



**GREATER
DANDENONG**
City of Opportunity

AGENDA

ORDINARY COUNCIL MEETING

MONDAY 8 APRIL 2019
Commencing at 7:00 PM

COUNCIL CHAMBERS
225 Lonsdale Street, Dandenong VIC 3175

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1 MEETING OPENING

1.1 ATTENDANCE

Apologies

1.2 OFFERING OF PRAYER

As part of Council's commitment to recognising the cultural and spiritual diversity of our community, the prayer this evening will be offered by Venerable Bodhicitta from the international Centre for Inner Peace & Happiness, Dandenong a member of the Greater Dandenong Interfaith Network.

1.3 CONFIRMATION OF MINUTES OF PREVIOUS MEETING

Ordinary Meeting of Council held 25 March 2019.

Recommendation

That the minutes of the Ordinary Meeting of Council held 25 March 2019 be confirmed.

1.4 ASSEMBLIES OF COUNCIL

The following assemblies of Council occurred in the period 21 March to 3 April 2019:

Date	Meeting Type	Councillors Attending	Councillors Absent	Topics Discussed & Disclosures of Conflict of Interest
25/03/19	Pre-Council Meeting	Roz Blades, Youhorn Chea, Tim Dark, Matthew Kirwan, Angela Long, Zaynoun Melhem, Jim Memeti, Sean O'Reilly, Sophie Tan (part), Loi Truong	Maria Sampey	- Commencement of work on Parkfield Reserve. - Junior Mayor program initiative. - World Food Fare held over the weekend at the Dandenong Market. - Proposal for the Keysborough South community hub (Confidential). - Agenda items for Council Meeting of 25 March 2019.
27/03/19	Budget Briefing Night 1	Roz Blades, Tim Dark, Matthew Kirwan, Angela Long, Zaynoun Melhem, Jim Memeti, Sean O'Reilly, Maria Sampey, Sophie Tan (part), Loi Truong	Youhorn Chea	- Budget Briefing Meeting

1.4 ASSEMBLIES OF COUNCIL (Cont.)

1/04/19	Councillor Briefing Session	Roz Blades, Youhorn Chea, Tim Dark (part), Matthew Kirwan, Angela Long, Zaynoun Melhem (part), Jim Memeti, Sean O'Reilly, Maria Sampey (part), Sophie Tan, Loi Truong	<ul style="list-style-type: none">- State of the Dandenong Activity Centre (Confidential).- YMCA Contract Update and Future Direction (Confidential).- Aquatics Strategy.- Council Plan/Annual Plan.- Feedback sought from Development Victoria regarding the Coomoora Road site.- Motion Submissions for the MAV State Council May 2019.- Agenda items for Council Meeting 8 April 2019.
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Recommendation

That the assemblies of Council listed above be noted.

1.5 DISCLOSURES OF INTEREST

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

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

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

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

2 OFFICERS' REPORTS

2.1 DOCUMENTS FOR TABLING

2.1.1 Petitions and Joint Letters

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

Report Summary

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

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

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

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

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

2.1.1 Petitions and Joint Letters (Cont.)

Petitions and Joint Letters Tabled

Council received no new petitions and no new joint letters prior to the Council Meeting of 8 April 2019.

- At the time of print a total of 496 supporters and signatures have been recorded through the website Change.org requesting Council not to demolish or replace the Maurice Kirby Velodrome at Parkfield Reserve, Dunblane Road, Noble Park.
While these are not formal petitions to Council (i.e. they do not meet our guidelines), each petition received has been noted and 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.

2.1.1 Petitions and Joint Letters (Cont.)

DOCUMENTS FOR TABLING

PETITIONS AND JOINT LETTERS

ATTACHMENT 1

PETITIONS AND JOINT LETTERS

PAGES 7 (including cover)

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

ORDINARY COUNCIL MEETING - AGENDA

2.1.1 Petitions and Joint Letters (Cont.)

Date Received	Petition Text (Prayer)	Number of Petitioners	Status	Responsible Officer Response
12/03/19	<ul style="list-style-type: none"> • Petition Text (Prayer) <p><u>This Petition from City of Greater Dandenong Residents draws the attention of Council Directors and Councillors to the following:</u></p> <p>We, the undersigned, request that the City of Greater Dandenong immediately cease with plans to demolish the historical Maurice Kirby Velodrome, located at Dunblane Road, Noble Park. These plans to demolish the velodrome are part of Future of Parks Consultation Draft Masterplan at Parkfield Reserve (Noble Park).</p> <p>Our reasons for signing this petition are as follows:</p> <ul style="list-style-type: none"> • The public consultation process was inadequate and far from extensive • All users of Parkfield Reserve were not consulted • Regional community users of the velodrome were not consulted • Cycling Victoria, Heritage Victoria, National Trust (Victoria) were not informed that a rare and regional velodrome was planned for demolition • Bicycle Network and other cycling organisations were not consulted • Proponents of safe cycling and walking facilities were never consulted • Instead of demolition, Maurice Kirby Velodrome must be resurfaced, made DDA compliant, pavilions upgraded and all groups utilising Parkfield Reserve work together for everyone's benefit. • It is beneficial, and in the City of Greater Dandenong's interests, to promote a diverse range of activities that are on offer at Parkfield Reserve, whether it be active or passive • It is a rare and unique velodrome that has withstood the test of time and the Maurice Kirby velodrome is the only velodrome within the Greater Dandenong region. 	559	Completed	<p>Tabled 25 March 2019</p> <p>Referred to Director Engineering Services</p> <p>Response:</p> <p>At its meeting of 10 December 2018 Council considered the results of extensive public consultation which included the issues raised in this petition and resolved to adopt the Parkfield Master Plan. This Master Plan included removal of the current cycle track to make way for other recreational facilities. At a subsequent meeting of 25 February 2019 Council resolved to fund the Stage 1 works of the Master Plan in this financial year. In accordance with those resolutions, Stage 1 is proceeding and work has now commenced on removal of the cycle track.</p>

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

2.1.1 Petitions and Joint Letters (Cont.)

Date Received	Petition Text (Prayer)	No. of Petitioners	Status	Responsible Officer Response
5/03/19	<p>• Petition Text (Prayer)</p> <p>CHANGE.ORG PETITION - From Noble Park residents Save Noble Park Velodrome before it's too late.</p> <p>After Tuesday 12 March 2019, the City of Greater Dandenong are poised to demolish the much-loved Maurice Kirby Velodrome, at Parkfield Reserve, Dunblane Road, Noble Park.</p> <p>Since early 2018, Noble Park residents have tried to make council listen to concerns about the Draft Parkfield Reserve Masterplan, which includes demolishing the velodrome. The entire reserve has been left to deteriorate for years. We agree a masterplan is step in the right direction to improve our little reserve and clean it up, but please don't remove the reason why most residents use it daily!</p> <p>Council plan to replace the velodrome with a 2.5m wide gravel or concrete path which we really don't think will be weather proof or be fit for purpose.</p> <p>On 25 February 2019, councillors voted 4:7 to fast track \$450,000 of Open Space Reserve Fund to demolish Maurice Kirby Velodrome.</p> <p>And despite being poorly maintained by City of Greater Dandenong for years and having no signage, the velodrome is highly used by Noble Park residents for walking and cycling.</p> <p>Our area wants this wonderful facility to remain, be refurbished so that children, families and everyone can ride, learn skills and importantly, have fun walking or riding a bike!</p> <p>We call upon all the councillors and local politicians this petition is directed towards, to mediate this unprecedented situation, attempt to de-escalate, cooler heads to prevail and the Parkfield Reserve Masterplan to be redesigned to reflect local concerns.</p>	As at 13/03/2019 496 supporters & 496 signatures	Ongoing	<p>Tabled at CM 12 March 2019</p> <p>Director of Engineering Services</p> <p>Response:</p> <p>At its meeting of 10 December 2018 Council considered the results of extensive public consultation and resolved to adopt the Parkfield Master Plan. This Master Plan included removal of the current cycle track to make way for other recreational facilities. At a subsequent meeting of 25 February 2019 Council resolved to fund the Stage 1 works of the Master Plan in this financial year. In accordance with those resolutions, Stage 1 is proceeding and work has now commenced on removal of the cycle track.</p>

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ORDINARY COUNCIL MEETING - AGENDA

2.1.1 Petitions and Joint Letters (Cont.)

Date Received	Petition Text (Prayer)	No. of Petitioners	Status	Responsible Officer Response
14/11/18	<p>• Petition Text (Prayer)</p> <p>A joint letter was received from five Springvale residents regarding safety concerns at Mary Street, Springvale.</p> <p>Many of the issues we constantly face however is due to the public access the open laneway shared with our driveway causes. This gives an easy opportunity for people to walk down and try to get into our cars and homes. Unfortunately, while most of the residents have installed safety roller doors/Crimsafe etc. crimes are still constantly occurring. The only other action that can be taken (ie. Contacting the police) are usually a reactive response and we are hoping to be proactive in reducing these incidents.</p> <p>We would therefore like to ask for the Council's permission to construct a fence at the rear of the property, which would block the traffic coming through the laneway. We have agreed that we are willing to organise this and pay the full cost to have this installed, as we appreciate this is not included in the Council's budget.</p>	5	Completed	<p>Final Response:</p> <p>Council officers have investigated the request, looking at the legal processes involved in closures of different durations as well as the current use of the laneway. Permanent closure of the laneway is not supported for a number of reasons.</p> <p>Shorter-term temporary closures of the laneway to assist the police with any enforcement operations or activity in the area may be possible, but would need to involve a formal consultation process with property occupiers in the broader area.</p> <p>The Victoria Police are the primary agency dealing with the unit residents' concerns regarding illegal behaviour at this location. Council officers have discussed potential ways in which to assist Police. Council's options discussed included possible temporary closure of the laneway. The Police undertook an audit of the site and feel there would not be significant benefit from any temporary closure at this time. They did, however, suggest that clearing view-lines into the laneway could assist enforcement efforts. Council has progressed with ensure these measures are completed.</p> <p>An update has been provided to the lead petitioner regarding the matter.</p>

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

2.1.1 Petitions and Joint Letters (Cont.)

Date Received	• Petition Text (Prayer)	No. of Petitioners	Status	Responsible Officer Response

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2.2 STATUTORY PLANNING APPLICATIONS

2.2.1 Town Planning Application - No. 2 Ronald Street, Dandenong (Planning Application No. PLN18/0540)

File Id:

Responsible Officer:

Director City Planning Design & Amenity

Attachments:

Submitted Plans
Location of Objectors
Clause 22.09 Assessment
Clause 55 Assessment
Clause 52.06 Assessment

Application Summary

Applicant: Strait-Line Builders & Drafters Pty Ltd
Proposal: Development of the land for three (3) double storey dwellings
Zone: Residential Growth Zone 1
Overlay: No Overlays affecting this site
Ward: Red Gum Ward

The application proposes the development of the land for three (3) double storey dwellings on a lot. A permit is required pursuant to Clause 32.07-5 (Residential Growth Zone) 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 and the mailing of notices to adjoining and surrounding owners and occupiers. Three (3) objections were received to the application. Issues raised generally relate to matters of:

- Increase in traffic and car parking;
- Increase in on street parking;
- Traffic congestion and increase in noise associated with traffic;
- Overlooking;
- Lack of private open space;
- Overdevelopment of the site;
- Removal of vegetation and the impact on neighbourhood character;
- Increase in hard paved surfaces and additional stormwater runoff;

2.2.1 Town Planning Application - No. 2 Ronald Street, Dandenong (Planning Application No. PLN18/0540) (Cont.)

- The subject site is proposed to be rezoned.

Assessment Summary

The proposal is for three double storey dwellings in the Residential Growth Zone 1. Each dwelling would have three bedrooms. Dwellings 1 and 2 would have a double garage and dwelling 3 would have a double car port. At the time the application was submitted the proposal had no adjoining sensitive interfaces. To the north-west the site is used as a dental clinic, to the south-west the site is the Tom Houlahan Centre which is used as a Community Health and Support Services Centre, and the adjoining site to the south-east was a vacant site at the time the application. A site visit was conducted on 21 February 2019 and a double storey dwelling has commenced construction on this neighbouring vacant site (a planning permit is not required for the construction of a single dwelling on this site).

