19,200	310.3	310.3	RAFSL	
472635/11/21		Mills Road	Dandenong	Change In Occupancy Affecting NAV	01-Jul-2018	\$ 60,500	\$ 310,000	\$ 18,400	\$ 61,300	\$ 310,000	\$ 18,400	310.5	310.5	RAFSL	
472640/12/21		Mills Road	Dandenong	Change In Occupancy Affecting NAV	01-Jul-2018	\$ 60,500	\$ 310,000	\$ 18,400	\$ 61,300	\$ 310,000	\$ 18,400	310.5	310.5	RAFSL	
472645/13/21		Mills Road	Dandenong	Change In Occupancy Affecting NAV	01-Jul-2018	\$ 60,500	\$ 310,000	\$ 18,400	\$ 61,300	\$ 310,000	\$ 18,400	310.5	310.5	RAFSL	
472650/14/21		Mills Road	Dandenong	Change In Occupancy Affecting NAV	01-Jul-2018	\$ 60,500	\$ 310,000	\$ 18,400	\$ 61,300	\$ 310,000	\$ 18,400	310.5	310.5	RAFSL	
472655/15/21		Mills Road	Dandenong	Change In Occupancy Affecting NAV	01-Jul-2018	\$ 60,500	\$ 310,000	\$ 18,400	\$ 61,300	\$ 310,000	\$ 18,400	310.5	310.5	RAFSL	
472660/16/21		Mills Road	Dandenong	Change In Occupancy Affecting NAV	01-Jul-2018	\$ 60,500	\$ 310,000	\$ 18,400	\$ 61,300	\$ 310,000	\$ 18,400	310.5	310.5	RAFSL	
472665/17/21		Mills Road	Dandenong	Change In Occupancy Affecting NAV	01-Jul-2018	\$ 60,500	\$ 310,000	\$ 18,400	\$ 61,300	\$ 310,000	\$ 18,400	310.5	310.5	RAFSL	
472670/18/21		Mills Road	Dandenong	Change In Occupancy Affecting NAV	01-Jul-2018	\$ 60,500	\$ 310,000	\$ 18,400	\$ 61,300	\$ 310,000	\$ 18,400	310.5	310.5	RAFSL	
472675/19/21		Mills Road	Dandenong	Change In Occupancy Affecting NAV	01-Jul-2018	\$ 60,500	\$ 310,000	\$ 18,400	\$ 61,300	\$ 310,000	\$ 18,400	310.5	310.5	RAFSL	
472680/2/21		Mills Road	Dandenong	Change In Occupancy Affecting NAV	01-Jul-2018	\$ 60,500	\$ 290,000	\$ 17,500	\$ 61,300	\$ 290,000	\$ 17,500	310.3	310.3	RAFSL	
472680/20/21		Mills Road	Dandenong	Change In Occupancy Affecting NAV	01-Jul-2018	\$ 60,500	\$ 310,000	\$ 18,400	\$ 61,300	\$ 310,000	\$ 18,400	310.5	310.5	RAFSL	
472685/21/21		Mills Road	Dandenong	Change In Occupancy Affecting NAV	01-Jul-2018	\$ 60,500	\$ 310,000	\$ 18,400	\$ 61,300	\$ 310,000	\$ 18,400	310.5	310.5	RAFSL	
472690/22/21		Mills Road	Dandenong	Change In Occupancy Affecting NAV	01-Jul-2018	\$ 60,500	\$ 310,000	\$ 18,400	\$ 61,300	\$ 310,000	\$ 18,400	310.5	310.5	RAFSL	
508745/23/21		Mills Road	Dandenong	Change In Occupancy Affecting NAV	01-Jul-2018				\$ 123,000	\$ 590,000	\$ 35,100		310.5	RAFSL	
472605/23/21		Mills Road	Dandenong	Demolition of Improvements	01-Jul-2018	\$ 510,000	\$ 510,000	\$ 25,500	\$ -	\$ -	\$ -	300	010	RAFSL	
502655/24/21		Mills Road	Dandenong	Erection/Construction Of Buildings & Other Improv	01-Jul-2018				\$ 123,000	\$ 590,000	\$ 35,100		310.5	RAFSL	
502660/25/21		Mills Road	Dandenong	Erection/Construction Of Buildings & Other Improv	01-Jul-2018				\$ 123,000	\$ 590,000	\$ 35,100		310.5	RAFSL	
502665/26/21		Mills Road	Dandenong	Erection/Construction Of Buildings & Other Improv	01-Jul-2018				\$ 123,000	\$ 590,000	\$ 35,100		310.5	RAFSL	
472695/32/1		Mills Road	Dandenong	Change In Occupancy Affecting NAV	01-Jul-2018	\$ 60,500	\$ 290,000	\$ 17,500	\$ 61,300	\$ 290,000	\$ 17,500	310.3	310.3	RAFSL	

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4726004/21	Mills Road		Dandenong	Change in Occupancy_Affecting NAV	01-Jul-2018	\$ 60,500	\$ 280,000	\$ 17,500	\$ 61,300	\$ 280,000	\$ 17,500	\$ 310.3	\$ 310.3	RAFSL	
4726051/21	Mills Road		Dandenong	Change in Occupancy_Affecting NAV	01-Jul-2018	\$ 60,500	\$ 280,000	\$ 17,500	\$ 61,300	\$ 280,000	\$ 17,500	\$ 310.3	\$ 310.3	RAFSL	

2.6 POLICY AND STRATEGY

2.6.1 Planning Scheme Amendment C201 - Environmentally Sustainable Development - Adoption

File Id:

Responsible Officer:

Director City Planning, Design and Amenity

Attachments:

Greater Dandenong Planning Scheme
Amendment C201 Panel Report

Report Summary

Amendment C201 proposes to introduce a new Local Planning Policy for Environmentally Sustainable Development (ESD) into the *Greater Dandenong Planning Scheme*.

At its meeting on 28 May 2018, Council resolved to adopt the position of revising Amendment C201 to increase the policy thresholds applicable to residential development, addressing the majority of submissions received when the amendment was exhibited.

For the remaining unresolved submissions, Council resolved to request the Minister for Planning to appoint an independent planning panel to consider all unresolved submissions of Amendment C201 to the *Greater Dandenong Planning Scheme*, pursuant to the requirements of Part 8 of the *Planning and Environment Act 1987*.

This report discusses the Planning Panel Report and recommends that Amendment C201 to the *Greater Dandenong Planning Scheme* be adopted and forwarded to the Minister for Planning for approval.

Recommendation Summary

This report recommends that Council adopt Amendment C201 to the *Greater Dandenong Planning Scheme* in the form as recommended by the Panel and forward Amendment C201 to the Minister for Planning for approval.

2.6.1 Planning Scheme Amendment C201 - Environmentally Sustainable Development - Adoption (Cont.)**Background**

Planning Scheme Amendment C201 proposes to introduce a Local Planning Policy to the *Greater Dandenong Planning Scheme* to ensure that development achieves best practice in environmental sustainability, from the design stage through to construction and operation.

The Amendment seeks to strengthen the ability of the City of Greater Dandenong to consider environmentally sustainable design measures when assessing planning permit applications for development. Planning Scheme Amendment C201 proposes to:

- Introduce a new Clause 22.06 Environmentally Sustainable Development (ESD) Policy into the Local Planning Policy Framework; and
- Amend Clause 21.05 (Built Form) to actively encourage the design and construction of new development to incorporate best practice environmentally sustainable design standards to create an environmentally sustainable city.

Clause 22.06 (the Policy) proposes to introduce the following objectives to be satisfied where applicable:

- Energy Performance
- Water Resources
- Indoor Environment Quality
- Stormwater Management
- Transport
- Waste Management
- Urban Ecology

The proposed policy also sets out application requirements and decision guidelines which are included in Table 1 of Clause 22.06. Dependent on the scale of the development, an applicant needs to demonstrate how the relevant policy objectives will be achieved by completing either a Sustainable Design Assessment (SDA) or a Sustainability Management Plan (SMP).

As exhibited, Table 1 sets thresholds for the policy to apply to developments of five (5) or more dwellings, and non-residential developments or buildings with a gross floor area of 1,000 square metres and above.

Amendment C201 received a total of 193 submissions during the exhibition period. None of which objected to the proposed policy. A total of 187 submissions sought tightening of the assessment thresholds of Clause 22.06 to capture smaller residential development. This included 164 submissions calling for the policy threshold to be reduced from five (5) dwellings to three (3) dwellings, 24 submissions calling for the policy to capture all residential dwellings, and one submission calling for all development types to be captured. The remaining five submissions supported the amendment with no changes.

2.6.1 Planning Scheme Amendment C201 - Environmentally Sustainable Development - Adoption (Cont.)

At its meeting on 28 May 2018, Council resolved to reduce the residential threshold level from five to three for the submission of a Sustainable Design Assessment (SDA) in response to the majority of submissions (87 percent of submissions), and also resolved to request the Minister for Planning to appoint an independent planning panel to consider the remaining unresolved submissions to Amendment C201 to the *Greater Dandenong Planning Scheme*, pursuant to the requirements of Part 8 of the *Planning and Environment Act 1987*.

Summary of the Planning Panel Report Issued on 18 September 2018

Panel Report - Recommended Adoption

The Panel considered all written submissions made in response to the exhibition of the amendment and further information provided by Council including Council's submission and background documents.

Based on the above, the Panel concluded the amendment is both sound and strategically justified. The Panel has recommended the adoption of Amendment C201 as amended post-exhibition, subject to some minor wording changes.

A summary of the key issues considered by the Panel and its conclusions on the key issues are presented in the following section of the report.

Panel Report – Overview of the Panel's Consideration

The Panel considered the following two matters when recommending that Amendment C201 be adopted:

1. Planning Context; and
2. Policy Thresholds

1. Planning Context

The Panel undertook a comprehensive review of the relevant state and local planning policies in support of the amendment. It also took into consideration a number of other Plans and Strategies including the *Greater Dandenong Council Plan 2017-21*, *Greater Dandenong Sustainability Strategy 2016-30*, *Greater Dandenong Housing Strategy 2014-24* and previous Advisory committee and Panel Reports related to ESD policies. The Panel found Amendment C201 is strongly supported by existing Council policy and other Advisory Committee and Panel processes and reviews which have supported the recognition and introduction of local ESD planning policy.

2. Policy Thresholds

The Panel considered the assessment thresholds as proposed in the exhibited amendment against the submissions calling for more stringent thresholds, specifically for residential development. The Panel's key consideration was to determine what minimum scale of development should trigger the application of proposed Clause 22.06.

2.6.1 Planning Scheme Amendment C201 - Environmentally Sustainable Development - Adoption (Cont.)

To determine this, the Panel took into account:

- All submissions to the amendment proposing more stringent thresholds, in particular the 163 submissions calling for the policy to apply to three or more residential dwellings;
- Council's resolution to make a post-exhibition change to the amendment to reduce the residential application threshold from five to three dwellings, addressing the vast majority of submissions; and
- The costs, benefits and implications (in particular to staff resourcing) of implementing increased thresholds to proposed Clause 22.06, as described in the Council Report tabled on 28 May 2018.

The Panel determined that Council's decision to reduce the threshold levels to three dwellings as *"appropriate and is a reasonable response to the issues raised in the majority of submissions to the Amendment. The Panel also stated that revising "the policy in this way will still allow the most significant development to be covered by the ESD policy by virtue of it requiring a planning permit"*.

The Panel found that further reductions to the thresholds (below three or more dwellings) *"presents challenges for single dwellings, where in much of the context of residential zones no planning permits may be required, effectively omitting the application of the local ESD policy"*. Furthermore, the panel accepted that *"Greater Dandenong can select the thresholds that best suit its context"*.

3. Summary of Panel Conclusions and Recommendations

Council received the Panel's report and recommendations on 18 September 2018. The Panel concluded that the post exhibition change to the dwelling threshold proposed by Council is appropriate and presents an acceptable response to submissions to the amendment.

The Panel recommends that Greater Dandenong Planning Scheme Amendment C201 be adopted with the following minor changes:

- Amend Strategy 1.2 in Clause 21.05-3 to read:
 - a) *Encourage all development to adopt and incorporate water sensitive urban design principles.*
- Amend Strategy 1.3 in Clause 21.05-3 to read:
 - a) *Encourage all development to maximise passive design opportunities to create quality living and working environments.*
- Amend the first dot-point in the first Column of Table 1 – ESD Application Requirements in Clause 22.06-4 to read:
 - a) *3 – 9 dwellings;*

The Panel also concluded that the amendment is appropriate, subject to the above and post exhibition change.

2.6.1 Planning Scheme Amendment C201 - Environmentally Sustainable Development - Adoption (Cont.)

Proposal

That Council:

- adopts Amendment C201 to the *Greater Dandenong Planning Scheme* in the form as recommended by the independent planning panel in accordance with the requirements of the *Planning and Environment Act 1987* and its associated regulations;
- advises the Minister for Planning that Greater Dandenong Council has considered the Panel report on Amendment C201 and resolved to adopt Amendment C201 to the *Greater Dandenong Planning Scheme* and forward to the Minister for Planning a copy of the Amendment for approval in the manner required by the *Planning and Environment Act 1987* and its associated regulations; and
- advises all submitters of Council's decision.

Community Plan 'Imagine 2030' and Council Plan 2017-21 – Strategic Objectives, Strategies and Plans

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

Community Plan 'Imagine 2030'

People

- *Pride* – Best place best people

Place

- *Sense of Place* – One city many neighbourhoods
- *Appearance of Places* – Places and buildings
- *Travel and Transport* – Easy to get around

Opportunity

- *Leadership by the Council* – The leading Council

Council Plan 2017-21

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

Place

- A healthy, liveable and sustainable city
- A city planned for the future

2.6.1 Planning Scheme Amendment C201 - Environmentally Sustainable Development - Adoption (Cont.)

Opportunity

- An open and effective Council

The strategies and plans that contribute to these outcomes are as follows:

- Greater Dandenong Sustainability Strategy 2016-2030
- Greater Dandenong Planning Scheme
- Greater Dandenong Planning Scheme Review, 2017

Related Council Policies

No related council policies or codes of practice affect the decision of this report or are relevant to this process.

Victorian Charter of Human Rights and Responsibilities

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

Financial Implications

The financial implications of Amendment C201 were considered by Council at its meeting of 28 May 2018. Budget and resourcing will be factored into future business plans and budgets upon approval of this amendment.

Consultation

Notification of the amendment was given in accordance with the requirements of the Planning and Environment Act, 1987. The amendment was formally exhibited and submissions sought between 12 February 2018 and 9 March 2018 via local newspapers, Victorian Government Gazette, Council's website, and letters to prescribed Ministers.

Council received a total of 193 submissions to the amendment. Of these, 187 supported the amendment with changes to the residential policy thresholds, and five submissions supported the amendment with no changes.

Of the 187 submissions requesting changes to the residential policy thresholds, 164 submissions requested the thresholds be changed to capture three or more residential dwellings, with the remaining 24 submissions requesting all residential development be captured.

Council resolved to address the majority of submissions (87 percent) by determining that the residential trigger be amended to three or more dwellings (reduced from five or more dwellings as exhibited).