The proposal been assessed against Clause 22.09 'Residential Development and Neighbourhood Character Policy', Clause 55 'Two or more Dwellings on a lot and Residential Buildings' and Clause 52.06 'Car Parking' of the Greater Dandenong Planning Scheme.

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 Growth Zone 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.

2.2.1 Town Planning Application - No. 2 Ronald Street, Dandenong (Planning Application No. PLN18/0540) (Cont.)

Subject Site and Surrounds

Subject Site

The subject site (known as Lot 21 on Plan of Subdivision 012487) is regular in shape and has a total area of 626 square metres. A crossover exits on the northern west corner of the subject site;

The site is located on the south side of Ronald Street;

The site has a frontage of 15.88 metres, and north-west and south-east boundaries of 39.45 metres;

The site is relatively flat;

The site is currently vacant;

A 1.22 metre wide drainage easement is present to the rear of the subject site; and

The subject site has minimal vegetation, with two trees located to the rear of the site. A Council street tree is located on the nature strip at the front beyond the front of the subject site.

Surrounding Area

The subject site is within the Declared Area of Dandenong (however the nature of the application does not trigger the Minister for Planning to be the Responsible Authority);

The subject site has no residential interfaces;

The adjoining use to the rear of the subject site is the Tom Houlahan Centre which is used as a Community Health and Support Services Centre;

The adjoining land to the north-west is used as a dental surgery with the car park immediately abutting the common boundary;

The adjoining lot to the south-east was vacant at the time the application was submitted. A double storey dwelling has since begun construction;

More broadly, the surrounding land to the north of Ronald Street is primarily residential land, characterised by a mixture of single storey detached dwellings on a lot, double storey detached dwellings on a lot and double storey multi-dwelling developments;

There are a number of large trees on the rear and north-west boundary;

The subject site is located approximately 84 metres (as the crow flies) from the Dandenong Activity Centre;

Dandenong Primary School is located 10 metres (as the crow flies) from the subject site; and

The site is well serviced with public transport and is within close proximity to Dandenong Railway Station.

**2.2.1 Town Planning Application - No. 2 Ronald Street, Dandenong (Planning Application No. PLN18/0540)
(Cont.)**

Locality Plan



Aerial Plan

2.2.1 Town Planning Application - No. 2 Ronald Street, Dandenong (Planning Application No. PLN18/0540) (Cont.)



Background

Previous Applications

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

- Planning application PLN17/0003 was withdrawn on 10 April 2017 and was for the construction of ten (10) triples storey dwellings over 2 lots (2 & 4 Ronald Street).

Proposal

The application proposes the development of the land for three double storey dwellings. Details of the proposal are as follows:

Type of proposal	Multi-unit development: attached townhouses
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2.2.1 Town Planning Application - No. 2 Ronald Street, Dandenong (Planning Application No. PLN18/0540) (Cont.)

Number of dwellings	Three (3)
Levels	Two (2) storeys
Height	7.29 metres
Oriented to	Ronald Street
External materials	<p>The proposed materials schedule includes brick, rendered cladding, woodgrain sheet cladding and aluminium windows.</p> <p>The proposed colour schedule includes charcoal roof tiles, brown brickwork, grey render and monument colorbond and aluminium.</p>
Setbacks	<p>Ground floor:</p> <p>North-east: 5 metres</p> <p>South-east: 0 metres (wall on boundary)</p> <p>North-west: 0 metres (wall on boundary)</p> <p>South-west: 3 metres</p> <p>First floor:</p> <p>North-east: 5.125 metres</p> <p>South-east: 1.775 metres</p> <p>North-west: 1.96metres</p> <p>South-west: 2.134 metres</p>
Private open space	<p>Dwelling 1: 89.2 square metres of private open space, with a minimum area of 27 square metres of secluded private open space to the side of the dwelling, with a minimum dimension of 3.39 metres and convenient access from a living room.</p> <p>Dwelling 2: 40 square metres of secluded private open space, with a minimum area of 25.3 square metres of secluded private open space located at the rear of the dwelling, with a minimum dimension of 3 metres and convenient access from a living room.</p>

2.2.1 Town Planning Application - No. 2 Ronald Street, Dandenong (Planning Application No. PLN18/0540) (Cont.)

	Dwelling 3: 40 square metres of secluded private open space, with a minimum area of 30.44 square metres of secluded private open space located at the rear of the dwelling, with a minimum dimension of 3 metres and convenient access from a living room.
Number of car parking spaces required	A total of 6 car parking spaces are required pursuant to Clause 52.06-5 No visitor car parking spaces are required. The site is located within the Principal Public Transport Network area
Number of car parking spaces provided	A total of 6 car parking spaces has been provided
Type of car parking	Dwellings 1 and 2 would have double garages and dwelling 3 would be required to have a double car port.
Access	A 3.1 metre crossover exists to the northern corner of the site. Access would be provided through a shared driveway running adjacent to the north-western boundary of the site.
Front fence	No front fence proposed
Garden Area	The area is within the Residential Growth Zone and therefore garden area is not applicable.
Easements and assets	A 1.22 metre wide council drainage easement is located to the rear of the site.

A copy of the submitted plans 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: to construct two or more dwellings on a lot pursuant to Clause 32.07-5 of the Residential Growth Zone.

2.2.1 Town Planning Application - No. 2 Ronald Street, Dandenong (Planning Application No. PLN18/0540) (Cont.)

The relevant controls and policies are as follows:

Zoning Controls

The subject site is located in a Residential Growth Zone, as is the surrounding residential area.

The purpose of the Residential Growth Zone outlined at Clause 32.07 is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To provide housing at increased densities in buildings up to and including four storey buildings.*
- *To encourage a diversity of housing types in locations offering good access to services and transport including activity centres and town centres.*
- *To encourage a scale of development that provides a transition between areas of more intensive use and development and other residential areas.*
- *To ensure residential development achieves design objectives specifies in a schedule to this zone.*
- *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 32.07-5, a permit is required to construct two or more dwellings on a lot.

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

- Standard B6 (Minimum street setback) – As per B6 or 5 metres, whichever is the lesser;
- Standard B8 (Site coverage) – Maximum of 70%;
- Standard B13 (Landscaping) – 70% of ground level front setback planted with substantial landscaping and canopy trees; and
- Standard B32 (Front fence height) – Maximum 1.5 metre height in streets in a Road Zone, and a maximum 1.2 metre height for other streets.

Overlay Controls

No overlays affect the subject site or surrounding area.

Planning Policy Framework

The Planning Policy Framework 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*

2.2.1 Town Planning Application - No. 2 Ronald Street, Dandenong (Planning Application No. PLN18/0540) (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 assets and enable the orderly provision and co-ordination of 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)*
- (f) to facilitate the provision of affordable housing in Victoria*
- 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 Planning Policy Framework that are relevant to this application.

Settlement (Clause 11)

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

- *To ensure a sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional and other community uses.*
- *To facilitate the orderly development of urban areas.*
- *To manage the sequence of development in areas of growth so that services are available from early in the life of new communities.*

Clause 11.03 relates to Planning for Places and includes Clause 11.03-1S relating to Activity centres. Objectives of this Clause include:

- *To encourage the concentration of major retail, residential, commercial, administrative, entertainment and cultural developments into activity centres that are highly accessible to the community.*

Built Environment and Heritage (Clause 15)

Planning should achieve the following relevant objectives:

- *To create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity.*
- *To achieve neighbourhoods that foster healthy and active living and community wellbeing.*
- *To create a distinctive and liveable city with quality design and amenity.*
- *To achieve building design outcomes that contribute positively to the local context and enhance the public realm.*
- *To recognise, support and protect neighbourhood character, cultural identity, and sense of place.*

Housing (Clause 16)

Clause 16 contains the following relevant objectives:

2.2.1 Town Planning Application - No. 2 Ronald Street, Dandenong (Planning Application No. PLN18/0540) (Cont.)

- *To promote a housing market that meets community needs.*
- *To provide for a range of housing types to meet diverse needs.*
- *To locate new housing in designated locations that offer good access to jobs, services and transport.*
- *Identify areas that offer opportunities for more medium and high density housing near employment and transport in Metropolitan Melbourne.*
- *Direct new housing to areas with appropriate infrastructure.*
- *Create mixed-use neighbourhoods at varying densities that offer more choice in housing.*
- *To deliver more affordable housing closer to jobs, transport and services.*

Clause 18 (Transport)

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

- *Plan urban development to make jobs and community services more accessible by:*
 - *Ensuring equitable 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).*
- *While there is a clear pre-dominance of single detached dwellings, there are a range of other types of dwellings including dual occupancies, villa-units, town houses and apartments. The highest concentration of older villa units and apartments and more recent multi-unit redevelopments have occurred around central Dandenong, Springvale and Noble Park activity centres (Clause 21.02-4).*
- *With diverse cultural groups that call Greater Dandenong home, there are certain distinct precincts that are emerging that have their own character. Their built form is characterised by buildings with flat unarticulated facades, prominent balconies, limited frontage/side setbacks, limited or no landscaping (Clause 21.02-4).*

2.2.1 Town Planning Application - No. 2 Ronald Street, Dandenong (Planning Application No. PLN18/0540) (Cont.)

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

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)

This Clause contains the following relevant key points and strategies:

- *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.*
- *Encourage a mix of housing types that better reflects the cross section of the community in Greater Dandenong.*

Clause 21.05-1 (Urban design, character, streetscapes and landscapes)

This Clause contains the following relevant objectives and strategies:

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

2.2.1 Town Planning Application - No. 2 Ronald Street, Dandenong (Planning Application No. PLN18/0540) (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 improve the quality, consistency and functions of the city's environment*
 - *Encourage new developments which are adjacent to public open spaces to address and complement the open space.*
 - *Encourage interconnected pedestrian links and bicycle paths to public transport and recreation facilities.*
 - *Apply the Residential Development and Neighbourhood Character Policy at Clause 22.09.*
- *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.*
 - *Ensure that landscaping is designed in accordance with 'Crime Prevention Through Environmental Design' (CPTED) principles.*

Clause 22.09 (Residential Development & Neighbourhood Character Policy)

The following objectives at Clause 22.09-2 are:

- *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.*

2.2.1 Town Planning Application - No. 2 Ronald Street, Dandenong (Planning Application No. PLN18/0540) (Cont.)

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

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

Clause 22.09-3.2 (Substantial Change Areas) provides design principles which are identified as follows:

- *Preferred housing type – The preferred housing type for the Substantial Change Area is medium to high density.*
- *Building Height – The preferred maximum building height for land within the RGZ1 and RGZ2 is up to 4 storeys, including ground level.*
- *Bulk and Built Form –*
 - *Building bulk and height can be relatively uniform throughout the depth of sites, where articulated building elevations and well-proportioned ground level setbacks to upper levels are provided at the front, side and rear of buildings to allow for substantial landscaping to soften the built form*
 - *Upper level tiering may be appropriate in some cases with upper levels recessed from view. Tiered building profiles that result in excessive upper level setbacks should be avoided.*
 - *Separation between upper levels of dwellings on a site is not generally needed, provided the building portrays a high standard of design and does not result in unreasonable amenity impacts.*
 - *The bulk and mass of the upper levels of any dwelling should not have an unreasonable adverse impact on the amenity of adjacent residential secluded private open spaces.*
 - *Residential development should be well articulated through the use of contrast, texture, variation in forms, materials, openings, colours and the inclusion of vertical design elements.*

2.2.1 Town Planning Application - No. 2 Ronald Street, Dandenong (Planning Application No. PLN18/0540) (Cont.)

- *Site Design – High density residential developments should provide safe and innovative communal open spaces.*

Particular Provisions

Clause 52.06 (Car parking)

The provision of Car Parking must be considered for this proposal. The purposes of this provision are:

- *To ensure that car parking is provided in accordance with the Municipal Planning Strategy and 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 required spaces are identified in the table to Clause 52.06-5. The table at Clause 52.06-5 notes that a dwelling with one or two bedrooms requires one (1) car space and a dwelling with three or more bedrooms requires two (2) car spaces. One (1) car parking space is required for visitors to every five dwellings for developments of five or more dwellings.