2.6.1 Planning Scheme Amendment C201 - Environmentally Sustainable Development - Adoption (Cont.)

Conclusion

Amendment C201 will ensure best practice ESD initiatives are considered from the design stage of a building and throughout its construction and ongoing management. This has the benefit for occupants in terms of cost savings on utilities, a healthier indoor environment and reduced impact on the environment.

Overall the proposed ESD Local Planning Policy will assist in achieving Council's objective to transition towards an environmentally sustainable city.

An independent Planning Panel appointed by the Minister for Planning has considered the issues, which were raised with Amendment C201 and has reported its findings. Based on the findings it has recommended adoption of the Amendment as amended post exhibition.

Recommendation

That Council:

1. **adopts Amendment C201 to the *Greater Dandenong Planning Scheme* in the form as recommended by the independent planning panel in accordance with all the requirements of the *Planning and Environment Act 1987* and its associated regulations;**
2. **advises the Minister for Planning that Greater Dandenong Council has considered the Panel report on Amendment C201 and resolved to adopt Amendment C201 to the Greater Dandenong Planning Scheme;**
3. **forwards to the Minister for Planning a copy of the Amendment for approval in the manner required by the *Planning and Environment Act 1987* and its associated regulations; and**
4. **advises all submitters of Council's decision.**

2.6.1 Planning Scheme Amendment C201 - Environmentally Sustainable Development - Adoption (Cont.)

POLICY AND STRATEGY

**PLANNING SCHEME AMENDMENT C201 – ENVIRONMENTALLY
SUSTAINABLE DEVELOPMENT - ADOPTION**

ATTACHMENT 1

**GREATER DANDENONG PLANNING SCHEME
AMENDMENT C201- ENVIRONMENTALLY
SUSTAINABLE DEVELOPMENT
(18 SEPTEMBER 2018)**

PAGES 25 (including cover)

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

2.6.1 Planning Scheme Amendment C201 - Environmentally Sustainable Development - Adoption (Cont.)

Planning and Environment Act 1987

Panel Report

Greater Dandenong Planning Scheme Amendment C201
Environmentally Sustainable Development

18 September 2018



2.6.1 Planning Scheme Amendment C201 - Environmentally Sustainable Development - Adoption (Cont.)

Planning and Environment Act 1987

Panel Report pursuant to section 25 of the Act

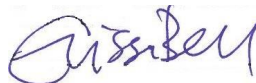
Greater Dandenong Planning Scheme Amendment C201

Environmentally Sustainable Development

18 September 2018



Chris Harty, Chair



Elissa Bell, Member

2.6.1 Planning Scheme Amendment C201 - Environmentally Sustainable Development - Adoption (Cont.)

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2.6.1 Planning Scheme Amendment C201 - Environmentally Sustainable Development - Adoption (Cont.)

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List of Abbreviations

BESS	Built Environment Sustainability Scorecard
CASBE	Council Alliance for Sustainable Built Environment
ESD	Environmentally Sustainable Development
LPPF	Local Planning Policy Framework
PPF	Planning Policy Framework
SDA	Sustainable Design Assessment
SDAPP	Sustainable Design Assessment in the Planning Process
SMP	Sustainability Management Plan
SPPF	State Planning Policy Framework
VPP	Victoria Planning Provisions

2.6.1 Planning Scheme Amendment C201 - Environmentally Sustainable Development - Adoption (Cont.)

Greater Dandenong Planning Scheme Amendment C201 | Panel Report | 18 September 2018

Overview

Amendment summary	
The Amendment	Greater Dandenong Planning Scheme Amendment C201
Common name	Environmentally Sustainable Development
Brief description	Amendment C201 introduces a new Environmentally Sustainable Development (ESD) policy into the Local Planning Policy Framework to ensure that development achieves best practice in environmental sustainability, from design through to operation
Subject land	The municipality of the City of Greater Dandenong
Planning Authority	City of Greater Dandenong
Authorisation	22 November 2017
Exhibition	12 February– 9 March 2018
Submissions	Number of Submissions: 193 Opposed: 0 Five submissions were non-proforma submissions in full support of the Amendment. The remaining submissions supported the Amendment with changes. Of these, 163 were resolved by Council and 25 unresolved and referred to Panel.

2.6.1 Planning Scheme Amendment C201 - Environmentally Sustainable Development - Adoption (Cont.)

Greater Dandenong Planning Scheme Amendment C201 | Panel Report | 18 September 2018

Panel process	
The Panel	Chris Harty (Chair) and Elissa Bell (Member)
Directions Hearing	Planning Panels Victoria, 11 July 2018
Panel Hearing	<p>As no Requests to be Heard were made, the Panel directed the matter be conducted 'on the papers'.</p> <p>On 13 July 2018 the Panel directed Council to provide its submission in writing which was received on 6 August 2018.</p> <p>On 9 August 2018 the Panel requested further information which was provided by Council on 17 August 2018.</p>
Citation	Greater Dandenong PSA C201 [2018] PPV
Date of this Report	18 September 2018

2.6.1 Planning Scheme Amendment C201 - Environmentally Sustainable Development - Adoption (Cont.)

Greater Dandenong Planning Scheme Amendment C201 | Panel Report | 18 September 2018

Executive summary

(i) Summary

Greater Dandenong Planning Scheme Amendment C201 (the Amendment) seeks to introduce a new Clause 22.06 (Environmentally Sustainable Development) policy into the Local Planning Policy Framework and make consequential amendments to Clause 21.05 (Built Form) of the Greater Dandenong Planning Scheme.

The Amendment received 193 submissions none of which objected outright to the proposed policy changes. The majority of submissions sought tightening of the application of Clause 22.06 by reducing the threshold for development requiring assessment for Environmentally Sustainable Development (ESD). The issue was how far should the ESD policy be applied with 87 per cent of submitters calling for the threshold level to be reduced from 5 to 3 dwellings, 12 per cent of submissions calling for all residential development to be required to undertake ESD assessment and 1 per cent of submissions seeking all forms of development to require ESD assessment.

Council proposed a post exhibition change to reduce the residential threshold level from five to three dwellings. It considered this was a reasonable response to the majority of submissions and was acceptable in terms of consistency with the level of application of ESD policy by similar Metropolitan Councils that have introduced local ESD policies.

The Panel supports the Amendment and Council's proposed post exhibition change to the ESD policy thresholds for residential development.

The Panel concludes the Amendment is both sound and strategically justified. Further reducing the residential development thresholds for application of the ESD policy to fewer than three dwellings is not considered necessary, at this point in time, due to the uncertainty with respect to any state-wide review of ESD policy. The Panel considers the ESD policy as modified post exhibition by Council is a reasonable response to submissions and appropriate to apply ESD outcomes for Council.

(ii) Recommendations

Based on the reasons set out in this Report, the Panel recommends that Greater Dandenong Planning Scheme Amendment C201 be adopted as exhibited subject to the following:

1. Amend Strategy 1.2 in Clause 21.05-3 to read:
 - a) *Encourage all development to adopt and incorporate water sensitive urban design principles.*
2. Amend Strategy 1.3 in Clause 21.05-3 to read:
 - a) *Encourage all development to maximise passive design opportunities to create quality living and working environments.*
3. Amend the first dot-point in the first Column of Table 1 – ESD Application Requirements in Clause 22.06-4 to read:
 - a) *3 – 9 dwellings; or*

2.6.1 Planning Scheme Amendment C201 - Environmentally Sustainable Development - Adoption (Cont.)

Greater Dandenong Planning Scheme Amendment C201 | Panel Report | 18 September 2018

1 Introduction

1.1 The Amendment

Amendment C201 to the Greater Dandenong Planning Scheme (the Amendment) seeks to strengthen the ability of the City of Greater Dandenong Council (Council) to consider environmentally sustainable design measures when assessing planning permit applications for development.

The Amendment introduces a new Environmentally Sustainable Development (ESD) policy into the Local Planning Policy Framework to ensure that development achieves best practice in environmental sustainability, from design through to operation.

The Amendment proposes to:

- Introduce a new Clause 22.06 (Environmentally Sustainable Development) policy into the Local Planning Policy Framework.
- Amend Clause 22.05 (Built Form) to actively encourage the design and construction of new development to incorporate best practice environmentally sustainable design standards to create an environmentally sustainable city.

The proposed policy sets out ESD Policy and objectives. It then lists application requirements and decision guidelines for types of development listed in Table 1 of Clause 22.06. Dependent on the scale of development, an applicant needs to demonstrate how relevant objectives will be achieved by completing either a Sustainable Design Assessment (SDA) or a Sustainability Management Plan (SMP).

As exhibited, Table 1 set thresholds for the policy to apply to developments of five or more dwellings or; developments or buildings with a gross floor area of 1,000 square metres and above.

1.2 The Panel process

At the Directions Hearing, no submitters to the Amendment sought to be heard by the Panel. Accordingly, no public Hearing was held and the submissions were considered 'on the papers'. The Panel has considered all written submissions and all material presented to it in connection with this matter, including Council's submission and background documents and Council's response to questions of clarification from the Panel.

1.3 Amendment VC148

On 31 July 2018, Amendment VC148 was gazetted. Amendment VC148 made state-wide changes to the Victoria Planning Provisions (VPP) and all planning schemes with the aim of simplifying and modernising Victoria's planning policy and making it more efficient, transparent and accessible. The main changes made by Amendment VC148 were to:

- replace the State Planning Policy Framework (SPPF) with a new integrated Planning Policy Framework (PPF) in Clauses 10 through to 19
- integrate VicSmart into the planning provisions
- amend specific clauses to improve their structure and operation
- amend and delete specific clauses to remove unnecessary regulation.

2.6.1 Planning Scheme Amendment C201 - Environmentally Sustainable Development - Adoption (Cont.)

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On 9 August 2018, the Panel requested that Council provide an update as to how Amendment C201 is supported by, or supports, the implementation of current state planning policy, taking into account the changes arising from Amendment VC148.

Council responded that it considered *“the Victorian Planning Provisions continue to support the intent of the Amendment”* and reasoned that relevant changes to the SPPF/PPF were either number changes only, minor wording changes or simply a redistribution of policy under relevant themes. To support this, Council provided a summary of changes setting out the Explanatory Report references to the SPPF with the corresponding clauses of the revised PPF. An assessment of these policies is provided in Chapter 3.

1.4 Background to the proposal

The Amendment builds on, and is consistent with previous collaborative processes undertaken by the:

- Cities of Banyule, Moreland, Port Phillip, Stonnington, Whitehorse and Yarra which resulted in a combined amendment that was gazetted on 19 November 2015
- City of Monash Amendment C113 (gazetted 29 September 2016)
- Cities of Darebin and Manningham Amendment GC42 (gazetted 31 August 2017).

An Advisory Committee/Panel was appointed in 2013 by the Minister for Planning to consider the combined Amendments and to provide broader advice to the Minister on the suitability of including environmental sustainability requirements at the planning stage. The Advisory Committee was firmly of the view that *“a state-wide approach would be the most effective way to achieve the greatest sustainability outcomes, providing greater coverage, consistency, fairness and simplicity”*. In the absence of such an approach, the Advisory Committee supported the amendments. In this context, the Advisory Committee found that *“any local approach should include a sunset clause that would enable the review of these policies upon the introduction of any state-wide approach”*.

1.5 Summary of issues

The main change requested by submissions was to decrease the thresholds provided in Table 1 of Clause 22.06 such that the policy should apply to residential development of at least three dwellings (87 per cent), or all residential development (12 per cent), or all development types (1 per cent).

The key issue for Council with respect to such changes was a resourcing and financial issue which was anticipated to have impacts for all planning applications. At its meeting of 28 May 2018, Council resolved to reduce the residential threshold to three or more dwellings and to update the Amendment accordingly. This resolved 163 submissions and left 25 unresolved submissions to be referred to the Panel.

The Panel considered all written submissions made in response to the exhibition of the Amendment and further information provided at its request by Council. All submissions and materials have been considered by the Panel in reaching its conclusions, regardless of whether they are specifically mentioned in the Report.

This Report deals with the issues under the following headings:

- Planning context
- Policy thresholds.

2.6.1 Planning Scheme Amendment C201 - Environmentally Sustainable Development - Adoption (Cont.)

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2 Planning context

Council provided a response to the Strategic Assessment Guidelines as part of the Explanatory Report.

The Panel has reviewed Council’s response and the policy context of the Amendment and has made a brief appraisal of the proposed policy.

2.1 Policy framework

A comprehensive review of state and local planning policies in support of the Amendment is provided in the Explanatory Report. The Panel has reviewed these policies and accepts that the introduction of an ESD policy is strategically justified and consistent with state and local planning policies.

(i) State Planning Policy Framework

Following Amendment VC148 and in response to a request from the Panel, Council provided a summary of relevant changes resulting from the new Planning Policy Framework (PPF). The changes to state policy relevant to the Amendment are outlined in Table 1.

Table 1: Changes to State policy relevant to Amendment C201 arising from Amendment VC148

SPPF Reference	Revised PPF
11.03-2 Activity Centre Planning “To improve the social, economic and environmental performance and amenity of activity centres”	Number change only: 11.03-1S Activity Centres Strategies Improve the social, economic and environmental performance and amenity of activity centres.
11.06-6 Sustainability and Resilience	The content of Clause 11.06 has been redistributed under relevant themes as regional policy or, where appropriate, incorporated into state policy.
12.01-1 Protection of Biodiversity The objective of this policy is to “assist the protection and conservation of Victoria’s biodiversity, including important habitat for Victoria’s flora and fauna and other strategically valuable biodiversity sites”.	Amended as follows (same intent) 12.01-1S Objective To assist the protection and conservation of Victoria’s biodiversity. Strategies Use biodiversity information to identify important areas of biodiversity, including key habitat for rare or threatened species and communities, and strategically valuable biodiversity sites. Avoid impacts of land use and development on important areas of biodiversity.
14.02-2 Water quality This sets out the objective of “protecting water quality”; and 14.02-3 Water conservation which sets out the objective of	No change. 14.02-2S Objective

2.6.1 Planning Scheme Amendment C201 - Environmentally Sustainable Development - Adoption (Cont.)

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SPPF Reference	Revised PPF
ensuring that <i>“water resources are managed in a sustainable way”</i> .	To protect water quality. 14.02-3S Objective To ensure that water resources are managed in a sustainable way.
Clause 15.02 – Sustainable development Clause 15.02-1 Energy and Resource Efficiency: The objective indicates the need to <i>“encourage land use and development that is consistent with the efficient use of energy and the minimisation of greenhouse gas emissions”</i> .	Amended as follows (same intent): 15.02-1S Energy and resource efficiency Objective To encourage land use and development that is energy and resource efficient, supports a cooler environment and minimises greenhouse gas emissions. Strategies Improve the energy, water and waste performance of buildings and subdivisions through ESD.
16.01-1 Integrated housing. This policy sets out the objective to <i>“promote a housing market that meets community needs”</i> . Of particular relevance is the strategy which sets out the need to encourage housing <i>“that is both water efficient and energy-efficient”</i> .	Amended as follows (same intent): 16.01-1S Integrated housing Objective To promote a housing market that meets community needs. 16.01-2S Location of residential development Strategy Facilitate residential development that is cost-effective in infrastructure provision and use, energy-efficient, water efficient and encourages public transport use.
16.01-4 Housing Diversity: The objective of this policy is to <i>“provide for a range of housing types to meet increasingly diverse needs”</i> . One of the strategies notes the <i>“need to encourage development of well-designed medium-density housing which improves energy efficiency of housing”</i> .	No change. 16.01-3S Housing diversity Objective To provide for a range of housing types to meet diverse needs. Strategies Encourage the development of well-designed medium-density housing that: - Respects the neighbourhood character. - Improves housing choice. - Makes better use of existing infrastructure. - Improves energy efficiency of housing.
Clause 18.01 Integrated Transport 18.02-1 Sustainable personal transport: This	Amended as follows (same intent):

2.6.1 Planning Scheme Amendment C201 - Environmentally Sustainable Development - Adoption (Cont.)

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SPPF Reference	Revised PPF
<p>policy sets out the objective of promoting <i>“the use of sustainable personal transport”</i>. One of the strategies specifically relating to new development indicates the need to <i>“ensure development provides opportunities to create more sustainable transport options such as walking, cycling and public transport”</i> and, <i>“ensuring cycling routes and infrastructure are constructed early in new developments”</i>.</p>	<p>18.02-1S Sustainable personal transport Objective To promote the use of sustainable personal transport. Strategies Ensure development and the planning for new suburbs, urban renewal precincts, greyfield redevelopment areas and transit-oriented development areas (such as railway stations) Provide opportunities to promote more walking and cycling. Ensure cycling routes and infrastructure are constructed early in new developments.</p>
<p>Clause 19 Infrastructure Clause 19.01-1 Provision of renewable energy: The objective of this clause is to <i>“promote the provision of renewable energy in a manner that ensures appropriate siting and design considerations are met”</i>.</p> <p>Clause 19.03-2 Water supply, sewerage and drainage: The objective of this clause indicates the need <i>“to plan for the provision of water supply, sewerage and drainage services that efficiently and effectively meet state and community needs and protect the environment”</i>.</p> <p>Clause 19.03-3 Stormwater: The objective of this policy is <i>“to reduce the impact of stormwater on bays and catchments”</i>.</p>	<p>Number and change to sub-clause name only: Clause 19 – Infrastructure 19.01 Energy 19.01-2S Objective To promote the provision of renewable energy in a manner that ensures appropriate siting and design considerations are met.</p> <p>19.03-3S Water supply, sewerage and drainage Objective To plan for the provision of water supply, sewerage and drainage services that efficiently and effectively meet state and community needs and protect the environment.</p> <p>19.03-4S Stormwater Objective To reduce the impact of stormwater on bays, water bodies and catchments</p>
<p>22.06-6 Reference Documents to be renamed Background Documents.</p>	<p>Name change only.</p>

Council submitted the changes to state policy relevant to the Amendment continue to support the intent of the Amendment.

The Panel agrees with Council. The relevant changes appear to be limited to: policy clause numbering, minor wording which has no significant change to intent or outcomes, or a redistribution of policy under state or regional policy themes. The main thrust and intent of state policy, as it relates to ESD, remains the same and the Panel considers the Amendment is consistent with, and will assist in the achievement of, the above state policies.

2.6.1 Planning Scheme Amendment C201 - Environmentally Sustainable Development - Adoption (Cont.)

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(ii) Local Planning Policy Framework

Council submitted that the Amendment supports the following parts of the Local Planning Policy Framework (LPPF):

- Clause 21.03 (Vision) – creates a vision for Greater Dandenong which includes a healthy community working together to achieve an *“economically, socially and environmentally sustainable future”*.
- Clause 21.03-2 (Achieving the vision) – identifies Sustainable Environment as a key focus area and identifies strategies within this area to help achieve the Vision.
- Clause 21.04-3 (Land use – Industrial) – which encourages industry to develop best practice in relation to energy and resource use including the adoption of world best practice water sensitive urban design.
- Clause 21.05 (Built Form) – provides that the identification of character areas will facilitate the achievement of attractive and sustainable built form.
- Clause 21.05-1 (Urban design character, streetscapes and landscapes) – which includes the objective to ensure design supports accessibility and healthy living including by encouraging new developments to provide well-connected cycle and pedestrian paths. An additional relevant objective is to ensure landscapes enhance the built environment.
- Clause 21.05-3 (Sustainability) –includes the objective to promote ecologically sustainable development.
- Clause 21.06-2 (Open Space and Natural Environment – Watercourses, wetland and habitats) –seeks to protect and improve waterways and wetlands including by ensuring development adopts best practice approach to stormwater treatment and management.
- Clause 21.07 (Infrastructure and Transport) – seeks to ensure transport is well connected and integrated with desired land use patterns and includes specific clauses to increase public transport, integrate transport and land use, promote and facilitate walking and cycling.
- Clause 21.07-1 (Physical, community and cultural infrastructure) – seeks to manage the impact of stormwater discharge and minimise pollution and flooding by promoting water sensitive urban design principles.

Council outlined that the above local planning policies support the Amendment. Council considered this support has been demonstrated through its commitment to the voluntary Sustainable Design Assessment in the Planning Process (SDAPP) program, which has been operating since 2010. Under SDAPP, Council has been seeking an ESD report for medium and large developments, that is, residential developments with 10 or more dwellings and non-residential development with gross floor areas above 1,999 square metres in area. Council considers this voluntary commitment, as a member of the Council Alliance for a Sustainable Built Environment (CASBE) is embodied within the Municipal Strategic Statement (MSS) and the policies outlined above.

The Panel agrees the Amendment is consistent with, and will assist in the achievement of, the above Local policies.

2.6.1 Planning Scheme Amendment C201 - Environmentally Sustainable Development - Adoption (Cont.)

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(iii) Other planning strategies or policies used in formulating the Amendment

The Amendment is founded from a number of strategic plans that include strategic direction relating to environmental sustainable built form outcomes for the municipality. These include the Council plan, sustainability strategy, housing strategy as well as previous Panel reports and the report of the Advisory Committee and Panel into Environmentally Efficient Design and Local Policy.

Greater Dandenong Council Plan 2017 – 2021

The Greater Dandenong Council Plan 2017–2021 forms part of Council’s integrated planning framework. The plan sets *“the strategic direction of the City of Greater Dandenong and describes how the community’s vision of a safe, vibrant city of opportunity for all will be achieved”*. It outlines the following six objectives to guide Council’s direction:

1. A vibrant, connected and safe community
2. A creative city that respects and embraces diversity
3. A healthy, liveable and sustainable city
4. A city planned for the future
5. A diverse and growing economy
6. An open and effective Council.

The Council plan identifies the Sustainability Strategy 2016 – 2030 (discussed below) as a supporting strategic document that will be implemented from 2016 to 2030 to assist in the achievement of strategic objective 3. To achieve strategic objective 4, the plan commits to amending the Greater Dandenong Planning Scheme *“to include sustainability performance requirements for new developments”*. Further, the plan commits to ensuring that *“new developments are site responsive, innovative and achieve high quality urban design and environmentally sustainable outcomes”*.

Greater Dandenong Sustainability Strategy 2016 – 2030

The Greater Dandenong Sustainability Strategy 2016-2030 sets the vision for the City to be *“one of the most sustainable cities in Australia by 2030”*. To achieve its vision, the strategy recognises that despite Council’s *“significant ability to influence sustainable outcomes, it cannot do it alone”*. The strategy therefore aims to guide the activities of community, stakeholders and partners to help achieve the vision.

The strategy aims for new developments within the city to incorporate best practice; water and stormwater measures, waste and resource management, sustainable transport outcomes, energy efficiency, ESD and pollution management. It also sets future key strategic actions to incorporate such best practice into the Greater Dandenong Planning Scheme, which includes formally incorporating a local ESD planning policy into the Greater Dandenong Planning Scheme.

The Panel considers this Amendment will directly assist the Council in achieving the vision of this strategy.

Greater Dandenong Housing Strategy 2014 – 2024

Identifying the importance of *“secure, appropriate, affordable and well-designed housing”* for the wellbeing of the community, the Greater Dandenong Housing Strategy 2014-2024 provides the policy framework and direction to plan for the sustainable supply of housing. The strategy identifies four themes relevant to the Amendment including Theme B – *Design*

2.6.1 Planning Scheme Amendment C201 - Environmentally Sustainable Development - Adoption (Cont.)

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and Diversity which carries the objective to “*improve the quality, design and environmental performance of housing*”.

The strategy recognises the current limited role of the building permit application process and identifies the opportunity for ESD standards to be introduced through the planning permit application process. Although the *Planning and Environment Act 1987* and the VPPs support ESD the strategy notes “*the state government has not mandated comprehensive ESD standards or application requirements as part of the planning permit application process*”. In this context, the strategy identifies work undertaken by local governments in leading the introduction of mandatory sustainability requirements through the creation of the CASBE and the SDAPP program. Council, as a member of CASBE, has successfully trialled the introduction of SDAPP since 2010. The strategy identifies that:

Incorporating the SDAPP program into the Greater Dandenong Planning Scheme, via an ESD policy in the LPPF, offers the greatest potential to improve the sustainability of new residential development.

A firm commitment is made to prepare the Amendment in accordance with the recommendations of the Advisory Committee and Panel into Environmentally Efficient Design and Local Policy.

Advisory Committee and other Panel reviews

Council submitted that the Amendment built upon the collaborative process undertaken by the Cities of Banyule, Moreland, Port Phillip, Stonnington, Whitehorse and Yarra and the Advisory Committee and Panel into Environmentally Efficient Design and Local Policies that considered amendments to introduce ESD policy into their planning schemes. Similarly, the Amendment follows processes undertaken by Monash, Darebin and Manningham Councils to introduce ESD policy into their planning schemes.

Both the Advisory Committee and other Panel processes have found that the introduction of a local ESD policy is appropriate and a consistent approach until such time as the state government determines to introduce a state-wide planning policy position relating to ESD.

All of these Councils now have local planning policy relating to ESD in their respective planning schemes. Generally, these local policies are very similar to each other with only subtle variations to ESD reporting thresholds that are linked to the particular circumstances of each municipality.

The Amendment is proposing a similar type of ESD local planning policy. The Panel notes that each Council has included an expiry date (30 June 2019) with their respective ESD policy which is also proposed under the Amendment.

Overall, the Panel finds the Amendment is strongly supported by existing Council policy and other Advisory Committee and Panel processes and reviews which have generally supported the recognition and introduction of local ESD planning policy.

2.6.1 Planning Scheme Amendment C201 - Environmentally Sustainable Development - Adoption (Cont.)

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2.2 Ministerial Directions and Practice Notes

Ministerial Directions

Council submitted that the Amendment meets the relevant requirements of:

- Ministerial Direction 11 (Strategic Assessment of Amendments)
- Ministerial Direction on the Form and Content of Planning Schemes under section 7(5) of the Act
- Ministerial Direction 9 Metropolitan Strategy (*Plan Melbourne*).

Planning Practice Notes

Council submitted that the Amendment is consistent with:

- Planning Practice Note 4 (PPN4) Writing a MSS, June 2015
- Planning Practice Note 8 (PPN8) Writing a Local Planning Policy, June 2015
- Planning Practice Note 46 (PPN46) Strategic Assessment Guidelines, August 2018.

The Panel notes that an updated version of the Ministerial Direction on the Form and Content of Planning Schemes was gazetted on 30 July 2018 as part of the prelude to the structural changes to planning schemes introduced under Amendment VC148. Although the Panel has not considered the implications for the Amendment in detail, it has undertaken a brief review of the changes proposed under the Amendment against the Ministerial Direction. The Panel considers that, given the Amendment proposes changes to an existing MSS policy and the introduction of a new local planning policy, the Amendment is generally consistent with the Ministerial Direction.

The Panel agrees the Amendment is generally consistent with the above Ministerial Directions and Planning Practice Notes.

2.3 Conclusion

The Panel concludes that the Amendment is supported by, and implements, the relevant sections of the PPF and LPPF and is generally consistent with the relevant Ministerial Directions and Practice Notes. The Amendment is well founded and strategically justified, and the Amendment should proceed subject to addressing the more specific issues raised in submissions as discussed in the following chapter.

2.6.1 Planning Scheme Amendment C201 - Environmentally Sustainable Development - Adoption (Cont.)

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3 Policy thresholds

3.1 The issue

The proposed Clause 22.06 local policy includes a Table relating to ESD application requirements. As exhibited, the policy requires an ESD assessment for residential development commencing from five dwellings. Submitters considered this threshold level for triggering the requirement for an ESD assessment inadequate for requiring residential development to achieve ESD outcomes.

The key issue is what scale of development should trigger the application of the policy, with most submissions suggesting the proposed Amendment was not ambitious enough.

In response, Council, at its meeting on 28 May 2018 resolved to make a post exhibition change to the Amendment to reduce the residential application threshold from five to three dwellings. Council considered this would resolve 163 submissions (87 per cent).

The question is whether the policy threshold requiring ESD assessment of residential development is adequate.

3.2 Submissions

The majority of submitters (163) proposed the ESD policy should apply to three or more residential dwellings as applies in the Cities of Monash, Banyule and Whitehorse. Submitters considered *“there is no good reason why we should have the weakest ESD Amendment in Melbourne”* (Submitters 130 to 193). The City of Darebin’s submission noted that whilst its own policy previously applied to five or more dwellings, the Council has since started to assess applications of three or more dwellings.

Twenty-four submissions¹ proposed that the policy apply to all residential development. Submitters considered that Council should look beyond what other Councils have done regarding application of ESD requirements and apply the ESD policy to all new dwellings in an attempt to take action on climate change, minimise loopholes and introduce a policy that is as strong as possible in setting the bar relating to carbon neutrality and sustainability.

One submitter (Submitter 63) considered the policy should be further extended to apply to all development types including rentals to achieve sustainability outcomes needed to tackle climate change in Greater Dandenong.

In responding to the unresolved submissions, Council considered the costs, benefits and the effects on statutory planning administrative efficiencies for implementing reduced thresholds that would result in a higher number of ESD assessments to be considered for permit applications. Council’s concerns related to the effect of more significant administrative and resourcing issues across its planning department.

Council considered an analysis of the effect of the threshold levels for application requirements of the ESD policy on staffing resources and costs as follows:

¹ Submitters 49, 50, 48, 52, 53, 57, 58, 59, 64, 68, 72, 73, 74, 76, 77, 78, 79, 81, 82, 83, 84, 92, 93, 102

2.6.1 Planning Scheme Amendment C201 - Environmentally Sustainable Development - Adoption (Cont.)

Greater Dandenong Planning Scheme Amendment C201 | Panel Report | 18 September 2018

- As exhibited (at five dwellings): 115 additional days that can be managed with existing staffing levels
- At three dwellings: 164 additional days or additional 0.63 Full Time Equivalent (FTE) staff at a cost of \$51,500 per annum
- At two dwellings: 217 additional days or additional 0.83 FTE staff at a cost of \$67,854 per annum
- At one dwelling: 293 additional days or additional 1.12 FTE staff at a cost of \$91,563 per annum.

Council considered that costs to applicants were not unreasonable and found that, based on evidence provided to the Advisory Committee and Panel process for the combined amendments, introduction of ESD requirements for residential and non-residential development would achieve the following²:

- *Benefits outweigh costs by up to 6.8 times*
- *Sustainability measures had payback periods between 1.8 and 4.9 years*
- *Benefit cost ratio is considered 'highly to extremely' cost-effective.*

Citing the findings from the previous Advisory Committee that Councils should be able to set their own thresholds based on their own context, Council submitted it had done so based on its "*development profile and its ability to manage assessments*". In addition, Council focused on resolving the majority of submissions and ensuring that residential assessment thresholds align with other middle ring Councils.