Car parking is to be designed and constructed in accordance with the requirements of Clause 52.06-9 of the Scheme.

An assessment of Clause 52.06 is included as Attachment 5.

Clause 55 (Two or more Dwellings on a lot and Residential Buildings)

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 purpose of this clause is:

- *To implement the Municipal Planning Strategy and the Local 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:

2.2.1 Town Planning Application - No. 2 Ronald Street, Dandenong (Planning Application No. PLN18/0540) (Cont.)

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

An assessment of Clause 55 is included as Attachment 4.

General Provisions

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

Proposed Planning Scheme Amendments

Planning Scheme Amendment C182 was adopted by Council on 22 August 2016. Planning Scheme Amendment C182 (part 1) was approved by the Minister on 21 December 2017. Planning Scheme Amendment C182 (part 2) has not yet been approved by the Minister and remains a seriously entertained document. Pursuant to Section 60(1A)(h) of the Planning and Environment Act 1987, Council, before deciding on an application, if the circumstances appear to so require, may consider any [amendment](#) to the planning scheme which has been adopted by a planning authority but not, as at the date on which the application is considered, approved by the Minister or a planning authority. Amendment C182 (part 2) proposes to rezone some land, including the subject site, to Residential Growth Zone Schedule 3. It also makes changes to Clause 22.09 to reference the Residential Growth Zone Schedule 3 and provide specific design guidelines for development within the Residential Growth Zone Schedule 3.

It is noted that the proposal is affected by the ‘**seriously entertained**’ **Amendment C182 (part 2)**, which for this particular site, seeks to change the zone from the Residential Growth Zone – Schedule 1 (RGZ1) to the Residential Growth Zone – Schedule 3 (RGZ3). The proposal is consistent with the design guidelines set out in the amended Clause 22.09 in planning scheme amendment C182 (part 2). A full assessment included at the end of Attachment 4).

Restrictive Covenants

No restrictive covenants are registered to the Certificate of Title.

Council Plan 2017-2021 – Strategic Objectives, Strategies and Plans

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

Diversity (Access & Equity)

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

2.2.1 Town Planning Application - No. 2 Ronald Street, Dandenong (Planning Application No. PLN18/0540) (Cont.)

Community Safety

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

Safe Design Guidelines

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

Referrals

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

Internal Referrals	
Civil Development	Have raised preliminary concerns regarding a garage being built over an easement. Condition 1.4 addresses this issue by requiring the garage to be amended to a carport
Asset Planning	No objections, subject to conditions on permit.
Transport Planning	No objections, subject to conditions on permit

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 Ronald Street.

The notification has been carried out correctly.

Council has received three (3) objections to date.

The location of the objectors is shown in Attachment 2.

2.2.1 Town Planning Application - No. 2 Ronald Street, Dandenong (Planning Application No. PLN18/0540) (Cont.)

Consultation

A consultative meeting was held on 21 February 2019, with the applicant, objectors and Council representatives in attendance. Whilst the issues were discussed at length there was no resolution and the objections/submissions stand as received.

Summary of Grounds of Submissions/Objections

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

Inadequate car parking, traffic and car parking issues

A number of concerns have been raised by the objectors with respect to an increase in traffic and car parking, including a lack of street parking, lack of visitor car parking provided within the proposal, an increase in traffic congestion and noise associated with traffic, and the overall impact on safety.

Council officers note that all car parking spaces have been provided in accordance with Clause 52.06-5. The proposal was referred to Council's Transport Planning Department who have not raised any further concern with respect to on-street parking, congestion or the like.

Pursuant to Table 1 to Clause 52.06-1, a visitor space is required to every 5 dwellings for developments of 5 or more dwellings. As the proposal is for 3 dwellings, no visitor car parking spaces are required within the proposal.

The development would propose one crossover where one previously existed. The proposal would comply with the Car Parking Principle of Clause 22.09-3.1 and would maximise the retention/provision of on-street car parking.

It is therefore considered that the proposal is highly unlikely to result in unacceptable traffic congestion or other traffic issues.

Privacy and 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.

To the north-west is a dental clinic and to the rear is a Health and Community Services building. These uses are non-sensitive interfaces and as such, the proposal would not have direct views into secluded private open space, adjoining habitable room window, balcony, terrace, deck or patio, and would not be required to be screened.

The adjoining site to the south-east was previously a vacant block of land. However, a double storey dwelling has since begun construction. Windows facing this boundary have been screened and meet the requirements of Standard B22 in Clause 55.04-6 (Overlooking objective) of the Greater Dandenong Planning Scheme.

Lack of private open space

2.2.1 Town Planning Application - No. 2 Ronald Street, Dandenong (Planning Application No. PLN18/0540) (Cont.)

The proposed development meets the requirements of Standard B28 in Clause 55.05-4 (Private open space objective) of the Greater Dandenong Planning Scheme. It is considered that the areas of open space provided are acceptable.

Overdevelopment of the site

The proposal meets the requirements set out in the Greater Dandenong Planning Scheme for private open space, car parking spaces, setbacks, landscaping and storage. The proposal also meets the varied standards proposed in Planning Scheme Amendment C182 (Part 2). In addition, the rooms within the dwelling are functional. It is not considered that the proposal would be an overdevelopment of the site.

Removal of vegetation and the impact on neighbourhood character

The removal of vegetation on the site does not require a planning permit. While a landscape plan has not been provided with the application, if a permit were to be granted, permit condition 2 would require a landscape plan to be prepared by a suitably qualified professional and to show at least two canopy trees within the front garden, as well as a canopy tree in the rear yard of each dwelling and substantial quality landscaping along side boundaries where possible. This will ensure that the site is adequately landscaped to provide the 'landscape character' that the local policy at Clause 22.09 is seeking to achieve.

Increase in hard paved surfaces and additional stormwater run off

The proposed development would meet the requirements of Standard B9 in Clause 55.03-4 (Permeability and stormwater management objectives) of the Greater Dandenong Planning Scheme. Permit conditions can ensure that stormwater is collected and retained on site and discharged into the drainage system at pre development peak discharge rates.

Neighbourhood character

Concerns were raised by objectors that the proposal is inconsistent with the character of the street and surrounding area. The site is located within the Substantial Change Area which encourages well-designed medium to high density development. The proposal maintains consistency with the identified future character of the substantial change area, as well as consistency with the existing character of the surrounds with similar developments being located at 192 Foster Street East and 7 and 9 Ronald Street.

Subject site is proposed to be rezoned

Amendment C182 (Part 2) would rezone the subject site from Residential Growth Zone 1 to Residential Growth Zone 3. The key differences between the two schedules is the preferred maximum number of storeys and the extent of private open space required (Standard B28). Schedule 1 to Clause 32.07 (Residential Growth Zone) does not vary the requirements of Standard B28, and also seeks a maximum of 4 storeys. Alternatively, Schedule 3 to Clause 32.07 varies the requirements of Standard B28, with the variation applying to balconies and is as follows: '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.' In addition, the Residential Growth Zone 3 seeks a maximum height of 3 storeys.

2.2.1 Town Planning Application - No. 2 Ronald Street, Dandenong (Planning Application No. PLN18/0540) (Cont.)

The proposal has been assessed against the varied requirements of Schedule 3 to the Residential Growth Zone and no balconies are proposed within the development and it only seeks to have a maximum of 2 storeys. The proposal would therefore comply with both the Residential Growth Zone 1 and Residential Growth Zone 3.

Assessment

Use

As outlined in Clause 32.07-2 (Residential Growth Zone), a dwelling is listed as a Section 1 use and a planning permit is not required for the use of the proposal.

Development

The subject site is located within an established residential area and is well suited for the development of medium density housing given that the site is located within easy walking distance of many community facilities and public transport. The proposal also seeks to reduce pressure on the urban fringe by providing three (3) dwellings where previously nil (0) existed through the redevelopment of the site, thereby ensuring that the housing required for the growing population is facilitated.

As required by the Residential Growth Zone that applies to this site, the proposed development has been assessed against the provisions of Clause 55 of the Greater Dandenong Planning Scheme (full assessment attached as Attachment 4). The proposed development has also been assessed against Clause 22.09 and Clause 52.06 of the Greater Dandenong Planning Scheme (full assessments attached as Attachments 3 and 5 respectively). The proposal has also been assessed against the varied requirements of Schedule 3 to the Residential Growth Zone as set out in Planning Scheme Amendment C182 (full assessment included in attachment 4). The proposal complies with all requirements of these clauses, except where nominated in the abovementioned attachments and discussed below.

The proposed development of three (3) dwellings is considered to be in line with the purpose and objectives of the Residential Growth Zone 1 and the Residential Growth Zone 3.

Planning Policy Framework / Local Planning Policy Framework

In considering the Planning Policy Framework and the Local Planning Policy Framework, Council can establish that an acceptable proposal will be guided by:

- Clause 55 *Two or more dwellings on a lot*; and
- Clause 22.09 *Residential Development and Neighbourhood Character*.

Each of these Clauses ensure that Council facilitates the orderly development of urban areas, which is a specific objective of Clause 11.02 *Settlement*.

The objectives of Clause 15.01-01S *Urban Design*, Clause 15.01-02S *Building Design* and Clause 21.05-1 *Built Form* outline the key considerations in which a development must respond to urban design, character, streetscapes and landscape issues.

2.2.1 Town Planning Application - No. 2 Ronald Street, Dandenong (Planning Application No. PLN18/0540) (Cont.)

It is considered that the proposed design response respects the preferred neighbourhood character of the substantial change area by providing a medium density housing typology in the form of two storey townhouses.

The proposal is of a high quality urban design, with physical recession, articulation, varied use of materials, textures and other visual interest.

The overall layout incorporates acceptable landscaping treatments across the site as evident in indicative landscaping. This includes significant canopy tree and shrubbery plantings within well-proportioned setback areas to allow growth to maturity.

The proposal is also located within an area subject to substantial change with other multi-unit developments of a similar scale and massing being found within the surrounding residential area. The proposal's compliance with Clause 22.09 and Clause 55 (subject to conditions) ensures that the development would achieve the objectives set out in Clause 15.01 and Clause 21.05-1.

As such, Council officers recommend that the application be approved subject to planning permit conditions as necessary.

Clause 22.09 Assessment

An assessment against the design principles of Clause 22.09 is included at Attachment 3 of this report. This proposal provides a design response which is consistent with the preferred character envisaged by Clause 22.09, and is considered to comply with the requirements of this clause.

Clause 55 Assessment

The proposal is considered to comply with the requirements of this clause, except in the following instances:

Clause 55.03-6 Standard B12 – Landscaping objectives

Relevant objective: *“To encourage development that respects the landscape character of the neighbourhood”* and *“To provide appropriate landscaping”*.

A detailed landscape plan has not been submitted as part of the application. However, if a permit were to be granted Condition 2 would require a detailed landscape plan to be submitted. Specifically Condition 2.6 and 2.7 would be requested so that the site would be able to achieve a revegetation of the site consistent with the surrounding properties and an improved landscape character.

Clause 55.03-10 Standard B15 – Parking location objectives

Relevant objective: *“To protect residents from vehicular noise from within a development.”*

In its current form, the habitable room kitchen window to Dwelling 2 would fail to comply with Standard B22 as the window would not be located 1.5 metres from the shared accessway and would not have a sill height of 1.4 metres above the accessway.

2.2.1 Town Planning Application - No. 2 Ronald Street, Dandenong (Planning Application No. PLN18/0540) (Cont.)

Permit Condition 1.3 requires the window be treated with acoustic glazing so that future residents would be protected from vehicular noise within the development.

Clause 55.06-4 Standard B34 – Site services objectives

Relevant objective: *“To ensure that site services can be installed and easily maintained.”*

A 1.22m wide drainage easement and 225mm diameter stormwater pipe is located adjacent to the rear boundary of the subject site. Council’s internal Civil Development department will not support a garage structure over this area.

Council’s internal Asset Department has recommended Condition 1.4, which requires that the garage be amended to be a carport so that the easement can be maintained efficiently and economically.

Clause 52.06 Assessment

The proposal is considered to comply with the requirements of this clause, except in the following instances:

Clause 52.06-9 Design standards for car parking – Design Standard 1 – Accessways

Relevant standard: *“Accessway must: Be at least 3 metres wide.”*

The accessway has a minimum width of 2.59 metres wide and would not be at least 3 metres wide for the duration of the entire accessway. The area of non-compliance relates to the area of accessway on the north-west side of dwelling 1. Extending the accessway to 3 metres wide at this location would not impact on the built form of the dwelling.

Condition 1.5 would require that the accessway width be amended to be at least 3 metres wide for the duration of the entire accessway (Condition 1.5).

Planning Scheme Amendments

The proposal meets the requirements set out in Clause 22.09 and the varied requirements of Schedule 3 to Clause 32.07 Residential Growth Zone as proposed in Planning Scheme Amendment C182 (part 2) (full assessment included at the end of Attachments 4). Planning Scheme Amendment C182 was adopted by Council on 22 August 2016. As mentioned above, Planning Scheme Amendment C182 (part 1) was approved by the Minister on 21 December 2017. Planning Scheme Amendment C182 (part 2) has not yet been approved by the Minister and remains a seriously entertained document. Pursuant to Section 60(1A)(h) of the Planning and Environment Act 1987, Council, before deciding on an application, if the circumstances appear to so require, may consider any [amendment](#) to the planning scheme which has been adopted by a planning authority but not, as at the date on which the application is considered, approved by the Minister or a planning authority. The proposal is considered to meet the requirements set out in Clause 22.09 and the varied requirements of Schedule 3 to Clause 32.07 Residential Growth Zone as proposed in Planning Scheme Amendment C182 (part 2) (full assessment included at the end of Attachments 4).

**2.2.1 Town Planning Application - No. 2 Ronald Street, Dandenong (Planning Application No. PLN18/0540)
(Cont.)**

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 the decision guidelines of Clause 65, subject to conditions.

Recommendation

That Council resolves to issue a Notice of Decision to grant a permit in respect of the land known and described as 2 Ronald Street, DANDENONG, for the purpose of development of the land for three (3) double storey dwellings in accordance with the plans submitted with the application subject to the following conditions:

- 1. Before the development starts, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. The amended plans must be generally in accordance with the application but modified to show:**
 - 1.1 Letterboxes and all other structures (including visually obstructive fencing and landscaping) should be constructed to a maximum height of 900mm or relocated clear of a splayed area (2m x 2.5m) along the frontage road at access points in accordance with Dandenong Planning Scheme Clause 52.06-9;**
 - 1.2 Bollard lighting to be provided along the internal accessway in accordance with Condition 11;**
 - 1.3 A notation on plans for the kitchen window to Dwelling 2 to be provided with acoustic glazing;**
 - 1.4 The garage to Dwelling 3 to be amended to a carport with a minimum internal dimension of 6x5.5 metres;**
 - 1.5 The accessway to be at least 3 metres wide for the duration of the accessway;**
 - 1.6 Landscape plan in accordance with Condition 2.**

When approved, these plans will be endorsed and will form part of this permit
- 2. Before the approved development starts, and before any trees or vegetation are removed, and 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**

**2.2.1 Town Planning Application - No. 2 Ronald Street, Dandenong (Planning Application No. PLN18/0540)
(Cont.)**

dimension 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 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;**
- 2.7 at least two (2) advanced canopy trees with a minimum planting height of 1.5 metre within the front setback to dwelling 1;**

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.

- 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.**

2.2.1 Town Planning Application - No. 2 Ronald Street, Dandenong (Planning Application No. PLN18/0540) (Cont.)

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. **Collected stormwater must be retained onsite and discharged into the drainage system at pre development peak discharge rates as stated in the Legal Point of Discharge approval letter. Approval of drainage plan including any retention system within the property boundary is required Prior to the drainage plans being approved, a plan checking fee of 0.75% and supervision fee of 2.5% of the estimated cost of works is to be paid to Council.**
9. **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.**
10. **Except with the prior written consent of the Responsible Authority, floor levels shown on the endorsed plan/s must not be altered or modified.**
11. **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.**
12. **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.
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.**

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(Cont.)**

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

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

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

**2.2.1 Town Planning Application - No. 2 Ronald Street, Dandenong (Planning Application No. PLN18/0540)
(Cont.)**

STATUTORY PLANNING APPLICATIONS

**TOWN PLANNING APPLICATION – NO. 2 RONALD STREET, DANDENONG
(PLANNING APPLICATION NO. PLN18/0540)**

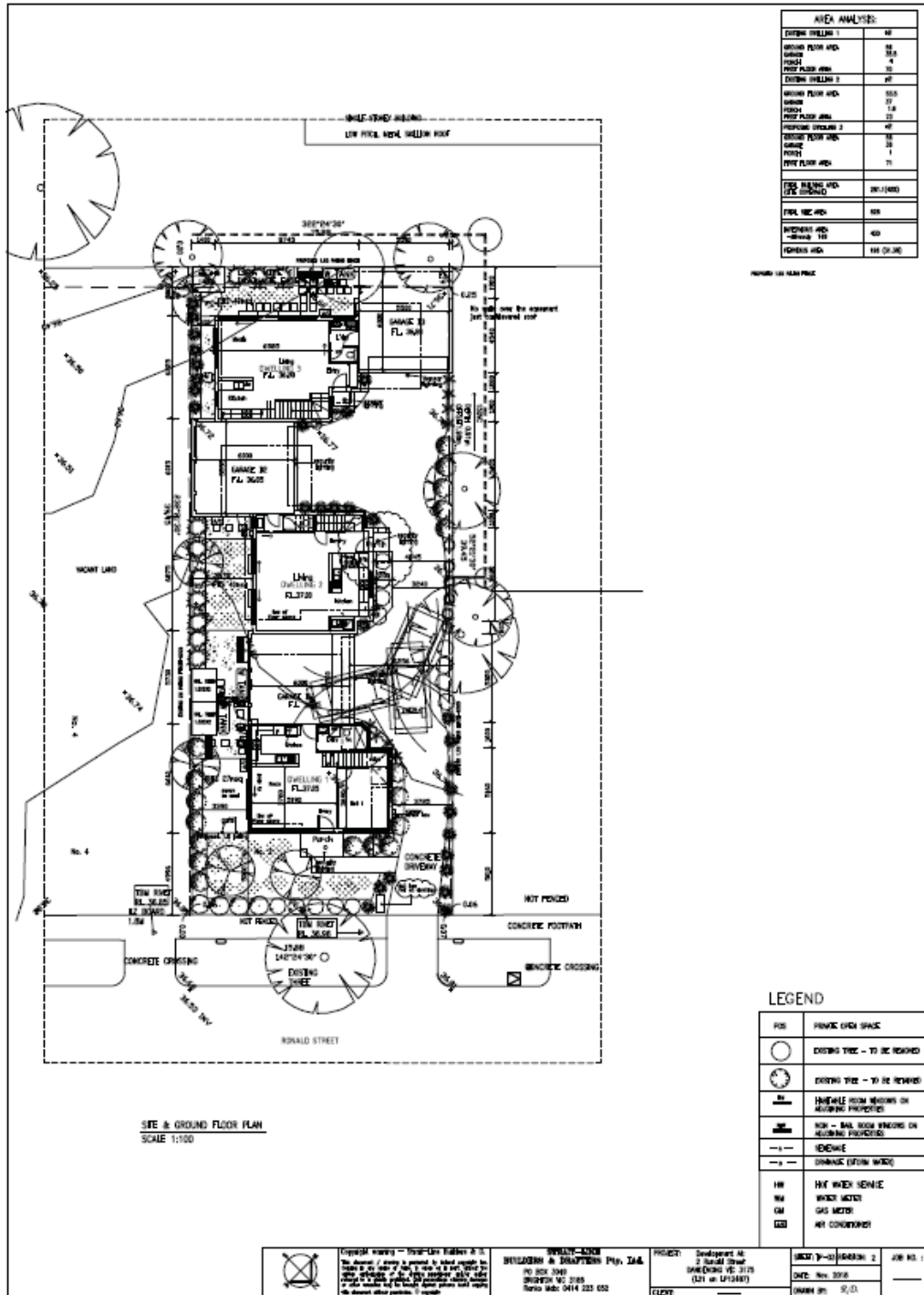
ATTACHMENT 1

SUBMITTED PLANS

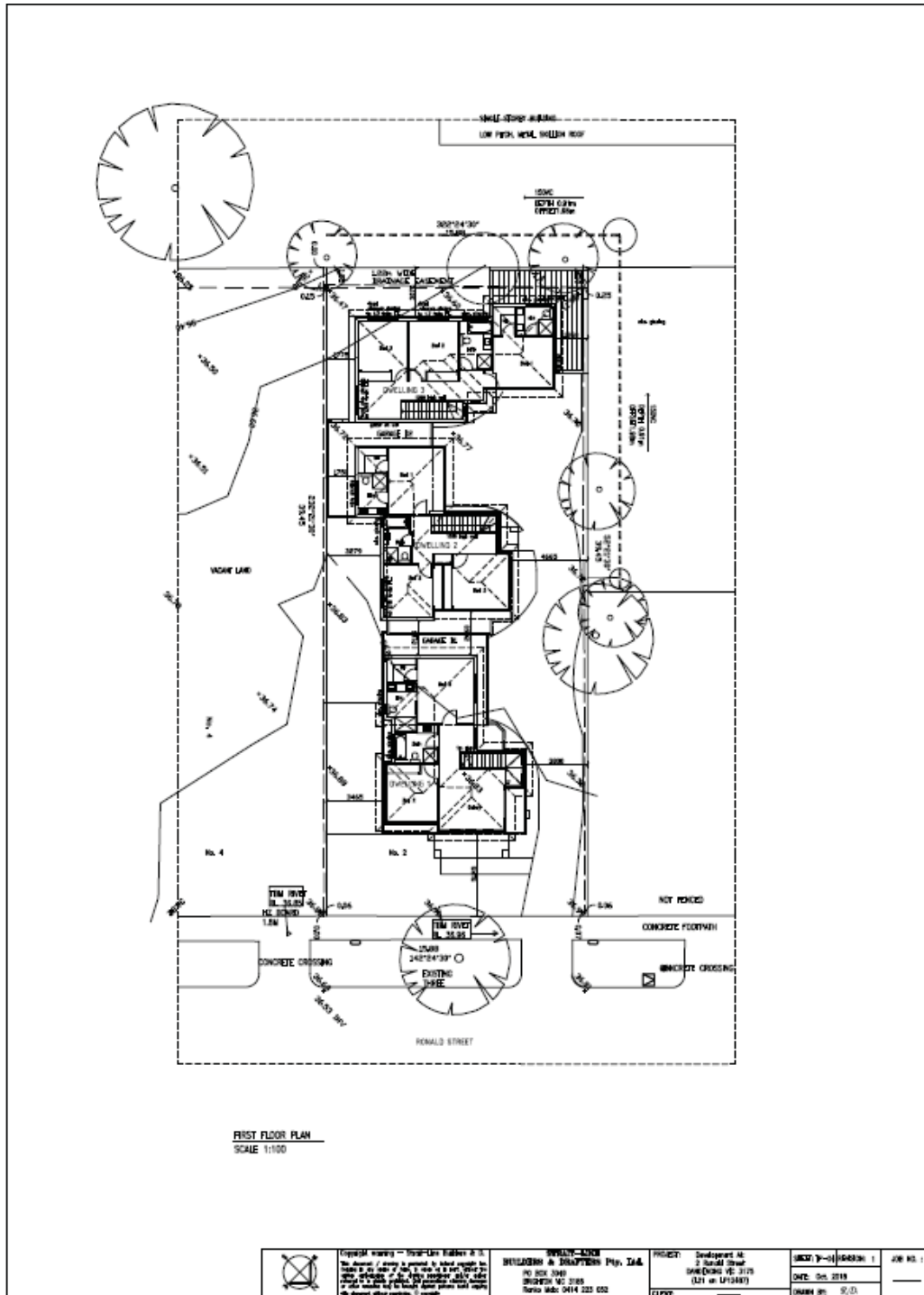
PAGES 4 (including cover)