The Panel requested Council explain why thresholds in Table 1 relating to gross floor areas vary from those applied in other middle ring municipal planning schemes such as Monash, Whitehorse and Manningham. The gross floor area thresholds provided in the Amendment commence at 1,000 square metres, whereas in the Monash, Whitehorse and Manningham schemes, the thresholds commence at 500 square metres. In response to this, Council cited the Advisory Committee's findings and resource implications, and submitted that the majority of non-residential development applications are significantly large (5,000 square metres), with all such applications that have been assessed under its SDAPP program having an average gross floor area greater than 5,000 square metres.

The Panel requested Council provide advice regarding any alternate assessment pathways that could be considered if the residential threshold levels were increased that could require less Council resources. Council listed a number of efficiency measures it had implemented to streamline the assessment of planning applications. These measures included:

- For the applicant – self-assessment tools, ESD report templates and adopting the SDAPP framework.
- For Council – a conditions manual with standard conditions, the use of planning application software to generate referral templates and an education program for statutory planners.

In addition, Council identified a number of further measures which were being investigated including:

² Expert evidence from Pitt & Sherry Benefit Cost Analysis Report, 2013 referenced by the Advisory Committee and Panel into Environmentally Efficient Design and Local Policies Report, 2014.

2.6.1 Planning Scheme Amendment C201 - Environmentally Sustainable Development - Adoption (Cont.)

Greater Dandenong Planning Scheme Amendment C201 | Panel Report | 18 September 2018

- *Development of an assessment checklist for statutory planners to use when undertaking a preliminary assessment of small planning applications required to address the Policy. It provides step-by-step guidance for statutory planners to cross-check between a submitted SDA, whether the measures in the SDA meet the objectives of the policy, and whether they are consistent with the Town Planning Drawings and supporting documents.*
- *Further updates to the standard conditions manual, request for information text and Statutory Planning Delegate Report to reflect smaller development assessment triggers.*
- *Upgrades to planning application processing software to streamline referral notification timeframes and record ESD application data.*
- *Transition the assessment responsibility of small applications (3-5 residential dwellings) to statutory planners. The Sustainability Planner will assess all other large/complex applications and provide technical support to statutory planners.*

3.3 Discussion

The Panel notes that the Amendment formalises Council's current voluntary approach towards implementing ESD requirements with the inclusion ESD application requirements down to residential development comprising five or more dwellings and proposes a further reduction of the threshold level from five to three dwellings. The Panel considers reducing the threshold levels to three dwellings appropriate and is a reasonable response to the issues raised in the majority of submissions to the Amendment. Revising the policy in this way will still allow the most significant development to be covered by the ESD policy by virtue of it requiring a planning permit.

Further reducing the threshold levels under proposed Clause 22.06 presents challenges for single dwellings, where in much of the context of residential zones no planning permits may be required, effectively omitting the application of the local ESD policy. The Panel acknowledges that the proposed Clause 22.06 is a local planning policy. It is not a control nor does it require planning permits. It is a policy that only becomes active upon another provision of the planning scheme triggering the need for a planning permit hence it is not the panacea for all development to achieve ESD outcomes. The Advisory Committee and Panel recognised this constraint by identifying the need for a state-wide approach towards achieving ESD that is integrated with the building approval process and the desirability of including a sunset clause into the policy.

The Panel does, however, accept the findings of the Advisory Committee and the other Panels that thresholds can be set by Councils to suitably address their unique context. Whilst there may be similarities with other middle ring municipalities, the Panel accepts that Greater Dandenong can select the thresholds that best suit its context. Whilst resourcing constraints is a practical consideration, it cannot be the overriding factor for implementing policy. The Panel recognises the work undertaken by Council to ensure its internal and external processes are streamlined and efficient and notes that this includes the Built Environment Sustainability Scorecard (BESS), which is free to use, as a tool with the ability to

2.6.1 Planning Scheme Amendment C201 - Environmentally Sustainable Development - Adoption (Cont.)

Greater Dandenong Planning Scheme Amendment C201 | Panel Report | 18 September 2018

assess applications of any size which could potentially assist any developers wishing to voluntarily assess their proposals.

The Panel also has identified some minor typographical errors in the current wording of the Amendment and has provided recommendations to address these.

The Panel notes that corrections are required to Strategies 1.2 and 1.3 of Clause 21.05-3.

3.4 Conclusions

The Panel concludes that the post exhibition change to the dwelling threshold proposed by Council is appropriate and presents an acceptable response to submissions to the Amendment.

3.5 Recommendations

The Panel recommends:

- 1. Amend Strategy 1.2 in Clause 21.05-3 to read:**
 - a) *Encourage all development to adopt and incorporate water sensitive urban design principles.***
- 2. Amend Strategy 1.3 in Clause 21.05-3 to read:**
 - a) *Encourage all development to maximise passive design opportunities to create quality living and working environments.***
- 3. Amend the first dot-point in the first Column of Table 1 – ESD Application Requirements in Clause 22.06-4 to read:**
 - a) *3 – 9 dwellings; or***

2.6.1 Planning Scheme Amendment C201 - Environmentally Sustainable Development - Adoption (Cont.)

Greater Dandenong Planning Scheme Amendment C201 | Panel Report | 18 September 2018

Appendix A Submitters to the Amendment

No.	Submitter	No.	Submitter
1	Anthony Petherbridge	34	Noel Wyndom
2	Leah Anderson	35	Zlatko Tarbuk
3	Salome Argyropoulos	36	Neil Wanstall
4	Sabrina Bassal	37	Julie Sims
5	Fred Bell	38	Brett Raymond
6	Alexandra Bryant	39	Don Main
7	Mark Chadwick	40	Duncan Robertson
8	Penny Collins	41	Judith Burgess
9	Duncan Cumming	42	Rina Main
10	Raelene Curtis	43	Marianne Ettery
11	Mark Dalton	44	Carmel Puglisi
12	Vivien Dews	45	Nataly Westcott
13	Kate Doolan	46	Michael Sullivan
14	Rhonda Garad	47	City of Wyndham
15	Sue Glenn	48	Ali Yaghobi
16	Despina Gonclaves	49	Allicia Doyle
17	Columba Howard	50	Allie Ford
18	Faraidoun Jafarie	51	Susan Buckland
19	Kara John	52	Caitlin Ryan
20	Annabelle Johnstone	53	Danielle Pearce
21	Dorothea Kassell	54	Dave Morley
22	Angela Kyriakopoulos	55	David Greenland
23	Sumanda Laksman	56	Aloma David
24	Sylvia Mastrogiovanni	57	Debbie Sesso
25	Tangata Mateariki	58	Elizabeth Sears
26	Joanne Morrison	59	Erica Moulang
27	Ashleigh Newnham	60	Lachlan Meikle
28	Vikki Noisette	61	John Neve
29	Sharon O'Halloran	62	Robert Warren
30	Simon Preest	63	Michelle Dyason
31	Julie Reade	64	Tony Doyle
32	Karen Rees	65	Jack Van Raay
33	Shabnam Safa	66	Julie H

2.6.1 Planning Scheme Amendment C201 - Environmentally Sustainable Development - Adoption (Cont.)

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No.	Submitter	No.	Submitter
67	Leo Crnogorcevic	100	Shameena Ahamed
68	Jenni Baxter-Johnson	101	Luke Wakelam
69	Denise Miller	102	Thelma Wakelam
70	Jasmina Hurst	103	Eleanor White
71	Leoni Jenkin	104	Aaron White
72	Merle Mitchell	105	Malarvilli Kumar
73	Lisa Mok	106	Malarvilli Kumar
74	Natasa Pakalovic	107	Sab Mehraj
75	Tiana Zimmermann	108	Mesiama Amamad
76	Shameena Ahamed	109	Kalayma Kasim
77	Terry O'Hanlon	110	Shahidah Kasim
78	Peter Kiprillis	111	Sharifa Fakiria
79	Pablo Rodriguez	112	Umma Mary Umma Kolima
80	Pooja Agri	113	Porminara Begum
81	Tarek Clements	114	Sofiah Amunullah
82	Julia Burns	115	Hazara Amin
83	Mary Giannos	116	Mani Periasamy
84	Lawrence Raja	117	Donstan Pillai
85	Mary Ann Dalton	118	Krishna Periasamy
86	Gizelle Katsivelos	119	Krishna Periasamy
87	Patricia Oliver-Rutherford	120	Shonnita Mohammed
88	Amanda Puglisi	121	Ann Mary Santhiran
89	Melinda Puglisi	122	Mary Priyatharsan
90	Peta Rose	123	Rani Thayalan
91	Kate Winterton	124	Shafiga Hussain Zada
92	Ky Du	125	Somanathan Sachthan
93	Tasma Minifie	126	Kajipa Nagatheepan
94	CASBE Council Alliance for Sustainable Built Environment	127	City of Darebin
95	Amelia Poole	128	Municipal Association of Victoria
96	Elena Di Mascolo`	129	Louisa Willoughby
97	Jeyaletchmi Arumugan	130	Ellah Puspus
98	Shathani Chandrasegran	131	Kevin Johnson
99	Shona Seaton	132	Peter Wandocct

2.6.1 Planning Scheme Amendment C201 - Environmentally Sustainable Development - Adoption (Cont.)

Greater Dandenong Planning Scheme Amendment C201 | Panel Report | 18 September 2018

No.	Submitter	No.	Submitter
133	Fabrice Chang Tan Tsay	166	Teresa Zerger
134	Diana White	167	Barry Noble
135	Gurjeet Kaur	168	Edith Birkett
136	Kauel Khosla	169	Jose Dias
137	Ronan Chiong	170	Jane Oliver-Rutherford
138	Amani Deng	171	Claire Oliver-Rutherford
139	Sheela Martin	172	Faye Cain
140	Chavjit Dhaliual	173	Geraldine McKellar
141	Jenneh Keita	174	Admir Burekovic
142	Alice Van Es	175	Nacena Kefil-Burekovic
143	Margaret Seluman	176	Aubrey Beck
144	Sue Brown	177	Norma Beck
145	Martin Rukavina	178	Norm Williams
146	Domenica Caccamo	179	Florence Williams
147	Jasbur Singh Rattan	180	Jane Beck
148	Daniel Verschaeren	181	Charlie Mastrogiovanni
149	Luw Vary	182	Beau Pushat
150	Quang Huang	183	Vinay Prasanna Konor
151	David Morgan	184	Faustino Cardoso
152	John Taylor	185	Connie Natoli
153	Graham Cain	186	Branko Kojic
154	Daniel Alvarez	185	Almerinda Cardoso
155	Claire Alvarez	186	Connie Natoli
156	Tracey Tyler	187	Branko Kojic
157	Dean Davies	188	Mark Osborne
158	Joseph Van Es	189	Slavica Kojic
159	Amerall Blom	190	Maria Melani
160	Jean Caro	191	Vincente Melani
161	Briget George	192	Gloria Anderson
162	David Anthony	193	James Reiher
163	Edgar Abrea		
164	Nandita Roy		
165	Giuseppe Puglisi		

2.6.1 Planning Scheme Amendment C201 - Environmentally Sustainable Development - Adoption (Cont.)

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Appendix B Document list

No.	Date	Description	Provided by
1	11/07/2018	City of Greater Dandenong Sustainable Design Assessment in the Planning Process (SDAPP) Sustainable Design Assessment (SDA) Guidance Document and Sustainability Management Plan (SMP) Guidance Document	Council
2	6/08/2018	Council's submission in response to Directions, 13 July 2018	Council
3	6/08/2018	Folder of documents	Council
4	17/08/2018	Council response to Panel's request for clarification	Council

2.7 OTHER

2.7.1 Response to Notice of Motion No. 39 - To develop an efficiency and effectiveness program for Capital Works

File Id:

Responsible Officer:

Director Engineering Services

Attachment:

Notice of Motion No. 39 (Council Meeting Minutes
27 November 2017 – Minute No. 486)

Report Summary

The purpose of this report is to provide a response to the NoM 39. The objective of the investigation was to review Council's delivery of its capital works to determine how efficiencies can be realised for reinvestment back into the organisation.

Recommendation Summary

This report recommends that:

- all of the audit recommendations be adopted to form an implementation plan and be completed by 30 June 2019.
- the progress of implementation of the audit recommendations be regularly reported on to the Audit Committee.

2.7.1 Response to Notice of Motion No. 39 - To develop an efficiency and effectiveness program for Capital Works (Cont.)**Background**

This Notice of Motion requested a report to be brought back to Council to consider how efficiencies could be realised and reinvested back into the organisation through the delivery of capital works. This review was to include an examination of other Victorian Councils and a plan to implement needed changes.

Since then an internal audit scope was developed and issued to Council's auditors, Crowe Horwath. Their audit report was recently completed and presented to Council's Audit Committee for consideration and action.

Overall, the auditors found that the current controls in place providing for fair value in procurement by Council, could be strengthened. The audit identified a range of controls that should be implemented and improved to reduce the identified weaknesses and exposures.

Accordingly there were a number of low and medium risk recommendations to be considered. In the report these were numbered 3.1 to 3.6 and are reproduced as follows.

3.1 Improving transparency and understanding of procurement systems and user confidence.

- *That indicators be developed to measure performance*
- *That a procurement performance internal report be provided annually*

Response: Agreed

Corporate Services will be looking at a number of means to access indicator data, much of which can be provided through existing software systems such as the financial management system, and the capital program management system.

3.2 Ensuring effective stakeholder engagement

- *That the "Capital Works Information Guide" should be amended to address greater stakeholder engagement*

Response: Agreed and underway

This is acknowledged as a worthwhile next step in the ongoing development of the capital works bidding and delivery processes. There are some engagement systems that will be explored such as the current capital project management system. This system is being amended to accord with any changes to the Capital Works Information Guide.

3.3 Increased scrutiny of project specification approval

- *That the Capital Works Information Guide should be further developed to ensure final project specifications are solidified*

Response: Agreed and underway

2.7.1 Response to Notice of Motion No. 39 - To develop an efficiency and effectiveness program for Capital Works (Cont.)

This can be implemented through the capital program management system.

3.4 Need to strengthen processes for approving costs and formal post project review.

- *Develop guidelines for acceptable estimate variations*
- *Undertake sample post project cost reviews*
- *Compare cost estimates to similar projects*

Response: Agreed

Guidelines will be developed and recorded in the capital program management system.

3.5 Enforcing cut off for submission of capital works bids

- *Align all capital submissions to the same deadlines*
- *Defer late bids to the following year*

Response: Agreed and being implemented

The Councillor bid process and deadlines have been aligned with the overall organisation dates starting this year. The capital works conversations have already started in preparation for this bidding phase. Bid cut off dates have been set by Director Engineering Services in the annual email invite to submit bids at 12 November 2018.

3.6 Developing alternative methods of project delivery

- *Review and then amend the Sporting Capital Contributions Policy*

Response: Agreed

This policy is due for review in 2019 and the Sport and Recreation Unit is giving consideration to bringing this forward to align with the response to these audit findings.

Community Plan 'Imagine 2030'

An efficient and effective capital project delivery process supports community priorities such as Pride in the City, Transport, Safety and Physical Appearance. The more efficiently the necessary infrastructure is delivered the greater quality and quantity of assets can be delivered for a given budget.

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:

An efficient and effective capital project delivery process goes to the heart of the Council Plan's sixth objective, an open and effective Council. The outcomes of a well delivered capital program underpin all of the other Council Plan objectives.

2.7.1 Response to Notice of Motion No. 39 - To develop an efficiency and effectiveness program for Capital Works (Cont.)

Related Council Policies

The Procurement Policy is integral to the delivery of capital works through the City Improvement Program.

Victorian Charter of Human Rights and Responsibilities

The delivery process for capital works is not impacted by this charter but the outcomes of the program have a big impact on addressing the community's rights to Freedom, Respect, Equality and Dignity.

Financial Implications

Continuous improvement in the efficient delivery of capital works will reduce the stress on the annual budget by allowing more to be done from the same resources. In the short term no direct financial impact is expected but it is anticipated that higher quality and greater quantities of projects can be delivered.

Consultation

This report was prepared with the assistance of the Corporate Services Directorate and the Audit Committee.

In addition the Audit Report on which this report is based was subject to extensive consultation with staff, project stakeholders, Councillors and other municipalities.

Conclusion

The audit report and feedback from the Audit Committee has been useful to understand the opportunities to improve Council's efficiency and effectiveness in the delivery of its capital works from which a number of actions have been identified. These actions are supported and are either in place now or are being developed.

It is noted that these actions go beyond the basic financial management and procurement process but also take into account how projects are delivered once tendered in particular, how they match the stakeholder's expectations through the delivery process and after project handover.

The overall collection of recommended actions should be programmed into the coming year to be complete by June 2019 and should be subject to regular progress reporting to the Audit Committee.

Recommendation

That:

- 1. all of the audit recommendations be adopted to form an implementation plan and be completed by 30 June 2019.**
 - 1.1. the progress of implementation of the audit recommendations be regularly reported on to the Audit Committee.**

2.7.1 Response to Notice of Motion No. 39 - To develop an efficiency and effectiveness program for Capital Works (Cont.)

OTHER

**RESPONSE TO NOTION OF MOTION NO. 39 – TO DEVELOP AN
EFFICIENCY AND EFFECTIVENESS PROGRAM FOR CAPITAL WORKS**

ATTACHMENT 1

**NOTICE OF MOTION NO. 39 (COUNCIL
MEETING MINUTES 27 NOVEMBER 2017 -
MINUTE NO. 486)**

PAGES 2 (including cover)

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

2.7.1 Response to Notice of Motion No. 39 - To develop an efficiency and effectiveness program for Capital Works (Cont.)

City of Greater Dandenong

ORDINARY COUNCIL MEETING MINUTES

MONDAY, 27 NOVEMBER 2017

3.2 Notice of Motion No. 39 - To develop an Efficiency and Effectiveness Program for Capital Works

Responsible Officer: Director Engineering Services

Author: Cr Maria Sampey

Preamble

On many capital works projects undertaken by the City of Greater Dandenong there is scepticism among the community over why they are so expensive. This is particularly the case on projects that should be straight forward like kitchen upgrades, sporting pavilion minor upgrades and similar projects that often are less than \$1 million.

Other cities have looked at their processes for small-medium projects and found ways to reduce their cost meaning that their ratepayers get better value for money. The City of Greater Dandenong has in the case of works at Frank Holohan's Reserve, got clubs to run projects saving Council money. So it can be done.

Motion

That a Report come to Council no later than April 2018 with the results of a review of council's efficiency and effectiveness on the delivery of capital works to determine how efficiencies can be realised and reinvested back into the organisation . As part of developing the report officers should also examine other Victorian Councils (including any neighbouring ones) that are doing this. The report would also include a plan to implement needed changes.

MINUTE 486

Moved by: Cr Maria Sampey

Seconded by: Cr Tim Dark

That a Report come to Council no later than April 2018 with the results of a review of council's efficiency and effectiveness on the delivery of capital works to determine how efficiencies can be realised and reinvested back into the organisation . As part of developing the report officers should also examine other Victorian Councils (including any neighbouring ones) that are doing this. The report would also include a plan to implement needed changes.

CARRIED

For the Motion: Cr Roz Blades, Cr Youhorn Chea, Cr Tim Dark (called for the division), Cr Matthew Kirwan, Cr Angela Long, Cr Jim Memeti, Cr Maria Sampey, Cr Heang Tak

Against the Motion: Cr Sean O' Reilly

2.7.2 Response to Notice of Motion No. 40 - Improving the Recognition, Inclusion and Understanding of our LGBTIQ Community within Greater Dandenong

File Id:

Responsible Officer:

Director Community Services

Attachments:

LGBTI Initiatives – Comparison across Councils

Report Summary

This report responds to Notice of Motion No. 40 tabled at the Council meeting 11 December 2017, that called for recommendations for potentially improving the recognition of, inclusion of and community understanding of our Lesbian Gay Bisexual Transgender Intersex (LGBTI) community within Greater Dandenong.

This report includes a comparison of approaches by other Melbourne Councils and findings from consultations with local LGBTI reference groups and service providers. The report offers recommendations to enable discussion and future planning of potential initiatives aimed at potentially improving the recognition of, inclusion of and community understanding of the Greater Dandenong LGBTI community. The report was due to go before Council in April 2018 however a later date was agreed to by Councillors due to the level of research required.

Recommendation Summary

This report proposes that Council approves the recommended actions which are based on research of national policies, best practices and consultation from a range of sources and organisations working with the LGBTI community.

2.7.2 Response to Notice of Motion No. 40 - Improving the Recognition, Inclusion and Understanding of our LGBTIQ Community within Greater Dandenong (Cont.)**Background**

In Australia, the Commonwealth Government uses the initials 'LGBTI' to refer collectively to people who are lesbian, gay, bisexual, transgender and/or intersex. The term 'LGBTI' combines sexuality (lesbian, gay, bisexual) with gender identity (transgender) and gender characteristics (intersex). The letters Q+ are sometimes added representing the word queer, a broad umbrella term for anyone who may identify as being either gender, sexually and/or bodily diverse or questioning. ABS data indicates that 11 percent of Australians identify as LGBTI. If this percentage was applied to Greater Dandenong it equates to approximately 17,000 residents.

There is little population-wide data portraying the demographic characteristics of LGBTI people in Australia, or data which outlines explicitly of their unmet needs, challenges and issues they face. When this is coupled with invisibility and absence of LGBTI relationships in governmental policy and service responses, the overall health and wellbeing outcomes for LGBTI people is poor.

Existing data and evidence indicate that LGBTI people continue to face significant discrimination in receiving health services and equal protection from law and justice. They also experience family and domestic violence at similar rates as people identifying as heterosexual and people who identify with the sex that was assigned to them at birth. Lifetime experiences of violence and abuse resulting in higher rates of physical and mental health problems are significantly higher for LGBTI people. They are two to three times more likely to experience depression and anxiety than the broader community.

National Reforms and Initiatives

Over the past decade there have been changes in LGBTI rights, with extensive reforms to same-sex relationship recognition, anti-discrimination laws, policies and initiatives at the Commonwealth level. Specific examples are:

- LGBTI people recognised as a special needs group by the *Aged Care Act 1997*.
- National LGBTI Health Alliance launched August 2007.
- Australian Workplace Equality Index (AWEI) launched November 2010 – the definitive national benchmark on LGBTI workplace inclusion.
- Federal protection from both direct and indirect discrimination through 1 August 2013 amendment to the *Sex Discrimination Act 1984*.
- The Safe Schools Coalition program focusing on challenging bullying and discrimination of the LGBTI community within a school setting operated from 2014-17. This program has now ceased nationally and has been replaced by a broader anti-bully initiative which is inclusive of students who identify as LGBTI.
- Marriage laws amended in December 2017 to recognise marriage as a union between two people irrespective of sex and gender.

2.7.2 Response to Notice of Motion No. 40 - Improving the Recognition, Inclusion and Understanding of our LGBTIQ Community within Greater Dandenong (Cont.)**Victorian Reforms and Initiatives**

Victoria has led LGBTI reform and over the past two decades has taken progressive steps for recognition, inclusion and protection of LGBTI rights. Specific examples are:

- The prohibition of discrimination based on sexual orientation and gender identity under the *Equal Opportunity Act 2000*.
- The Safe Schools Coalition program focusing on challenging bullying and discrimination of the LGBTI community within a school setting was initiated in Victoria in 2010 and operated as national program from 2014-17. Although this program has ceased nationally, it still continues to operate in Victoria.
- Victoria Police LGBTI Liaison Officer's (GLLO) program. Every major police station has one full time GLLO and there are more than 230 portfolio GLLOs across the State.
- The Department of Premier and Cabinet's (DPC) establishment of an LGBTI Taskforce to ensure policy, programs and services are inclusive of LGBTI communities.
- The Municipal Association of Victoria's (MAV) support for the LGBTI community and recognition of marriage equality as a human right. The MAV supports Councils through:
 - individual support
 - review of diversity plans
 - 'Diversity in Community Care' eNewsletter
 - facilitation of training and professional development
 - showcasing best practices
 - providing input into government policy and planning, and facilitating partnerships and networking.
- The Victorian Local Governance Association's (VLGA) development of a Rainbow Working Group (RWG) that comprises a mix of councillors, officers and other stakeholders. The RWG is chaired by the President of VLGA with administrative support provided by VLGA.
- The MAV in 2014 developed, in partnership with Latrobe University, a 'HACC PACK' to assist Home and Community Care services become more responsive to the needs of LGBTI older people and people with disabilities through the provision of education and resources for staff working in this area. Development of the pack was funded by Victorian Government Department of Human Services (DHS). CGD's Community Care staff, including Direct Care Workers, undertook the 'How to create inclusive services' in 2015.
- Formerly known as Gay and Lesbian Health Victoria, GLHV is a LGBTI health and wellbeing policy and resource unit. GLHV is funded by the Victorian Government and sits within the Australian Research Centre in Sex, Health and Society (ARCSHS), La Trobe University. GLHV is committed to improve the health and wellbeing of LGBTI Victorians and the quality of care they receive. GLHV is a peak state body that provides programming, training, resources and research and policy support to government and non-government bodies.
- Youth Affairs Council of Victoria (YACVic) \$6 million Healthy Equal Youth (HEY) Project Grant seeks to raise awareness, promote diversity, eliminate stigma and discrimination and improve the overall mental health of the LGBTI young people in Victoria. CGD has previously received

2.7.2 Response to Notice of Motion No. 40 - Improving the Recognition, Inclusion and Understanding of our LGBTIQ Community within Greater Dandenong (Cont.)

HEY funding grants. \$12.3 million Engage! (2018-20) Program also supports diverse groups of young people and with some recipients using the funds to support LGBTI young people.

Local Government Initiatives

36 Victorian Councils have identified LGBTI as a community with specific needs in their Council documents and plans, with five having a separate policy or statement of commitment for their engagement with the LGBTI community. Three Councils have attained Rainbow Tick (RT) accreditation for their aged-care services. The RT accreditation program supports organisations to understand and implement LGBTI inclusive delivery and provide national recognition that meet the RT standards. RT accreditation is a lengthy process with costs involved (between \$6,000-\$18,000) based on the scope of the accreditation, whether departmental or organisation-wide.

11 Councils have a separate working group or advisory committee specific to the LGBTI community. Fifteen Councils are considering developing an LGBTI community plan or strategy in the future.

In the absence of specific directives and legislation at Federal and State levels to ensure inclusive services for the LGBTI community, Local Governments have struggled to channel funds and services through existing structures. Most Local Governments actively working in this space have programs based on needs and concerns raised by community members. The technical and financial assistance for these programs are often provided by peak national and State non-government bodies and/or by community based advocacy organisations. Research indicates that discrimination can be institutionalised through lack of knowledge about the needs of the LGBTI people and the skills to address them.

As displayed in Attachment 1, Table 1 and the accompanying Figure 1 represent a comparison of Victorian Councils' activities in relation to LGBTI initiatives. An explanation of the ten criteria used to compare the Councils, immediately follows the table in the attachment.

The report also provides examples of specific Council initiatives.

Among the Victorian Councils, the following have policies, programs and services that are inclusive of LGBTI people: Banyule, Bass Coast Shire, Colac Otway Shire, Darebin, East Gippsland Shire, Frankston, Glen Eira, Greater Shepparton, Kingston, Knox, Manningham, Maribyrnong, Maroondah, Mitchell Shire, Moonee Valley, Moreland, Nillumbik Shire, Port Philip, Stonnington and Yarra Councils.

The following are some examples of the different types of LGBTI activities in Councils:

City of Greater Geelong (CGG)

The CGG formed an LGBTI Youth Group called the Gender And Sexuality Project (GASP) in 1996 and continues to work with over 250 LGBTI young people in the region. Over the past 20 years, support has continued to build up for GASP with State Government funding being made available in 2010 to deliver a pilot program to prevent youth suicide. CGG then provided recurrent funding to GASP, and provided a Youth Action Team, weekly social and support groups, fortnightly trans and gender diverse group, youth led advocacy groups, support groups for parents and individual counselling programs.

2.7.2 Response to Notice of Motion No. 40 - Improving the Recognition, Inclusion and Understanding of our LGBTIQ Community within Greater Dandenong (Cont.)***City of Melbourne (COM)***

COM has a mutually beneficial sister city relationship with St Petersburg since 1989. In 2016 an approach was made to Midsumma Festival to develop a creative concept linking both cities and their respective LGBTI communities. An evening of discussion was delivered in 2016 dealing with the following topic areas: Understanding worldwide 'gay propaganda' laws; Homophobia as a world issue; What's occurring in other countries?; and Leadership in organisations around LGBTI examples. The discussion was recorded and has been aired on radio around the world.

Nillumbik Shire Council (NSC)

In 2015, Council staff at NSC met with two mothers who identified as lesbian. They stated their frustration at their family being provided with a 'Fathers Pack' which didn't adequately meet their needs as a family. Council staff then established a 'Rainbow Families' playgroup in order to create a space in which rainbow families could network on family and parenting issues. Council contacted other rainbow families in the area and the group grew in numbers and is now independent of council. Council then reviewed the parent packs to ensure the language was inclusive and rainbow family posters were being displayed in foyers and meeting areas where community meet.

City of Darebin (COD)

COD formed an LGBTI Advisory Committee named the Sexuality, Sex and Gender Diversity Advisory Committee (SSGDAC) to engage with the Aged and Disability sector through COD's Aged and Disability Department. The SSGDAC embarked on new projects for the LGBTI community commencing with an appropriate LGBTI movie screening as part of the Seniors Month. This was followed by members of the community agreeing to have their photo taken for a 'Darebin's coming out' banner that could be used at events and the Pride March. The Seniors Month now has permanent allocation of LGBTI activities. Games and social afternoons for older lesbians commenced in 2015 as part of the Darebin Seniors Festival.

City of Stonnington (COS)

COS's Aged Services Department began working to develop inclusive services to meet the needs of older LGBTI residents and were successful in the pilot of the Rainbow Tick (RT) audit. COS has developed an Action Plan to guide the development and implementation of their objectives of improving inclusion, recognition and community understanding of LGBTI residents. COS has successfully completed their second RT accreditation.