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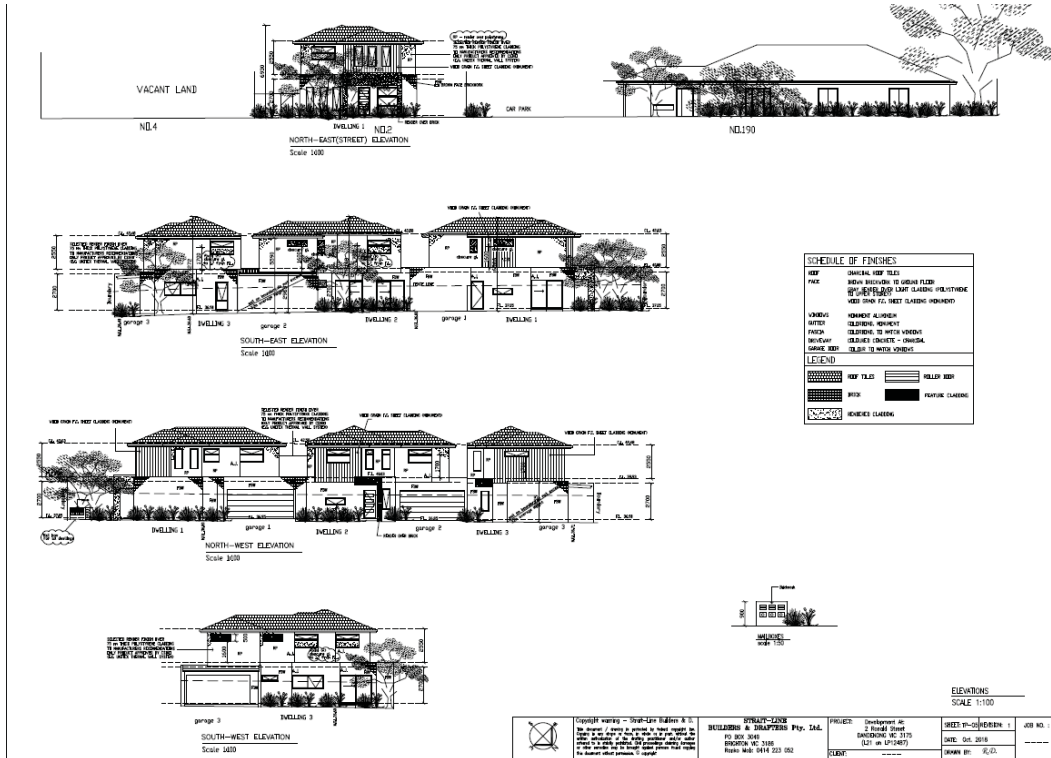
2.2.1 Town Planning Application - No. 2 Ronald Street, Dandenong (Planning Application No. PLN18/0540)
 (Cont.)



2.2.1 Town Planning Application - No. 2 Ronald Street, Dandenong (Planning Application No. PLN18/0540) (Cont.)



2.2.1 Town Planning Application - No. 2 Ronald Street, Dandenong (Planning Application No. PLN18/0540) (Cont.)



**2.2.1 Town Planning Application - No. 2 Ronald Street, Dandenong (Planning Application No. PLN18/0540)
(Cont.)**

STATUTORY PLANNING APPLICATIONS

**TOWN PLANNING APPLICATION – NO. 2 RONALD STREET, DANDENONG
(PLANNING APPLICATION NO. PLN18/0540)**

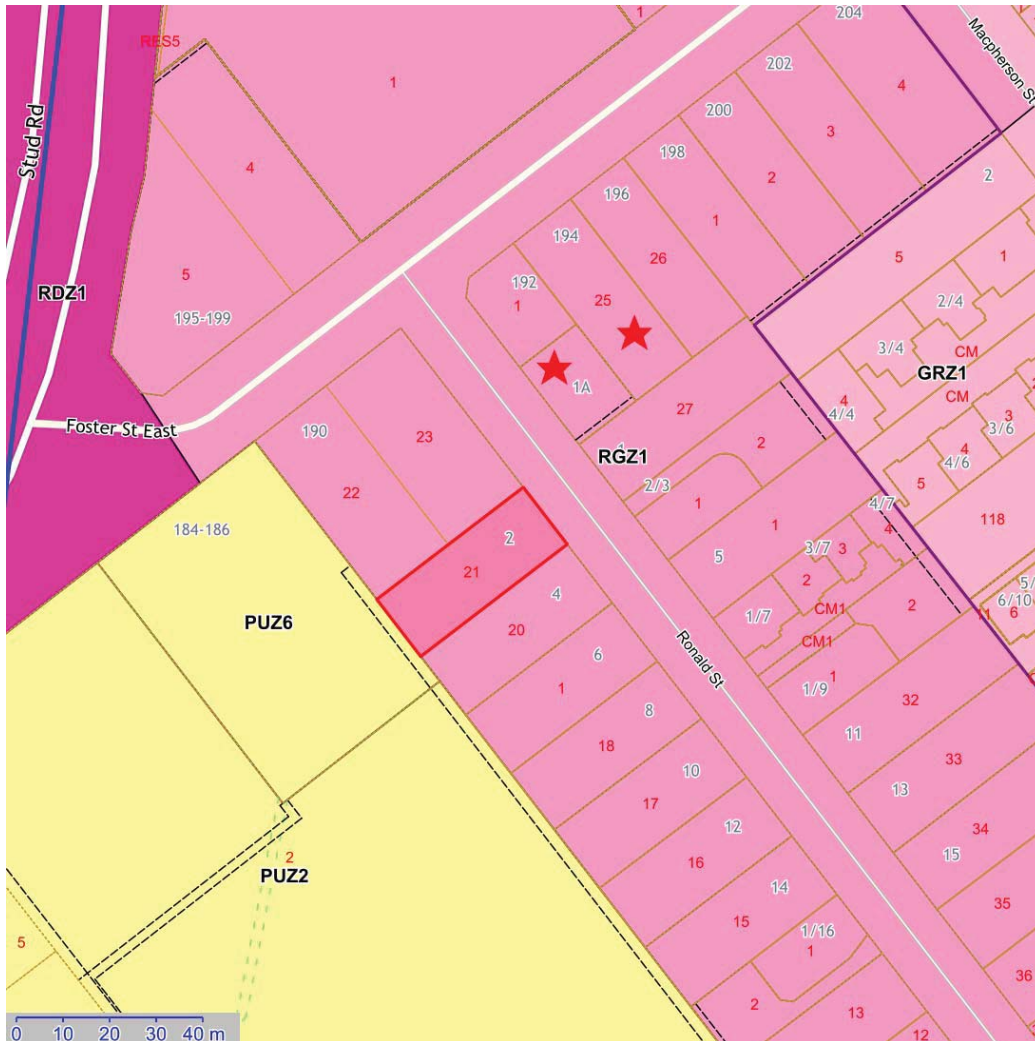
ATTACHMENT 2



LOCATION OF OBJECTORS

PAGES 2 (including cover)

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

**2.2.1 Town Planning Application - No. 2 Ronald Street, Dandenong (Planning Application No. PLN18/0540)
(Cont.)**



-  = Subject Site
-  = Location of objectors

* Objector from 14 Edward Avenue, DANDENONG not shown on map

**2.2.1 Town Planning Application - No. 2 Ronald Street, Dandenong (Planning Application No. PLN18/0540)
(Cont.)**

STATUTORY PLANNING APPLICATIONS

**TOWN PLANNING APPLICATION – 2 RONALD STREET, DANDENONG
(PLANNING APPLICATION NO PLN18/0540)]**

ATTACHMENT 3

CLAUSE 22 ASSESSMENT

PAGES 12 (including cover)

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

2.2.1 Town Planning Application - No. 2 Ronald Street, Dandenong (Planning Application No. PLN18/0540) (Cont.)

Assessment Table for Clause 22

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> <p>Incorporate active frontages including ground floor habitable room windows.</p>	<p>✓ Principle met Ground floor habitable room windows would be provided for all dwellings.</p>
	<p>Maximise the number of habitable room windows on all levels of residential buildings that overlook the public realm, streets, laneways, internal access ways and car parking areas.</p>	<p>✓ Principle met Passive surveillance has been provided with all dwellings having both ground and first floor habitable room windows which overlook the internal access way and car parking areas. Passive surveillance of the street is provided as dwelling 1 would have a number of ground and first floor windows fronting Ronald Street.</p>
	<p>Use semi-transparent fences to the street frontage.</p>	<p>✓ Principle met No front fence is proposed.</p>
	<p>Light communal spaces including main entrances and car parking areas with high mounted sensor-lights.</p>	<p>✓ Principle met High mounted sensor lighting would be provided to all dwelling entries and car parking areas.</p>
	<p>Ensure that all main entrances are visible and easily identifiable from the street.</p>	<p>✓ Principle met Dwelling 1 is oriented towards Ronald Street, and is easily identifiable from the street. The entry has a pedestrian pathway and porch, making it easily identifiable from the street. Dwellings 2 and 3 are oriented towards the internal accessway and are visible and easily identifiable.</p>

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

ORDINARY COUNCIL MEETING - AGENDA

2.2.1 Town Planning Application - No. 2 Ronald Street, Dandenong (Planning Application No. PLN18/0540) (Cont.)

Landscaping	Locate non-habitable rooms such as bathrooms, away from entrances and street frontage.	<p>✓ Principle met Non-habitable rooms are located away from entrances and street frontages.</p>
	Residential development should: Provide substantial, high quality on-site landscaping, including screen planting and canopy trees along ground level front and side and rear boundaries.	<p>✓ Principle met (with permit condition) A landscape plan has not been submitted and would be requested as a permit condition 2 if a permit were to be granted. Indicative landscaping highlights that the proposal would be capable of providing high-quality on-site landscaping, including screen planting and canopy trees. Indicative landscaping highlights the proposal would be capable of providing a canopy tree within each rear SPOS area, and two canopy trees within the front setback.</p>
	Provide substantial, high quality landscaping along vehicular accessways.	<p>✓ Principle met A landscaping strip has been provided along the vehicular accessway. The strip varies in width and is between 0.254m-0.9m.</p>
	Include the planting of at least one substantial canopy tree to each front setback and ground level secluded private open space area.	<p>✓ Principle met (with permit condition) A landscape plan has not been submitted and would be requested as a permit condition 2 if a permit were to be granted. Indicative landscaping highlights the proposal would be capable of providing a canopy tree within each rear SPOS area, and two canopy trees within the front setback.</p>
	Planting trees that are common to and perform well in the area.	<p>✓ Principle met (with permit condition) A landscape plan has not been submitted and would be requested as a permit condition 2 if a permit were to be granted.</p>

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ORDINARY COUNCIL MEETING - AGENDA

2.2.1 Town Planning Application - No. 2 Ronald Street, Dandenong (Planning Application No. PLN18/0540) (Cont.)

	<p>Avoid the removal of existing mature trees by incorporating their retention into the site design.</p>	<p>✓ Principle met (with permit condition) An existing tree to the rear of the site is proposed to be removed to accommodate the development. However, indicative landscaping highlights that the proposal would be able to accommodate for the planting of canopy trees. If a permit were to be granted, condition 2.6 and 2.7 would require a landscape plan to show at least two canopy trees in the front setback and at least one canopy tree within the rear secluded private open space of each dwelling, in addition to other smaller trees and shrubs.</p> <p>✓ Principle met The proposal would set aside 70% of the front setback for landscaping. Indicative landscaping would soften the built form when viewed from the street. The setbacks provided will allow for landscaping that will soften the appearance of the built form.</p> <p>✓ Principle met</p> <p>✓ Principle met The proposed setbacks would provide adequate opportunity for a canopy trees to grow to full maturity.</p> <p>✓ Principle met Permeability is well above the standard B9 specified in Clause 55.03-4. If a permit were to be granted, permit conditions 5, 6 and 8 would ensure that stormwater runoff is appropriately addressed.</p>
	<p>Use landscaping to soften the appearance of the built form when viewed from the street and to respect the amenity of adjoining properties.</p>	<p>✓ Principle met The proposal would set aside 70% of the front setback for landscaping. Indicative landscaping would soften the built form when viewed from the street. The setbacks provided will allow for landscaping that will soften the appearance of the built form.</p>
	<p>Ensure that landscaping also addresses the Safety Design Principles. Canopy trees should be planted in well proportioned setbacks/private open space that are sufficient to accommodate their future growth to maturity.</p>	<p>✓ Principle met The proposed setbacks would provide adequate opportunity for a canopy trees to grow to full maturity.</p>
	<p>Landscaping should minimise the impact of increased storm water runoff through water sensitive urban design and reduced impervious surfaces.</p>	<p>✓ Principle met Permeability is well above the standard B9 specified in Clause 55.03-4. If a permit were to be granted, permit conditions 5, 6 and 8 would ensure that stormwater runoff is appropriately addressed.</p>