City of Maroondah (MCC)

In December 2014, MCC through an ordinary council meeting, committed to be recognised as an LGBTI inclusive organisation. This has been incorporated into the corporate values of MCC. MCC uses a three pronged approach to improve inclusion of, recognition of and community understanding of its LGBTI community. For inclusion, MCC signed on to the 'No to Homophobia' campaign in February 2015. MCC as an organisation has taken the pledge to 'Stand up against Homophobia, biphobia and transphobia. Always.'. For recognition, MCC raises a rainbow flag on 17 May every year to celebrate IDAHOT day. For improving community understanding, MCC was represented at

2.7.2 Response to Notice of Motion No. 40 - Improving the Recognition, Inclusion and Understanding of our LGBTIQ Community within Greater Dandenong (Cont.)

the 2016 Victorian Pride March, and continues this activity each year. Community members have the opportunity to march alongside Council staff under the banner of MCC, uniting Maroondah's LGBTIQ community and supporters, and publicly showing support for Maroondah's LGBTIQ community.

City of Moonee Valley (COMV)

On 25 March 2014, COMV endorsed its Diversity, Access and Equity policy which highlighted the need to include and recognise LGBTIQ people as part of their diverse community. It also referred to the responsibility of COMV to end the discrimination and marginalisation of LGBTIQ people, and represent LGBTIQ people to challenge assumptions, build understanding and foster respect. In June 2015, COMV adopted its first LGBTIQ Action Plan which aimed to improve access and equity, acknowledge and celebrate the sexual and gender diverse community members and promote participation for all, regardless of sexuality or gender identity.

Policy and Initiatives in City of Greater Dandenong (CGD)

CGD has implemented the following policies, programs and practices:

- Since 2013, Youth and Family Services in an initial partnership with Headspace and the City of Casey have facilitated the Unite Alliance program to support LGBTIQ young people aged between 12-25 years old, who live, work, study or have connection with CGD. The program aims to develop young people's skills to deliver projects/events which create awareness and understanding of LGBTIQ in the broader community.
- The Diversity, Access and Equity Policy 2015 recognises diversity as an essential feature of all people and communities, which should be acknowledged, celebrated and respected. This policy recognises that diversity is inclusive of, but not limited to: age, gender, physical, sensory or intellectual ability, mental health, income or educational level, birthplace or cultural background, religious or other beliefs, sexual orientation, identity or status. This policy guides Council's efforts to address discrimination, promote inclusiveness, and foster community participation in social, civic and economic life. It applies to Council service planning and delivery, the development and planning of infrastructure, engagement and consultation with residents and all other related Council functions and organisational requirements.
- In May 2018 the Organisational Development team initiated an informal cross-council working group to discuss strategies to increase awareness among council staff and stakeholders on LGBTIQ issues.
- Council's Positive Ageing Advisory Committee (PAAC) was briefed by a representative of Val's Café, a program operated by GLHV in April 2018. This program promotes the health and wellbeing and social inclusion of older LGBTIQ people.
- Council premises and some council properties provide gender neutral toilets with more being planned for construction. Gender neutral toilets are an indicator of recognition and inclusion of gender diverse people so that they can access toilets without a judgment on gender. Out of around 50 toilet facilities managed by the City of Greater Dandenong, 27 have gender neutral toilets.

2.7.2 Response to Notice of Motion No. 40 - Improving the Recognition, Inclusion and Understanding of our LGBTIQ Community within Greater Dandenong (Cont.)

The Region

An LGBTI community reference group was established by *enliven* as an alliance of health and social services in the South East metropolitan area with the aim of communicating and responding to the needs of the LGBTI community in the region. This group is currently being expanded to be a regional reference group.

The South Eastern Centre Against Sexual Assault (SECASA) started sexuality workshops for the LGBTI community and others in 2002 and are still continuing. It consists of childhood sexual assault and its effect on sexuality, improving sexual self-concept and creating new meaning to sexuality.

Proposal

Based on research and consultations, the following actions are proposed for Council to discuss and endorse. These actions are based on best practices on what other councils, organisations and State Departments are currently providing or planning for the future.

1. Undertake community consultations to gain further understanding of community views.

Community consultations are expected to generate a better understanding on how facilities and services can provide equity in access and health outcomes through inclusion, recognition and representation of the LGBTI community concerns. Consultations will also allow for the broader community to have a voice so Council can better position its messages to improve community understanding of the LGBTI community. Community consultations are especially important for Greater Dandenong to recognise the diversity within the LGBTI community and the culturally and linguistically diverse (CALD) community, which makes up the majority of Greater Dandenong residents.

2. Include references to national, state and local support services for LGBTI community on the Council website and related publications.

It is important for the LGBTI community to be able to access services from locations that are sensitive and cognitive of their specific needs. These services are generally available through state peak bodies and specialist institutions that assigns significant emphasis on the health and wellbeing of the LGBTI population. Inclusion of this information will provide community members on where and how to access services. Access to information is a basic human right and this recommendation allows LGBTI community to access information about services through the Council website.

3. Encourage LGBTI community groups, or agencies supporting LGBTI recognition, inclusion and community understanding, to apply for state funded or local community grants.

National data estimates around 11 per cent Australians identify as LGBTI which could equate to around 17,000 Greater Dandenong residents. Owing to social complexities and intersectionality of issues within CALD communities, research indicates that the LGBTI population are hidden due to fear of social retribution. Council's collaboration with community groups and agencies can greatly

2.7.2 Response to Notice of Motion No. 40 - Improving the Recognition, Inclusion and Understanding of our LGBTIQ Community within Greater Dandenong (Cont.)

foster recognition of, inclusion of and community understanding of the LGBTI community and thereby improve equity, access and better health outcomes. This will also lead to increased communication between Council and the LGBTI community providing better responses from Council.

4. Conduct an internal audit of Council services using the GLHV inclusive practice audit tool or the Australian Workplace Equality Index (AWEI) tool.

A survey of Council staff in 2017 revealed staff lacked adequate knowledge and understanding around inclusion and recognition of the LGBTI community. The Diversity, Access and Equity Policy 2015 guides Council's efforts to address discrimination, promote inclusiveness, and foster community participation in social, civic and economic life. It applies to Council service planning and delivery, the development and planning of infrastructure, engagement and consultation with residents and all other related Council functions and organisational requirements.

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

Place

- *Sense of Place* – One city many neighbourhoods
- *Safety in Streets and Places* – Feeling and being safe

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:

People

- A vibrant, connected and safe community
- A creative city that respects and embraces diversity

2.7.2 Response to Notice of Motion No. 40 - Improving the Recognition, Inclusion and Understanding of our LGBTIQ Community within Greater Dandenong (Cont.)

Opportunity

- A diverse and growing economy
- An open and effective Council

The strategies and plans that contribute to these outcomes are as follows:

- Imagine 2030 Community Plan
- Asylum Seeker and Refugee Communities Action Plan 2018 – 21
- Council Plan 2017 – 21
- Community Safety Plan 2015 – 22
- Community Well Being Plan 2017 – 21
- Disability Action Plan 2017 – 23
- Positive Ageing Strategy 2017 – 2025
- Reconciliation Action Plan 2017 - 19
- Youth Strategy 2016 – 19

Related Council Policies

- Community Engagement Policy 2013
- Diversity, Access and Equity Policy 2015
- Appropriate Workplace Behaviours Policy 2017

Victorian Charter of Human Rights and Responsibilities

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

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 is no allocation in the Annual Budget for this purpose. Consideration for funding will need to be referred to the Mid-Year Review or next Annual Budget process.

Consultation

In preparation for this briefing, the following methodology was implemented to collect information:

- Literature review of national and international publications about LGBTI issues and publicly available documents from the DPC, Department of Health and Human Services (DHHS), Department of Justice and Regulation (DOJR), Department of Education and Training (DET), and other peak state agencies.

2.7.2 Response to Notice of Motion No. 40 - Improving the Recognition, Inclusion and Understanding of our LGBTIQ Community within Greater Dandenong (Cont.)

- Survey of 22 local government councils across metropolitan Melbourne and review of publicly available documents of all Victorian councils.
- Survey of 15 community groups which provide health and related services to the general community.
- Discussions with peak state agencies such as: MAV, VLGA, GLHV, Australian GLBTIQ Multicultural Council, LGPro, LINK Health, Community Services, and GLLO representatives from Victoria Police.
- Internally within the City of Greater Dandenong, consultation occurred with relevant staff from Community Services, Youth Services, Aged Care and Organisational Development; and Council's Multicultural Advisory Committee and Asylum Seeker and Refugee Advisory Committee.
- Several documents and papers were researched from organisations including federal, state and local peak bodies, universities and non-government organisations.

Conclusion

It is important for Council to recognise the specific concerns and needs of the LGBTI community to ensure services are accessible and inclusive. Further consultation is important to better acknowledge how this is currently being achieved and to identify the barriers and areas for improvement.

Recommendation

That Council:

- 1. undertakes community consultations to gain further understanding of community views;**
- 2. includes references to national, state and local support services for LGBTI community on the Council website and related publications;**
- 3. encourages LGBTI community groups, or agencies supporting LGBTI recognition, inclusion and community understanding, to apply for state funded or local community grants; and**
- 4. conducts an internal audit of Council services using the GLHV inclusive practice audit tool or the Australian Workplace Equality Index (AWEI) tool.**

2.7.2 Response to Notice of Motion No. 40 - Improving the Recognition, Inclusion and Understanding of our LGBTIQ Community within Greater Dandenong (Cont.)

OTHER

**RESPONSE TO NOTION OF MOTION NO. 40 – IMPROVING THE
RECOGNITION, INCLUSION AND UNDERSTANDING OF OUR LGBTIQ
COMMUNITY WITHIN GREATER DANDENONG.**

ATTACHMENT 1

**LGBTI INITIATIVES – COMPARISON ACROSS
COUNCILS**

PAGES 5 (including cover)

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

2.7.2 Response to Notice of Motion No. 40 - Improving the Recognition, Inclusion and Understanding of our LGBTIQ Community within Greater Dandenong (Cont.)

Table 1: LGBTI initiatives - comparison across Victorian Councils

S. No.	Name of Council	Specific references on website	Separate policy/plan/statement of commitment	References in Diversity/Inclusion/Social Justice Policy	Integrated with health/disability/other policy	Working group/Advisory Committee/Representation in networks	Specific programs/funded projects/grants	Mention of gender/LGBTI in council plan/health and wellbeing documents	LGBTI identified as a community with specific needs	Inclusive facilities and services that recognise LGBTI	Rainbow Tick
		A	B	C	D	E	F	G	H	I	J
1	Alpine Shire Council	No	No	No	No	No	No	No	No	No	No
2	Ararat Rural City Council	Yes	No	No	No	No	No	No	No	No	No
3	Bairrat City Council	Yes	No	No	No	No	No	Yes	No	No	No
4	Banyule City Council	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
5	Bass Coast Shire Council	Yes	No	No	Yes	Yes	No	Yes	Yes	Yes	No
6	Baw Baw Shire Council	Yes	No	No	No	No	No	Yes	Yes	No	No
7	Bayside City Council	Yes	No	No	No	No	Yes	Yes	No	No	No
8	Benalla Rural City Council	No	No	No	No	No	No	No	No	No	No
9	Boroondara City Council	Yes	No	No	No	No	Yes	No	No	Yes	No
10	Brimbank City Council	No	No	No	No	No	Yes	Yes	No	No	No
11	Bunkele Shire Council	No	No	No	No	No	Yes	No	No	No	No
12	Campaspe Shire Council	No	No	No	No	No	No	No	No	No	No
13	Cardinia Shire Council	No	No	No	No	No	No	No	No	No	No
14	Casey City Council	Yes	No	Yes	Yes	No	No	Yes	Yes	No	No
15	Central/Godolphin Shire Council	No	No	Yes	Yes	No	No	No	No	No	No
16	Colac Otway Shire Council	Yes	No	Yes	Yes	No	Yes	Yes	Yes	Yes	No
17	Corangamite Shire Council	No	No	Yes	No	No	No	Yes	Yes	No	No
18	Dandenong City Council	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No
19	East Gippsland Shire Council	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No
20	Frankston City Council	Yes	No	No	Yes	Yes	Yes	Yes	Yes	Yes	No
21	Gannawarra Shire Council	No	No	No	Yes	Yes	Yes	Yes	No	No	No
22	Glen Eira City Council	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No
23	Golden Plains Shire Council	No	No	No	No	No	No	No	No	No	No
24	Golden Plains Shire Council	Yes	No	No	No	No	No	No	No	No	No
25	Greater Bendigo City Council	Yes	No	No	Yes	No	No	Yes	No	No	No
26	Greater Dandenong City Council	Yes	No	No	No	No	No	Yes	No	No	No
27	Greater Geelong City Council	Yes	No	No	No	No	Yes	Yes	Yes	Yes	No
28	Greater Shepparton City Council	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No
29	Hepburn Shire Council	No	No	No	No	No	No	Yes	No	No	No
30	Hindmarsh Shire Council	No	No	No	No	No	No	Yes	No	No	No
31	Hobsons Bay City Council	Yes	No	No	No	No	Yes	No	Yes	Yes	No
32	Horsesham Rural City Council	Yes	No	No	No	No	Yes	Yes	Yes	Yes	No
33	Hume City Council	No	No	No	No	No	No	Yes	No	No	No
34	Indigo Shire Council	No	No	No	No	No	No	Yes	No	No	No
35	Kingsland City Council	Yes	No	No	Yes	No	Yes	Yes	Yes	No	No
36	Knox City Council	Yes	No	Yes	Yes	No	Yes	Yes	Yes	Yes	No
37	Latrobe City Council	Yes	No	No	Yes	No	Yes	Yes	Yes	Yes	No
38	Loddon Shire Council	No	No	No	No	No	No	No	No	No	No
39	Macedon Ranges Shire Council	Yes	No	Yes	Yes	Yes	Yes	Yes	No	Yes	No
40	Mansfield City Council	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No
41	Mansfield Shire Council	No	No	No	No	No	No	No	No	No	No
42	Maribong City Council	Yes	No	No	Yes	No	Yes	Yes	Yes	Yes	No
43	Maroonah City Council	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No
44	Melbourne City Council	Yes	No	No	No	No	Yes	Yes	No	N/A	No

2.7.2 Response to Notice of Motion No. 40 - Improving the Recognition, Inclusion and Understanding of our LGBTIQ Community within Greater Dandenong (Cont.)