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**2.2.1 Town Planning Application - No. 2 Ronald Street, Dandenong (Planning Application No. PLN18/0540)
 (Cont.)**

	<p>Landscaping should be sustainable, drought tolerant, and include indigenous species and be supported through the provision of rainwater tanks.</p>	<p>✓ Principle met (with permit condition) A landscape plan has not been submitted, but if a permit were to be granted would be asked as a standard permit condition. Water tanks are shown on plans.</p>
<p>Car parking</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 One crossover is proposed on an allotment of 15.88m. One crossover proposed where one previously existed, there are no changes to on street parking opportunities.</p> <p>✓ Principle met Car parking is integrated into the design on the building. The garages to dwellings 1 and 2 are located to the rear of the building and cannot be seen from the streetscape, maximising soft landscaping opportunities within the front setback. The garage to dwelling 3 is located to the side of the dwelling and is setback 33 metres from the front boundary. As such, it would not dominate the streetscape.</p> <p>✓ Principle met No parking proposed within the front setback.</p> <p>✓ Principle met Basement parking not proposed.</p>
<p>Setbacks, front</p>	<p>Residential developments should:</p>	

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ORDINARY COUNCIL MEETING - AGENDA

2.2.1 Town Planning Application - No. 2 Ronald Street, Dandenong (Planning Application No. PLN18/0540) (Cont.)

boundary and width	<p>Provide a front setback with fence design and height in keeping with the predominant street pattern.</p> <p>Maintain the apparent frontage width pattern.</p> <p>Provide appropriate side setbacks between buildings to enable screen planting where required, and at least one generous side setback to enable the retention of trees and/or the planting and future growth of trees to maturity.</p> <p>Provide open or low scale front fences to allow a visual connection between landscaping in front gardens and street tree planting.</p>	<p>✓ Principle met The 5m front setback is in keeping with the predominant street pattern and would comply with Standard B6 (Street setback objective). No front fence is proposed.</p> <p>✓ Principle met Apparent frontage width is maintained.</p> <p>✓ Principle met Appropriate setbacks have been provided which will enable screen planting and allow future canopy trees to grow to full maturity.</p> <p>✓ Principle met No front fence proposed</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 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>✓ Principle met All secluded private open space areas would be directly accessible from a main living area. The proposal would comply with Standard B28 (Private open space objective) and as such would be considered to be a useable space.</p> <p>✓ Principle met Ground level private open space areas would be able to accommodate boundary landscaping, domestic services and outdoor furniture.</p> <p>✓ Principle met The orientation of the allotment is a limitation to the private open space being located on the northern side of the development. However, the secluded private open space areas would have access to south-west, north-west or south-east solar access.</p>

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ORDINARY COUNCIL MEETING - AGENDA

2.2.1 Town Planning Application - No. 2 Ronald Street, Dandenong (Planning Application No. PLN18/0540) (Cont.)

	<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>✓ Principle met This principle is met for dwellings 1 and 3, the upper floors of the same dwelling do not encroach on the secluded private open space. The upper level to dwelling 2 would encroach on the secluded private open space. A variation to this principle would be considered appropriate for the following reasons:</p> <ul style="list-style-type: none"> • The proposal exceeds the requirements of secluded private open space of Standard B28 (Private open space); • The encroachment is minor and would reduce the secluded private open space area from 40sqm to 37sqm; • The reduction in space would not impact on the ability of the proposal to provide boundary landscaping, domestic services or outdoor furniture; and • The reduction would still result in a useable secluded private open space area.
<p>Bulk & Built Form</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>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>N/A</p> <p>✓ Principle met Similarly proportioned roof forms, windows, doors and verandahs</p> <p>✓ Principle met No balconies proposed</p>

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ORDINARY COUNCIL MEETING - AGENDA

2.2.1 Town Planning Application - No. 2 Ronald Street, Dandenong (Planning Application No. PLN18/0540) (Cont.)

	<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 site is currently vacant with no existing dwelling</p> <p>✓ Principle met The site is not adjacent to any identified heritage buildings</p>
<p>Site Design</p>	<p>Residential development should:</p> <p>Preserve the amenity of adjoining dwellings through responsive site design that considers the privacy, solar access and outlook of adjoining properties.</p>	<p>✓ Principle met At the time of submission the site had no adjoining dwellings. As such windows would not be required to be screened and solar access to adjoining dwellings is not required to be considered.</p> <p>A double storey dwelling has since begun construction on the south-west boundary. Habitable room windows of the subject site on this boundary would be screened in the following ways:</p> <ul style="list-style-type: none"> Have sill heights of at least 1.7 metres above floor level; and Have fixed, obscure glazing in any part of the window below 1.7 metre above floor level.
	<p>Maximise thermal performance and energy efficiency of the built form by addressing orientation, passive design and fabric performance</p>	<p>✓ Principle met Large windows are proposed to enable thermal performance and lessen reliance on artificial heating and cooling.</p>

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

ORDINARY COUNCIL MEETING - AGENDA

2.2.1 Town Planning Application - No. 2 Ronald Street, Dandenong (Planning Application No. PLN18/0540) (Cont.)

	<p>Ensure that building height, massing articulation responds sensitively to existing residential interfaces, site circumstances, setbacks and streetscape and reduces the need for screening.</p> <p>Provide sufficient setbacks (including the location of basements) to ensure the retention of existing trees and to accommodate the future growth of new trees.</p> <p>Provide suitable storage provisions for the management of operational waste</p> <p>Appropriately located suitable facilities to encourage public transport use, cycling and walking.</p>	<p>✓ Principle met Ground level living areas proposed, therefore, screening to the living areas is not required.</p> <p>✓ Principle met Proposed setbacks would accommodate trees growth to maturity.</p> <p>✓ Principle met The proposal provides space for waste storage</p> <p>✓ Principle met</p>
<p>Materials & Finishes</p>	<p>Residential development should:</p> <p>Use quality, durable building materials and finishes that are designed for residential purposes.</p> <p>Avoid the use of commercial or industrial style building materials and finishes.</p> <p>Avoid using materials such as rendered cement sheeting, unarticulated surfaces and excessive repetitive use of materials.</p>	<p>✓ Principle met Proposed materials of brick, render cladding and wood grain cladding are similar to those found in surrounding residential developments.</p> <p>✓ Principle met Proposed materials are suited to residential developments</p> <p>✓ Principle met Proposed materials are suited to residential developments. The proposal has been well articulated through the contrast and variation in materials.</p>

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

ORDINARY COUNCIL MEETING - AGENDA

2.2.1 Town Planning Application - No. 2 Ronald Street, Dandenong (Planning Application No. PLN18/0540) (Cont.)

	<p>Use a consistent simple palette of materials, colours finishes and architectural detailing.</p>	<p>✓ Principle met Proposed materials are suited to residential developments. The colour palette is of a consistent simple nature</p>
	<p>Maximise the ongoing affordability and sustainability of residential developments through the selection of low maintenance, resource and energy efficient materials and finishes that can be reasonably expected to endure for the life of the building.</p>	<p>✓ 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:</p> <p>Ensure that all domestic and building services are visually integrated into the design of the building and appropriately positioned or screened so as to not be seen from the street or adjoining properties.</p> <p>Be designed to avoid the location of domestic and building services:</p> <ul style="list-style-type: none"> • Within secluded private open space areas, including balconies; and • Where they may have noise impacts on adjoining habitable rooms and secluded private open space areas. 	<p>✓ Principle met Domestic services can be suitably integrated into the development.</p> <p>✓ Principle met Domestic services including water tanks, bins and clotheslines are located within the secluded private open space areas. This principle is considered to be met as the primary secluded private open space areas exceed the requirements of Standard B28 (Private open space). The location of these domestic services in the secluded private open space area would not reduce the useability.</p>
<p>Internal Amenity</p>	<p>Residential development should: Ensure that dwelling layouts have connectivity between the main living area and private open space.</p>	<p>✓ Principle met The dwellings have connectivity between the secluded private open space and the main living area.</p>

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

ORDINARY COUNCIL MEETING - AGENDA

2.2.1 Town Planning Application - No. 2 Ronald Street, Dandenong (Planning Application No. PLN18/0540) (Cont.)

	<p>Be designed to avoid reliance on borrowed light to habitable rooms.</p>	<p>✓ Principle met All habitable rooms have been provided with windows and no borrowed light has been relied upon.</p>
	<p>Ensure that balconies and habitable room windows are designed and located to reduce the need for excessive screening.</p>	<p>✓ Principle met As the proposal has no residential interfaces screening would not be required. However, the proposal has been screened in accordance with Standard B22 (Overlooking objective) on the south-east boundary, where a dwelling has begun construction. The front, rear and north-west boundary windows have not been screened. No balconies proposed.</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 Ground level living proposed.</p>

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

2.2.1 Town Planning Application - No. 2 Ronald Street, Dandenong (Planning Application No. PLN18/0540) (Cont.)

Clause 22.09-3.2 Design principles for Substantial Change Areas – Residential Growth Zone (RGZ)

Principles		Principle met/Principle not met/NA
Titles & Objectives		
Preferred housing types	The preferred housing types for the Substantial Change Area are medium to high density	✓ Principle met Three (3) dwellings proposed.
Building Height	The preferred maximum building height for land within the RGZ1 and RGZ2 is up to 4 storeys, including ground level.	✓ Principle met Two (2) storeys proposed
Bulk & Built Form	Building bulk and height can be relatively uniform throughout the depth of sites, where articulated building elevations and well proportioned ground level setbacks to upper levels are provided at the front, side and rear of buildings to allow for substantial landscaping to soften the built form.	✓ Principle met The proposal has been well articulated through the materials and finishes and recession of built form. Ground level and upper level setbacks at the front, side and rear of the building will allow for substantial landscaping to soften the built form.
	Upper level tiering may be appropriate in some cases with upper levels recessed from view. Tiered building profiles that result in excessive upper level setbacks should be avoided.	NA
	Separation between upper levels of dwellings on a site is not generally needed, provided the building portrays a high standard of design and does not result in unreasonable amenity impacts.	✓ Principle met Separation of the upper levels has been provided.
	The bulk and mass of the upper levels of any dwelling should not have an unreasonable adverse impact on the amenity of adjacent residential secluded private open spaces.	✓ Principle met No existing residential secluded private open space adjacent to the subject site.
	Residential development should be well articulated through the use of contrast, texture, variation in forms, materials, openings, colours and the inclusion of vertical design elements.	✓ Principle met The proposal has been well articulated through the contrast and variation of materials and finishes. The proposal has incorporated vertical design elements through the wood grain cladding.
Site Design	High density residential developments should provide safe and innovative communal open spaces.	NA

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.

**2.2.1 Town Planning Application - No. 2 Ronald Street, Dandenong (Planning Application No. PLN18/0540)
(Cont.)**

STATUTORY PLANNING APPLICATIONS

**TOWN PLANNING APPLICATION – 2 RONALD STREET, DANDENONG
(PLANNING APPLICATION NO PLN18/0540)**

ATTACHMENT 4

CLAUSE 55 ASSESSMENT

PAGES 43 (including cover)

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

2.2.1 Town Planning Application - No. 2 Ronald Street, Dandenong (Planning Application No. PLN18/0540) (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	<p>The design response must be appropriate to the neighbourhood and the site.</p> <p>The proposed design response must respect the existing or preferred neighbourhood character and respond to the features of the site.</p>	<p>Standard met Complies – see Clause 22.09 (attachment 3) for detailed assessment. The design response is appropriate to the neighbourhood and the site, which seeks to respect the preferred future character of the land and minimise any amenity impact to adjoining interfaces.</p> <p>Standard met Complies – see Clause 22.09 (attachment 3) for detailed assessment. The proposed design response respects the preferred neighbourhood character of the substantial change area by providing a medium density housing typology in the form of double storey townhouses. The proposal is of a high quality urban design, with physical recession, articulation, varied use of materials, textures and other visual interest. Indicative landscaping highlights that the proposal incorporates adequate landscaping treatments across the site. This includes significant canopy tree in each rear secluded private open space area, two canopy trees within the front setback and boundary landscaping within well-proportioned setback areas. The proposal is located within an area subject to substantial change with other multi-unit double storey developments, of a similar scale and massing located within the surrounding area.</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>	

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**2.2.1 Town Planning Application - No. 2 Ronald Street, Dandenong (Planning Application No. PLN18/0540)
(Cont.)**

To ensure that development responds to the features of the site and the surrounding area.

2.2.1 Town Planning Application - No. 2 Ronald Street, Dandenong (Planning Application No. PLN18/0540) (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>Complies. See Clause 22.09 Assessment. The application was accompanied by a written statement describing how the development is consistent with the relevant policies for housing to the satisfaction of Council</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>	

2.2.1 Town Planning Application - No. 2 Ronald Street, Dandenong (Planning Application No. PLN18/0540) (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. 	✓ Standard met Only three (3) dwellings proposed.
Objective	To encourage a range of dwellings sizes and types in developments of ten or more dwellings.	

ORDINARY COUNCIL MEETING - AGENDA

2.2.1 Town Planning Application - No. 2 Ronald Street, Dandenong (Planning Application No. PLN18/0540) (Cont.)

Clause 55.02-4 Infrastructure objectives

Standards		Standard Met/Standard Not Met/NA
Title & Objective Standard B4	Development should be connected to reticulated services, including reticulated sewerage, drainage, electricity and gas, if available.	Standard met The site is in an established residential area and can be connected to services.
	Development should not unreasonably exceed the capacity of utility services and infrastructure, including reticulated services and roads.	Standard met The site is in an established residential area and can be connected to services. Council's internal Asset Department has specified permit conditions in relation to stormwater discharge.
	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.	Standard met The site is in an established residential area and can be connected to services. Council's internal Asset Department has specified permit conditions in relation to stormwater discharge.
Decision Guidelines	The capacity of the existing infrastructure.	
	In the absence of reticulated sewerage, the capacity of the development to treat and retain all wastewater in accordance with the SEPP (Waters of Victoria) under the EPA 1970.	
	If the drainage system has little or no spare capacity, the capacity of the development to provide for stormwater drainage mitigation or upgrading of the local drainage system.	
Objectives	To ensure development is provided with appropriate utility services and infrastructure.	
	To ensure development does not unreasonably overload the capacity of utility services and infrastructure.	

ORDINARY COUNCIL MEETING - AGENDA

2.2.1 Town Planning Application - No. 2 Ronald Street, Dandenong (Planning Application No. PLN18/0540) (Cont.)

Clause 55.02-5 Integration with the street objective

Standards		Standard Met/Standard Not Met/NA
Title & Objective Standard B5	Developments should provide adequate vehicle and pedestrian links that maintain or enhance local accessibility.	Standard met The vehicle and pedestrian links provided are appropriate for the site. Dwelling 1 has a direct pedestrian pathway from the front of the site. Logical vehicular access is provided via one crossover and shared driveway to all proposed dwellings.
	Developments should be oriented to front existing and proposed streets.	Standard met Dwelling 1 is oriented towards Ronald Street. Dwellings 2 and 3 are oriented towards the shared accessway.
	High fencing in front of dwellings should be avoided if practicable.	Standard met No front fence proposed.
	Development next to existing public open space should be laid out to complement the open space.	Standard met Not applicable – the site is not adjacent to existing public open space.
Decision Guidelines	Any relevant urban design objective, policy or statement set out in this scheme. The design response.	
Objective	To integrate the layout of development with the street.	

ORDINARY COUNCIL MEETING - AGENDA

2.2.1 Town Planning Application - No. 2 Ronald Street, Dandenong (Planning Application No. PLN18/0540) (Cont.)

Clause 55.03-1 Street setback objective

Title & Objective	Standards		Standard Met/Standard Not Met/NA															
<p>Standard B6</p>	<p>Walls of buildings should be set back from streets at least the distance specified in a schedule to the zone: RGZ: 5 metres or as per <i>Table B1, whichever is the lesser.</i> GRZ: 7.5 metres or as per <i>Table B1, whichever is the lesser.</i> NRZ: As per <i>Table B1.</i> Table B1 Street setback</p> <table border="1" data-bbox="443 900 1185 1624"> <thead> <tr> <th data-bbox="443 1348 497 1624">Development context</th> <th data-bbox="443 1124 497 1348">Minimum setback from front street (metres)</th> <th data-bbox="443 900 497 1124">Minimum setback from a side street (metres)</th> </tr> </thead> <tbody> <tr> <td data-bbox="497 1348 630 1624"> <p>There is an existing building on both the abutting allotments facing the same street, and the site is not on a corner.</p> </td> <td data-bbox="497 1124 630 1348"> <p>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.</p> </td> <td data-bbox="497 900 630 1124"> <p>Not applicable</p> </td> </tr> <tr> <td data-bbox="630 1348 750 1624"> <p>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.</p> </td> <td data-bbox="630 1124 750 1348"> <p>The same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 9 metres, whichever is the lesser.</p> </td> <td data-bbox="630 900 750 1124"> <p>Not applicable</p> </td> </tr> <tr> <td data-bbox="750 1348 829 1624"> <p>There is no existing building on either of the abutting allotments facing the same street, and the site is not on a corner.</p> </td> <td data-bbox="750 1124 829 1348"> <p>6 metres for streets in a Road Zone, Category 1, and 4 metres for other streets.</p> </td> <td data-bbox="750 900 829 1124"> <p>Not applicable</p> </td> </tr> <tr> <td data-bbox="829 1348 1185 1624"> <p>The site is on a corner.</p> </td> <td data-bbox="829 1124 1185 1348"> <p>If there is a building on the abutting allotment facing the front street, the same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 9 metres, whichever is the lesser. If there is no building on the abutting allotment facing the front street, 6 metres for streets in a Road Zone, Category 1, and 4 metres for other streets.</p> </td> <td data-bbox="829 900 1185 1124"> <p>Front walls of new development fronting the side street of a corner site should be setback at least the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 3 metres, whichever is the lesser. Side walls of new development on a corner site should be setback the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 2 metres, whichever is the lesser.</p> </td> </tr> </tbody> </table>		Development context	Minimum setback from front street (metres)	Minimum setback from a side street (metres)	<p>There is an existing building on both the abutting allotments facing the same street, and the site is not on a corner.</p>	<p>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.</p>	<p>Not applicable</p>	<p>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.</p>	<p>The same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 9 metres, whichever is the lesser.</p>	<p>Not applicable</p>	<p>There is no existing building on either of the abutting allotments facing the same street, and the site is not on a corner.</p>	<p>6 metres for streets in a Road Zone, Category 1, and 4 metres for other streets.</p>	<p>Not applicable</p>	<p>The site is on a corner.</p>	<p>If there is a building on the abutting allotment facing the front street, the same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 9 metres, whichever is the lesser. If there is no building on the abutting allotment facing the front street, 6 metres for streets in a Road Zone, Category 1, and 4 metres for other streets.</p>	<p>Front walls of new development fronting the side street of a corner site should be setback at least the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 3 metres, whichever is the lesser. Side walls of new development on a corner site should be setback the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 2 metres, whichever is the lesser.</p>	<p>Standard met ✓ Complies. Required street setback: 5 metres. Proposed street setback: 5 metres. The porch height varies and would have a maximum height of 3.32 metres. The porch is an allowable encroachment into the setback.</p>
Development context	Minimum setback from front street (metres)	Minimum setback from a side street (metres)																
<p>There is an existing building on both the abutting allotments facing the same street, and the site is not on a corner.</p>	<p>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.</p>	<p>Not applicable</p>																
<p>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.</p>	<p>The same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 9 metres, whichever is the lesser.</p>	<p>Not applicable</p>																
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<p>The site is on a corner.</p>	<p>If there is a building on the abutting allotment facing the front street, the same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 9 metres, whichever is the lesser. If there is no building on the abutting allotment facing the front street, 6 metres for streets in a Road Zone, Category 1, and 4 metres for other streets.</p>	<p>Front walls of new development fronting the side street of a corner site should be setback at least the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 3 metres, whichever is the lesser. Side walls of new development on a corner site should be setback the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 2 metres, whichever is the lesser.</p>																

2.2.1 Town Planning Application - No. 2 Ronald Street, Dandenong (Planning Application No. PLN18/0540) (Cont.)

<p>Decision Guidelines</p>	<p>Any relevant neighbourhood character objective, policy or statement set out in this scheme. The design response. Whether a different setback would be more appropriate taking into account the prevailing setbacks of existing buildings on nearby lots. The visual impact of the building when viewed from the street and from adjoining properties. The value of retaining vegetation within the front setback.</p>	
<p>Objective</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>	

ORDINARY COUNCIL MEETING - AGENDA

2.2.1 Town Planning Application - No. 2 Ronald Street, Dandenong (Planning Application No. PLN18/0540) (Cont.)

Clause 55.03-2 Building height objective

Title & Objective	Standards	Standard Met/Standard Not Met/NA
<p>Standard B7</p>	<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><i>RGZ: 13.5 metres discretionary maximum (refer Clause 32.07-8 for details)</i></p> <p><i>GRZ: 11 metres / 3 storeys mandatory maximum (refer Clause 32.08-9)</i></p> <p><i>NRZ: 9 metres / 2 storeys mandatory maximum (refer Clause 32.09-9)</i></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>Complies.</p> <p>The proposal would have a maximum height of 7.29 metres. Double storey proposed.</p> <p>N/A</p>
<p>Decision Guidelines</p>	<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>	<p>Standard met</p> <p>There are no dwellings abutting the subject site. The site to the south-east is vacant and the site to the north-west is a single storey dental clinic.</p>
<p>Objective</p>	<p>To ensure that the height of buildings respects the existing or preferred neighbourhood character</p>	

2.2.1 Town Planning Application - No. 2 Ronald Street, Dandenong (Planning Application No. PLN18/0540) (Cont.)

Clause 55.03-3 Site coverage objective

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B8	<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>RGZ1: 70% RGZ2: 70% RGZ3: 70% GRZ1: 60% (none specified) GRZ2: 60% (none specified) NRZ1: 50%</p>	<p>Standard met Complies. Total building area – 281.1 square metres = 45%</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 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>	
Objective	<p>To ensure that the site coverage respects the existing or preferred neighbourhood character and responds to the features of the site.</p>	

2.2.1 Town Planning Application - No. 2 Ronald Street, Dandenong (Planning Application No. PLN18/0540) (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><u>RGZ1</u>: 20% <u>RGZ2</u>: 20% (<i>none specified</i>) <u>RGZ3</u>: 20% (<i>none specified</i>) <u>GRZ1</u>: 30% <u>GRZ2</u>: 20% (<i>none specified</i>) <u>NRZ1</u>: 40%</p>	<p>Standard met ✓ Standard met Complies. Pervious area – 196 square metres = 31.3%</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>	

2.2.1 Town Planning Application - No. 2 Ronald Street, Dandenong (Planning Application No. PLN18/0540) (Cont.)

Clause 55.03-5 Energy efficiency objectives

Title & Objective	Standards	Standard Met/Standard Not Met/NA
<p>Standard B10</p> <p>Buildings should be:</p> <ul style="list-style-type: none"> • Oriented to make appropriate use of solar energy. • Sited and designed to ensure that the energy efficiency of existing dwellings on adjoining lots is not unreasonably reduced. • Sited and designed to ensure that the performance of existing rooftop solar energy facilities on dwellings on adjoining lots in a General Residential Zone, Neighbourhood Residential Zone or Township Zone are not unreasonably reduced. The existing rooftop solar energy facility must exist at the date the application is lodged. 	<p>Living areas and private open space should be located on the north side of the development, if practicable.</p>	<p>Standard met</p> <p>The orientation of the allotment has limited the ability to provide north facing living areas as well as connected SPOS at the side or rear. However, large POS areas are provided, therefore, and where possible, north facing living areas are provided.</p> <p>There are no existing dwellings on adjoining lots, and buildings do not feature rooftop solar panels.</p>
<p>Developments should be designed so that solar access to north-facing windows is maximised.</p>		<p>Standard met</p> <p>The orientation of the allotment has limited the ability to provide north facing living areas as well as connected SPOS at the side or rear.</p> <p>Dwelling 1 would have the living area located on the north-east and south-east side of the development</p> <p>Dwelling 2 would have the living area located on the south-east side of the development.</p> <p>Dwelling 3 would have the living area located on the south-east and south-west side of the development.</p>
<p>Decision Guidelines</p> <p>The design response.</p> <p>The size, orientation and slope of the lot.</p> <p>The existing amount of solar access to abutting properties.</p> <p>The availability of solar access to north-facing windows on the site.</p>		<p>Standard met</p> <p>The orientation of the allotment has limited the ability to provide north facing windows, however, where possible, solar access to north facing windows is maximised.</p>
<p>Objectives</p> <p>To achieve and protect energy efficient dwellings and residential buildings.</p> <p>To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy.</p>		

2.2.1 Town Planning Application - No. 2 Ronald Street, Dandenong (Planning Application No. PLN18/0540) (Cont.)

Clause 55.03-6 Open space objective

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

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2.2.1 Town Planning Application - No. 2 Ronald Street, Dandenong (Planning Application No. PLN18/0540) (Cont.)