S. No.	Name of Council	A	B	C	D	E	F	G	H	I	J
		Specific references on website	Separate policy/plan/statement of commitment	References in Diversity/Inclusion/Social Justice Policy	Integrated with health/disability/other policy	Working group/Advisory Committee/Representation in networks	Specific programs/funded projects/grants	Mention of gender/LGBTI in council plan/health and wellbeing documents	LGBTI identified as a community with specific needs	Inclusive facilities and services that recognise LGBTI	Rainbow Tick
45	Melton City Council	Yes	No	No	No	No	No	No	No	Yes	No
46	Mildura Rural City Council	No	No	No	No	No	No	Yes	No	No	No
47	Mitchell Shire Council	Yes	No	Yes	Yes	No	Yes	Yes	Yes	Yes	No
48	Moree Shire Council	No	No	No	No	No	No	Yes	No	No	No
49	Monash City Council	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No
50	Moonee Valley City Council	No	No	No	Yes	Yes	No	Yes	No	No	No
51	Moonah City Council	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No
52	Moreland City Council	Yes	No	No	Yes	Yes	Yes	Yes	Yes	Yes	No
53	Mornington Peninsula Shire Council	Yes	No	No	No	No	No	Yes	Yes	No	No
54	Mount Alexander Shire Council	Yes	No	No	No	No	No	No	No	No	No
55	Moyle Shire Council	No	No	No	No	No	No	No	No	No	No
56	Murrumbidgee Shire Council	No	No	No	Yes	Yes	Yes	Yes	Yes	Yes	No
57	Murrumbidgee Shire Council	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No
58	Northern Grampians Shire Council	No	No	No	No	No	No	Yes	No	No	No
59	Port Phillip City Council	Yes	Yes	No	No	No	Yes	Yes	Yes	Yes	Yes
60	Pyrenees Shire Council	No	No	No	No	No	No	Yes	Yes	No	No
61	Queenscliffe Borough	No	No	No	No	No	No	Yes	No	No	No
62	South Gippsland Shire Council	No	No	No	No	No	No	Yes	No	No	No
63	Southern Grampians Shire Council	No	No	No	No	No	No	Yes	No	No	No
64	Stonnington City Council	Yes	No	No	Yes	No	Yes	Yes	Yes	Yes	Yes
65	Strathbogie Shire Council	No	No	No	No	No	No	No	No	No	No
66	Surf Coast Shire Council	Yes	No	N/A	N/A	No	N/A	Yes	N/A	N/A	No
67	Swan Hill Shire Council	No	No	No	No	Yes	No	Yes	Yes	No	No
68	Lowong Shire Council	No	No	No	No	No	No	No	No	No	No
69	Warraratta Rural City Council	Yes	No	No	Yes	No	N/A	Yes	Yes	N/A	No
70	Warramboul City Council	Yes	No	No	Yes	No	Yes	Yes	No	Yes	No
71	Wellington Shire Council	Yes	No	Yes	Yes	No	N/A	Yes	Yes	N/A	No
72	West Wimmera Shire Council	No	No	No	No	No	No	Yes	No	No	No
73	Whitlessa City Council	Yes	No	No	No	No	Yes	Yes	Yes	Yes	No
74	Whitlessa City Council	No	No	No	No	No	Yes	Yes	Yes	Yes	In process
75	Woodridge City Council	No	No	No	No	No	Yes	Yes	No	Yes	No
76	Woodridge City Council	No	No	No	No	No	Yes	Yes	Yes	Yes	No
77	Wyndham City Council	Yes	Yes	Yes	No	No	Yes	Yes	Yes	Yes	No
78	Yarra Ranges Shire Council	Yes	No	No	Yes	No	Yes	Yes	Yes	Yes	No
79	Yarra Ranges Shire Council	No	No	No	No	No	No	No	No	No	No

2.7.2 Response to Notice of Motion No. 40 - Improving the Recognition, Inclusion and Understanding of our LGBTIQ Community within Greater Dandenong (Cont.)

Response to Notice of Motion No. 40 - Improving the Recognition, Inclusion and Understanding of our LGBTIQ Community within Greater Dandenong (Cont.)

Explanation of the columns:

These criteria were developed to form a basis for comparison across councils on how specifically each council included LGBTI in their policy and programs based on publicly available documents on each Council's website. As these are progressive criteria, some of the individual criterion may need to be looked at in conjunction with other criterion/criteria.

- Column A: Does a search on council website to any terms relating to LGBTI yield a result?
- Column B: Does council have a separate policy or plan in relation to LGBTI?
- Column C: Are there specific references to LGBTI in diversity, inclusion and/or social justice policies of council?
- Column D: Is LGBTI inclusion integrated in health, disability or any other policy of council?
- Column E: Does council have a working group/advisory committee for LGBTI or is it represented in regional networks?
- Column F: Does the council have specific programs/funded projects/grants in relation to LGBTI?
- Column G: Are the terms: gender or LGBTI, or any other related acronyms, used in the council plan or health and wellbeing documents?
- Column H: Are LGBTI identified as a community with specific needs that require specific recognition? This does not include celebration of International Day Against Homophobia and Transphobia (IDAHO), also referred to as IDAHOBIT with the inclusion of the word Biphobia and Intersexism) day or flying of rainbow flags by councils.
- Column I: Does council have inclusive facilities and/or services that recognise LGBTI?
- Column J: Has the Council achieved Rainbow Tick accreditation?

2.7.2 Response to Notice of Motion No. 40 - Improving the Recognition, Inclusion and Understanding of our LGBTIQ Community within Greater Dandenong (Cont.)

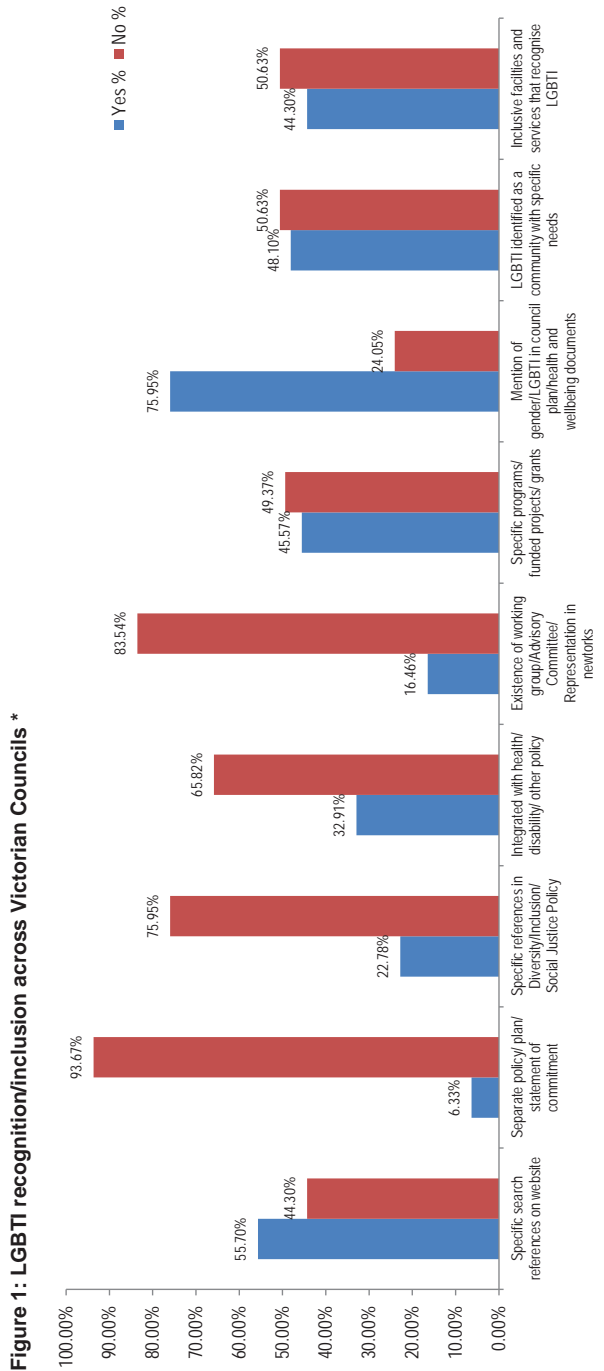


Figure 1: LGBTIQ recognition/inclusion across Victorian Councils *

* Some percentages do not add up to 100 because missing information has not been counted

2.7.3 Minutes of the Disability Advisory Committee Meeting - 20 August 2018

File Id:

Responsible Officer:

Director Community Services

Attachments:

Minutes of 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 Disability Advisory Committee meeting provided in the Attachment to this report be noted and endorsed by Council.

2.7.3 Minutes of the Disability Advisory Committee Meeting - 20 August 2018 (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 Minutes are provided as Attachment 1 to this report.

Proposal

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

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

Community Plan 'Imagine 2030'

People

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

Opportunity

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

Council Plan 2017-2021

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

People

- A creative city that respects and embraces diversity

Opportunity

- An open and effective Council

2.7.3 Minutes of the Disability Advisory Committee Meeting - 20 August 2018 (Cont.)

Victorian Charter of Human Rights and Responsibilities

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

Financial Implications

There are no financial implications associated with this report.

Consultation

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

Recommendation

That Council notes and endorses the Minutes of the Disability Advisory Committee Meeting provided in Attachment one to this report.

2.7.3 Minutes of the Disability Advisory Committee Meeting - 20 August 2018 (Cont.)

OTHER

**MINUTES OF THE DISABILITY ADVISORY COMMITTEE MEETING
– 20 AUGUST 2018**

ATTACHMENT 1

**MINUTES OF MEETING – 20 AUGUST
2018**

PAGES 4 (including cover)

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

2.7.3 Minutes of the Disability Advisory Committee Meeting - 20 August 2018 (Cont.)

Advisory Committee or Reference Group Name: Disability Advisory Committee

Date of Meeting: 20 August 2018

Time of Meeting: 4pm - 5.30pm

Meeting Location: Dandenong Civic Centre, Rooms 2NE/NW, 225 Lonsdale Street, Dandenong

Attendees:

Committee: Phillip Toovey (Chair), Estell Carew, Julie Clarke, Leigh Ducane, Lionel Gee

Councillors: Councillor M Sampey (Part)

Council Officers: Mandy Gatliff, Jayne Kierce, Dianne Hebard (minute taker)

Apologies:

Councillor R Blades, Councillor A Long, Sharon Harris, Pradeep Hewavitharana, Jennifer La Brooy, Chris Stewart

Minutes:

Item No.	Item	Action	Action By
1.	Welcome and Introductions <ul style="list-style-type: none"> Welcome from the Chair Apologies noted 		
2.	Previous Minutes & Business Arising <ul style="list-style-type: none"> Not discussed 		
3.	NDIS Council decision <ul style="list-style-type: none"> Mandy explained the background and Council's decision not to register as an NDIS provider. A copy of the Council Report on the decision was distributed to the Committee An NDIS Transition Worker has been employed by Council to assist transitioning eligible clients to the NDIS and supporting them to test their eligibility Department of Health and Human Services (DHHS) is supportive of helping the transition Mandy explained how Council will help clients move to new providers, including some who have had the same care worker for some time. Care workers have the option of registering as an individual NDIS provider and Council will help them do that. Council will continue to provide Home and Community Care Program for Younger People (HACC-PYP) services (the program that supports people under 65 years of age) Julie queried how this would work with a person with sustained brain injury where showering is provided by a male Council worker. Mandy explained that the Transition worker will assist the transition, by working with the client and his mother. 		

2.7.3 Minutes of the Disability Advisory Committee Meeting - 20 August 2018 (Cont.)

	<ul style="list-style-type: none"> Discussed Council's role to help the community transition to NDIS Council can publicise NDIS information sessions on its website Phillip asked about Council advocating for others in relation to the low hourly rate for particular services. Mandy asked for examples to be provided (good and bad) as case studies, to build a register of how the program is affecting residents. 	Provide case studies to Mandy	All of Committee
4.	<p>All Abilities Playground</p> <ul style="list-style-type: none"> Jayne summarised the feasibility study on parks, requested by a Councillor Consultants looked at three parks – Hemmings Park, Dandenong Park and Tattersson Park Various issues, including problems with transport to some of those parks were identified as part of the feasibility study. Ross Reserve was identified as an alternate preferred site due to the integration with other facilities (NPAC), the new green space underneath the new railway line and access to public transport Council is supportive of an all abilities playground at Ross Reserve Tender has gone out for design of an all abilities playground. Noted that Council does not have money to construct and will need to explore other funding opportunities. Design will be for all abilities, not just physical abilities There will be significant community consultation during the development of the design, expected to commence in October Jayne asked the Committee for input into: <ul style="list-style-type: none"> what is important for a park and who should be included in the consultation. Phillip mentioned the issue of suitable toilets and whether the Noble Park Aquatic Centre (NPAC) toilets would be close enough to be used Phillip said this sounds promising and on behalf of the Committee expressed support and a thank you for the good work 	Provide input to Jayne of what is important and who to consult by 5 October	All of Committee
5.	<p>NDIS rollout</p> <ul style="list-style-type: none"> Rollout in this region is less than two weeks away Delayed announcement of the Local Area Coordinator (LAC) who is Latrobe Community Health Service. It was noted that Latrobe has already held some "101" information sessions Leigh (DAC member) will have his plan done in two weeks' time and has agreed to provide feedback on the process to the Committee at the next meeting It was noted that Southern Melbourne is one of the largest regions to roll out with an expected number of 10,700 participants With such a significant change to the service system with the NDIS rollout it is likely there will take significant time for the system to iron out any unintended consequences. It was noted that some service providers already have concerns about inadequate funding for some services or how participants with very complex needs are 	Leigh to provide feedback on his individual experience with the NDIS planning process at next meeting	Leigh Ducane

2.7.3 Minutes of the Disability Advisory Committee Meeting - 20 August 2018 (Cont.)

	<p>navigating the new system.</p> <ul style="list-style-type: none"> • There was a discussion about the importance of having a strong peak body at times of significant change. The main peak body for disability service organisations is National Disability Services (NDS). • There was discussion that some primary carers/ families are also concerned and uncertain about the change. • Disability worker registration scheme was recently introduced by the Victorian Government • Whilst there are concerns about the implementation of the scheme for some individuals there are also positive stories from people who have transitioned • It was agreed to keep a watching brief on how the NDIS is rolled out in CGD and provide the DAC with feedback on both the successes and problems with the NDIS. If necessary the DAC could then provide advice to Council for the need for Council advocacy on behalf of its residents. 	All members to bring any feedback on any specific issues regarding the CGD NDIS rollout	All of committee
6.	<p>Wheelchair Sports Day</p> <ul style="list-style-type: none"> • Wheelchair Sports Day was held on 14 July at Springers, with the YMCA • 50 people participated in six different sports • Six people have since come together and commenced a social focussed badminton group, meeting weekly. Council will review in 10 weeks' time and also do some advertising for others to join 		
7.	<p>International Day for People with a Disability</p> <ul style="list-style-type: none"> • International Day is held on 3 December each year • If any organisation is doing anything for the Day, Council can promote the activity • The Committee were asked what can Council do to raise it as an issue and celebrate it • Suggestion by Estelle to celebrate the day by having different cultures doing different things, celebrate diversity around disabilities. • Cr Sampey asked where it would be celebrated, highlighting parking issues at some venues • Julie mentioned VALID's "Have a Say" conference which gives people a chance to speak up about issues • Mandy sought input and feedback from the Committee • Council could facilitate events and make contact with agencies and multicultural groups • Phillip suggested Mandy send an email as a starter, for example, seeking themes around different cultures 	<p>Advise Mandy of any activities, for Council to advertise</p> <p>Email Committee</p> <p>Send back ideas for events for the Day</p>	<p>All of Committee</p> <p>Mandy</p> <p>All of Committee</p>
8.	<p>Other Business</p> <ul style="list-style-type: none"> • Estelle mentioned the steps to the park at the corner of Langhorne and Lonsdale streets are lacking contrast. Jayne will follow up with the appropriate Council officers. • Next meeting will commence 3.30pm to allow Councillors to attend an event later that afternoon 	<p>Report issue</p> <p>Change in time for next meeting</p>	<p>Jayne</p> <p>All of Committee</p>
9.	<p>Close</p> <ul style="list-style-type: none"> • Meeting closed 5.15pm 		

2.7.4 Minutes of the Leisure Contract Advisory Group Meeting - 5 September 2018

File Id:

Responsible Officer:

Director Community Services

Attachments:

Minutes of Meeting
Financials (Confidential)

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 Leisure Contract Advisory Group meeting provided in the Attachment(s) to this report be noted and endorsed by Council.

2.7.4 Minutes of the Leisure Contract Advisory Group Meeting - 5 September 2018 (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 Minutes are provided as Attachment 1 and Attachment 2 (confidential) to this report.

Proposal

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

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

Community Plan 'Imagine 2030'

People

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

Opportunity

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

Council Plan 2017-2021

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

People

- A creative city that respects and embraces diversity

Opportunity

- An open and effective Council

2.7.4 Minutes of the Leisure Contract Advisory Group Meeting - 5 September 2018 (Cont.)

Victorian Charter of Human Rights and Responsibilities

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

Financial Implications

There are no financial implications associated with this report.

Consultation

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

Recommendation

That Council notes and endorses the Minutes of meeting(s) for the Leisure Contract Advisory Group as provided in Attachments one and two to this report.

2.7.4 Minutes of the Leisure Contract Advisory Group Meeting - 5 September 2018 (Cont.)

OTHER

**MINUTES OF THE LEISURE CONTRACT ADVISORY GROUP
MEETING – 5 SEPTEMBER 2018**

ATTACHMENT 1

MINUTES OF MEETING

PAGES 4 (including cover)

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

2.7.4 Minutes of the Leisure Contract Advisory Group Meeting - 5 September 2018 (Cont.)

Advisory Committee or Reference Group Name: Leisure Contract Advisory Group

Date of Meeting: Wednesday 5 September 2018

Time of Meeting: 3.45pm

Meeting Location: Noble Park Aquatic Centre (NPAC)

Attendees:

Christy O'Shea (Chair - CGD), Rebecca Alberse (CGD), Cr Angela Long (CGD), Travis Sauer (YMCA Area Manager), Ansie Uys (Oasis), Michael Zeman (Springers Leisure Centre & NPAC)

Apologies:

Cr Roz Blades (CGD), Nathan Costin (YMCA Development Manager)

Minutes: Maureen Campbell (CGD)

Item No.	Item	Action	Action By
1	Welcome and Apologies Welcome from the Chair noted apologies from Cr Roz Blades and Nathan Costin (YMCA)		
2	Items arising from previous actions Nil		
3	Mission Moment Presentation Travis Sauer – Premier's Active April <ul style="list-style-type: none"> • YMCA is a major partner. • CGD has been very supportive this year. • A great State Government initiative. • 2019 will see a lot more municipality related initiatives. 		
4	Dandenong Oasis Facility Management Report Facility Management Quarterly Report was distributed before the meeting. YMCA Business Drivers <ul style="list-style-type: none"> • Gas costs are up 120% - already have same procurement agreement as CGD. • Need to consider energy efficiencies for Oasis redevelopment. • Have applied for pool blankets – now in final stage. • Encourage everyone to vote by offering free passes. • YMCA looking for someone to utilise the café Monday-Friday as it is a dead space, but nothing happening yet. <ul style="list-style-type: none"> ○ Cr Long suggested training course through Trish at Avocare, but this has already been explored - the café is too close to the crèche and all attendees 		

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

2.7.4 Minutes of the Leisure Contract Advisory Group Meeting - 5 September 2018 (Cont.)

	<p>would require a Working With Children Check.</p> <p>Community Development</p> <ul style="list-style-type: none"> • Philbert's Aquatic Games • Group Fitness Champion • Free massages to all members <p>Risk Management</p> <ul style="list-style-type: none"> • OH&S incidents were presented at the meeting. <p>Future Planning</p> <ul style="list-style-type: none"> • Free Nutrition Seminar – 8 August • Tour De Oasis – spin classes with multi-visit passes for amount of kms cycled • Swimming Lessons retention campaign 		
5	<p>NPAC Facility Management Report</p> <p>Facility Management Quarterly Report was distributed before the meeting.</p> <p>YMCA Business Drivers</p> <ul style="list-style-type: none"> • Still feeling impact of 2017 pool closure. • Good income generated from rental of community rooms. • Utility expenses greatly increased. <p>Community Development</p> <ul style="list-style-type: none"> • LSV Funded Swimming Lessons – Noble Park English Language School. • Southern Migrant Refugee Group funds water aerobics exercise on Monday mornings. • Little Day Out – GDLF and CGD align to run this event. NPAC will also offer a free Open Day during this event. <p>Risk Management</p> <ul style="list-style-type: none"> • OH&S incidents were presented at the meeting. <p>Future Planning</p> <ul style="list-style-type: none"> • Member's Breakfast – once a month for all members. • Spring Campaign - \$0 start-up fee for all new memberships. • Swimming Lesson Campaign – sticker collection for activity sheets. • YMCA Father's Day Run – money raised will go back to the community. 		
6	<p>Springers Facility Management Report</p> <p>Facility Management Quarterly Report was distributed before the meeting.</p> <p>YMCA Business Drivers</p> <ul style="list-style-type: none"> • Facility rental is almost 70% of income <ul style="list-style-type: none"> ◦ Easy to rent as flooring is good hard wood <p>Community Development</p> <ul style="list-style-type: none"> • Young Women's Gala Day – creating awareness of opportunities for young women in health and wellbeing and/or sport and leisure. 		

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

2.7.4 Minutes of the Leisure Contract Advisory Group Meeting - 5 September 2018 (Cont.)

	<ul style="list-style-type: none"> Springers Open Day – the most highly attended Open Day to date with over 200 people attending. <p>Risk Management</p> <ul style="list-style-type: none"> OH&S incidents were presented at the meeting. <p>Future Planning</p> <ul style="list-style-type: none"> Wheelchair Sports Open Day – will be next quarter's Mission Moment. Facility Rental – Indian Festivals – first quarter of the year brings a lot of big festivals with over 2,000 expected through the doors every weekend. <ul style="list-style-type: none"> Cr Long noted that July-September is alcohol free almost every weekend i.e. family events. Springers is best due to availability of facilities i.e. change rooms and kitchen. Also it is away from the main road and there are no neighbours. Car parking is proving to be a challenge with Tatterson Park. 		
7	<p>Greater Dandenong Leisure Facilities (GDLF) 2017/18 Presentation</p> <ul style="list-style-type: none"> GDLF Centre Memberships highest number ever had! 40% of swimming lesson members suspended through closure and have not returned. Hopefully figures will increase again in summer. Looking for opportunity to change future format of quarterly meetings to allow more time for discussion/less presentations i.e. one overall presentation similar to this one. 		
8	<p>CIP</p> <ul style="list-style-type: none"> CGD staff have been attending meetings re: CIPs for leisure centres. Need to forecast next 10 years (MAV). NPAC 2019-20 – sand change. Lighting at Springers – should be okay. Some restrictions will occur. 		
9	<p>Other Business</p> <ul style="list-style-type: none"> It was noted a man was living in his car at Springers. YMCA offered shower, toilet, phone with credit and coffee. Said he was passing through due to marriage break-up. YMCA happy to assist. Grey water for watering grass is not working. Pipes have been cut. Initially designed to water garden but not a priority as garden is now partially under cover. Need to upgrade sprinkler system. Meeting closed at 5pm. 		
10	<p>Next Meeting</p> <ul style="list-style-type: none"> TBA – early December 2018 	Schedule next meeting date	CGD

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

2.7.4 Minutes of the Leisure Contract Advisory Group Meeting - 5 September 2018 (Cont.)

OTHER

**MINUTES OF THE LEISURE CONTRACT ADVISORY GROUP MEETING – 5
SEPTEMBER 2018**

ATTACHMENT 2

FINANCIALS (CONFIDENTIAL)

PAGES 4 (including cover)

**Under Section 89 (2) (h) of the Local Government Act 1989 this attachment
has not been provided to members of the public.**

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

2.7.5 List of Registered Correspondence to Mayor and Councillors

File Id:	qA283304
Responsible Officer:	Director Corporate Services
Attachments:	Correspondence Received 17-28 September 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 17-28 September 2018.

Recommendation

That the listed items provided in Attachment 1 for the period 17-28 September 2018 be received and noted.

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

OTHER

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

ATTACHMENT 1

**CORRESPONDENCE RECEIVED
17-28 SEPTEMBER 2018**

PAGES 3 (including cover)

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

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



9 Correspondences addressed to the Mayor and Councillors received between 17/09/2018 & 28/09/2018 - for information only - total =

Correspondence Name	Date Created	Objective ID	User Assigned
An Invitation to attend Carers Victoria Mingles Event	20-Sep-18	A5279641	Mayor & Councillors EA
A copy of a letter sent by the City of Ballarat regarding Recent Changes to Eligibility Criteria for Status Resolution Support Services (SRSS)	20-Sep-18	A5279644	Mayor & Councillors EA
A letter from Senator Bridget McKenzie regarding her recent appointment to the Minister for Regional Services, Sport, Local Government and Decentralisation	21-Sep-18	A5282987	Mayor & Councillors EA
A letter from the Jesuran Welfare Services regarding the implication of cuts to the Status Resolution Support Services (SRSS)	24-Sep-18	A5287022	Mayor & Councillors EA
A letter of thanks from Robin Scott, MP for the recently received letter from the Mayor, Councillor Youhorn Chea regarding the changes to the Status Resolution Support Services (SRSS)	24-Sep-18	A5287025	Mayor & Councillors EA
A letter of thanks from Tim Pallas, MP for the recently received letter from the Mayor, Councillor Youhorn Chea regarding the changes to the Status Resolution Support Services (SRSS)	24-Sep-18	A5287027	Mayor & Councillors EA
A letter of thanks from Tim Pallas, MP for the recently received letter from the Mayor, Councillor Youhorn Chea regarding the changes to the Status Resolution Support Services (SRSS)	24-Sep-18	A587027	Mayor & Councillors EA
A letter of thanks from Don Nardella, MLA (Member for Melton) for the recently received letter from the Mayor, Councillor Youhorn Chea regarding the changes to the Status Resolution Support Services (SRSS)	25-Sep-18	A5289272	Mayor & Councillors EA

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

Mayor & Councillors EA

A5293948

27-Sep-18

A letter of response from the Hon. Jill Hennessy, MP for the recently received letter from the Mayor, Councillor Youhorn Chea regarding the changes to the Status Resolution Support Services (SRSS)



Correspondences addressed to the Mayor and Councillors received between 17/09/2018 & 28/09/2018 - for officer action - total = 4

Correspondence Name	Date Created	Objective ID	User Assigned
Request for information (Council liaison officer details) under section 26(4)(e) of the Electoral Act 2002 - Victorian Electoral Commission	20-Sep-18	fA150325	Corporate Services
Request for an infringement review	20-Sep-18	fA150329	Regulatory Services
U3A Branch and an inquir regarding the tutor of an Advanced Italian class held at the Paddy O' Donoghue Centre	27-Sep-18	fA150647	Community Services
A letter from a resident regarding parking concerns in Dandenong North	27-Sep-18	fA150649	Regulatory Services

2.7.6 Report on Matters Discussed at Councillor Briefing Sessions & Pre-Council Meetings - 24 September & 1 October 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 September and October 2018.

Recommendation Summary

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

2.7.6 Report on Matters Discussed at Councillor Briefing Sessions & Pre-Council Meetings - 24 September & 1 October 2018 (Cont.)
Matters Presented for Discussion

Item		Briefing Session
1	<p>General Discussion</p> <p>Councillors and Council officers briefly discussed the following topics:</p> <ul style="list-style-type: none"> a) Success of Senior's Dance event. b) International Metropolis Satellite Melbourne Event hosted by CGD. c) Team 11 Update. d) Agenda items for the Council Meeting of 24 September 2018. 	24 September 2018
2	<p>YMCA Contract and Key Achievement Update</p> <p>Representatives from the YMCA presented Councillors with highlights of the achievements of the YMCA's contracted management of the Greater Dandenong Leisure Facilities. This is an ongoing annual update provided to Council for the period of the contract.</p>	1 October 2018
3	<p>Aquatic Feasibility Study</p> <p>An overview was provided and feedback from Councillors sought on the key findings and future directions from the recently undertaken Aquatic Feasibility Study.</p>	1 October 2018
4	<p>Lyndale Pavilion and Soccer Pitch Agreement and Future Plans</p> <p>Councillors were presented with future options regarding the joint use agreement in place between Council and the Department of Education for the use of grounds for sporting activity at Lyndale Secondary College.</p>	1 October 2018
5	<p>Pop Up Park, Central Dandenong</p> <p>Councillors were presented with the proposed design and arrangements for construction of a new permanent urban park by Development Victoria to be managed and maintained by Council.</p>	1 October 2018
6	<p>General Discussion</p>	1 October 2018

2.7.6 Report on Matters Discussed at Councillor Briefing Sessions & Pre-Council Meetings - 24 September & 1 October 2018 (Cont.)

	<p>Councillors and Council officers briefly discussed the following topics:</p> <ul style="list-style-type: none">a) Proposed Planning Scheme Amendment and Advisory Committee for new supermarket chain store in Dandenong.b) Upcoming launch of Senior's Festival.c) Success of 'Little Day Out' event.d) Success of Latin Festival event.e) Agenda items for the Council Meeting of 8 October 2018.	
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Apologies

- Councillor Roz Blades submitted an apology for the Councillor Briefing Session on 1 October 2018.

Recommendation

That the information contained in this report be received and noted..

2.7.7 Leave of Absence – Cr Matthew Kirwan

File Id: A5331993
Responsible Officer: Director Corporate Services
Attachments:

Report Summary

Councillor (Cr) Matthew Kirwan requests a Leave of Absence from 1-24 November 2018 (inclusive) as he will be nominating as an endorsed candidate for the Victorian State Elections which will take place on Saturday 24 November 2018.

Recommendation Summary

This report recommends that a Leave of Absence be granted to Cr Kirwan for the period requested.

2.7.7 Leave of Absence – Cr Matthew Kirwan (Cont.)

Background

This Leave of Absence has been requested as Cr Kirwan will be nominating as an endorsed candidate for the Victorian State Elections which will take place on Saturday 24 November 2018. It will be inclusive of the Pre-Council Meeting and Ordinary Council Meeting of 12 November 2018, the Pre-Council Meeting and Annual Statutory Meeting of 15 November 2018, and the Councillor Briefing Session of 19 November 2018.

This report is submitted in conjunction with Council's current Meeting Procedure Local Law and section 66B of the *Local Government Act 1989* (the Act). Further, under section 69(2) of the Act, Council must not unreasonably refuse to grant leave.

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.

Conclusion

It is proposed that Cr Kirwan's request for a Leave of Absence for the Ordinary Council Meeting of 12 November 2018 and the Annual Statutory Meeting of 15 November 2018 be granted.

Recommendation

That Council grants a Leave of Absence to Cr Matthew Kirwan for the Ordinary Council Meeting of 12 November 2018 and the Annual Statutory Meeting of 15 November 2018 and notes Cr Kirwan's apology for these meetings.

3 NOTICES OF MOTION

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

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

4 REPORTS FROM COUNCILLORS/DELEGATES AND COUNCILLORS' QUESTIONS

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

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

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

5 QUESTION TIME - PUBLIC

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

Questions from the Gallery

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

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

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

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

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

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

6 URGENT BUSINESS

No business may be admitted as urgent business unless it:

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