Clause 55.03-7 Safety objective

Standards		Standard Met/Standard Not Met/NA
Title & Objective Standard B12	Entrances to dwellings and residential buildings should not be obscured or isolated from the street and internal accessways. Planting which creates unsafe spaces along streets and accessways should be avoided. Developments should be designed to provide good lighting, visibility and surveillance of car parks and internal accessways. Private spaces within developments should be protected from inappropriate use as public thoroughfares.	<p>Standard met Entries are not obscured or isolated and are delineated by porches.</p> <p>Standard met A landscape plan has not been submitted with the application and would be requested as standard permit condition if a permit were to be granted. The areas set aside for indicative landscaping do not appear to create unsafe spaces.</p> <p>Standard met (with permit condition) Sensor lighting has been provided to the porch entries and garages. Passive surveillance would be possible of the car parking areas with a number of habitable room windows oriented towards the internal accessway and car parking areas. A standard condition can require bollard lighting of the internal accessway.</p> <p>Standard met Private spaces are fenced or delineated by fencing, built form or landscaping.</p>
Decision Guidelines	The design response.	
Objectives	To ensure the layout of development provides for the safety and security of residents and property.	

ORDINARY COUNCIL MEETING - AGENDA

2.2.1 Town Planning Application - No. 2 Ronald Street, Dandenong (Planning Application No. PLN18/0540) (Cont.)

Clause 55.03-6 Landscaping objectives

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B13	<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>Standard met (with permit condition)</p> <p>A landscape plan has not been provided. If a permit were to be granted, this would be requested as standard permit condition.</p>
	<p>Development should provide for the retention or planting of trees, where these are part of the character of the neighbourhood.</p>	<p>Standard met (with permit condition)</p> <p>The existing vegetation does not form a significant part of the character of the area.</p> <p>The site is not covered by a significant landscape or vegetation protection overlay and a planning permit is not required to remove vegetation on this site.</p> <p>A permit condition could require a landscape plan to be provided showing at least 2 canopy trees in the front setback, and one canopy tree in each of the proposed secluded private open space areas. This will achieve revegetation of the site to a level that is consistent with surrounding properties.</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>Standard met</p> <p>No known significant trees to have been removed in the last 12 months.</p>
	<p>The landscape design should specify landscape themes, vegetation (location and species), paving and lighting.</p>	<p>Standard met (with permit condition)</p> <p>A landscape plan has not been provided. If a permit were to be granted, this would be requested as standard permit condition.</p>
	<p>Development should meet any additional landscape requirements specified in a schedule to the zone.</p> <p>All schedules to all residential zones: "70% of ground level front setback, and side and rear setbacks, planted with substantial landscaping and canopy trees."</p>	<p>Standard met</p> <p>Area set aside for landscaping – 56.4 sqm Total front setback 80.3 sqm = 70.24%</p>
Decision Guidelines	<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>	

ORDINARY COUNCIL MEETING - AGENDA

2.2.1 Town Planning Application - No. 2 Ronald Street, Dandenong (Planning Application No. PLN18/0540) (Cont.)

	<p>The design response.</p> <p>The location and size of gardens and the predominant plant types in the neighbourhood.</p> <p>The health of any trees to be removed.</p> <p>Whether a tree was removed to gain a development advantage.</p> <p>To encourage development that respects the landscape character of the neighbourhood.</p> <p>To encourage development that maintains and enhances habitat for plants and animals in locations of habitat importance.</p> <p>To provide appropriate landscaping.</p> <p>To encourage the retention of mature vegetation on the site.</p>
Objectives	

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>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</p> <p>Complies.</p> <p>Frontage: 15.88m</p> <p>The accessway width must not exceed 6.35 metres.</p> <p>Proposed is 3.14 metres.</p> <p>Standard met</p> <p>The existing single-width crossover is to be retained and will provide access for all dwellings.</p> <p>Standard met</p> <p>The existing crossover is to be retained – one single crossover proposed where one previously existed.</p> <p>Standard met</p> <p>Road not in a Road Zone.</p> <p>Standard met</p>
Decision Guidelines	<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>	
Objectives	To ensure the number and design of vehicle crossovers respects the neighbourhood character.	

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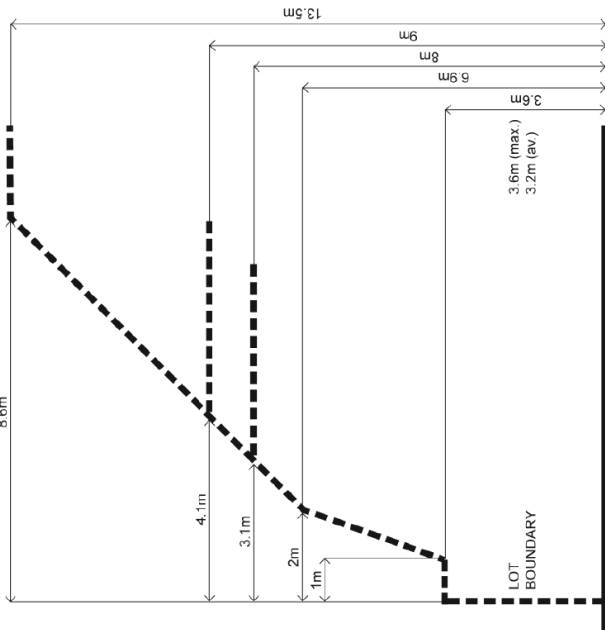
2.2.1 Town Planning Application - No. 2 Ronald Street, Dandenong (Planning Application No. PLN18/0540) (Cont.)

Clause 55.03-10 Parking location objectives

Standards		Standard Met/Standard Not Met/NA
<p>Title & Objective</p> <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>Dwelling 1 is 3 bedroom (2 spaces provided) Dwelling 2 is 3 bedroom (2 spaces provided) Dwelling 3 is 3 bedroom (2 spaces provided)</p> <p>The proposed garages to dwellings 1 and 2 and car port to dwelling 3 (as per Permit Condition 1.4 if a permit were to be granted) are integrated into the dwellings and would be close and convenient.</p> <p>✓ Standard met with condition.</p> <p>Applicable to dwelling 2's kitchen window. The habitable room window would be setback 1.2 metres from the accessway and would have a sill height of 1.251 metres above the accessway.</p> <p>If a permit were to be granted, permit condition 1.3 would require acoustic glazing would satisfy this condition as it would protect residents from vehicular noise within developments.</p>
<p>Decision Guidelines</p>	<p>The design response.</p>	
<p>Objectives</p>	<p>To provide convenient parking for residents and visitors vehicles.</p> <p>To protect residents from vehicular noise within developments.</p>	

2.2.1 Town Planning Application - No. 2 Ronald Street, Dandenong (Planning Application No. PLN18/0540) (Cont.)

Clause 55.04-1 Side and rear setbacks objective

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 <p>NRZ1: "A building wall opposite an area of secluded private open space or a window to a living room of an existing dwelling should be setback a minimum of 2 metres."</p> <ul style="list-style-type: none"> If no distance is specified in a schedule to the zone, 1 metre, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres. <p>Diagram B1 Side and rear setbacks</p>  <p>The diagram illustrates a lot boundary with various setbacks. A dashed line represents the lot boundary, and a solid line represents the building footprint. The setbacks are measured from the building footprint to the lot boundary. The setbacks are: 1m, 2m, 3.1m, 4.1m, 5.9m, 6.9m, 8m, 9m, and 13.5m. The lot boundary is labeled 'LOT BOUNDARY'.</p>	<p>Standard Met</p> <p>The proposal meets the minimum side and rear setback requirements on all boundaries at ground floor and first floor.</p> <p>Refer to diagrams on drawings.</p>	<p>Standard met</p> <p>The proposal meets the minimum side and rear setback requirements on all boundaries at ground floor and first floor.</p> <p>Refer to diagrams on drawings.</p>
	<p>Sunblinds, verandahs, porches, eaves, fascias, gutters, masonry chimneys, flues, pipes,</p>	<p>Standard met</p>

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2.2.1 Town Planning Application - No. 2 Ronald Street, Dandenong (Planning Application No. PLN18/0540) (Cont.)

	<p>domestic fuel or water tanks, and heating or cooling equipment or other services may encroach not more than 0.5 metres into the setbacks of this standard.</p> <p>Landings having an area of not more than 2 square metres and less than 1 metre high, stairways, ramps, pergolas, shade sails and carports may encroach into the setbacks of this standard.</p>	<p>Dwelling 3's eaves would encroach a maximum of 0.406 metres into setback and complies with the standard.</p> <p>N/A</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>	

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2.2.1 Town Planning Application - No. 2 Ronald Street, Dandenong (Planning Application No. PLN18/0540) (Cont.)

Clause 55.04-2 Walls on boundaries objective

Title & Objective	Standards	Standard Met/Standard Not Met/NA
<p>Standard B18</p>	<p>A new wall constructed on or within 200mm of a side or rear boundary of a lot or a carport constructed on or within 1 metre of a side or rear boundary of lot should not abut the boundary.</p> <ul style="list-style-type: none"> For a length of more than the distance specified in the schedule to the zone; or If no distance is specified in a schedule to the zone, for a length of more than: <ul style="list-style-type: none"> 10 metres plus 25 per cent of the remaining length of the boundary of an adjoining lot, or Where there are existing or simultaneously constructed walls or carports abutting the boundary on an abutting lot, the length of the existing or simultaneously constructed walls or carports, whichever is the greater. <p>A new wall or carport may fully abut a side or rear boundary where slope and retaining walls or fences would result in the effective height of the wall or carport being less than 2 metres on the abutting property.</p> <p>A building on a boundary includes a building set back up to 200mm from a boundary.</p> <p>The height of a new wall constructed on or within 200 mm of a side or rear boundary 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</p> <p>Applicable to two boundaries.</p> <p>North-west boundary: Boundary length maximum: 17.36 metres Proposed boundary length: 4.53 metres Complies.</p> <p>South-east boundary: Boundary length maximum: 17.36 metres Proposed boundary length – 6.02 metres Complies.</p> <p>N/A</p> <p>Standard met</p> <p>Standard met</p> <p>North-west boundary: Wall height varies, with a maximum height of 3.01 metres. Complies.</p> <p>South-east boundary: Wall height varies with a maximum height of 3.07 metres. Complies.</p>
<p>Decision Guidelines</p>	<p>Any relevant neighbourhood character objective, policy or statement set out in this scheme.</p> <p>The design response.</p> <p>The extent to which walls on boundaries are part of the neighbourhood character.</p> <p>The impact on the amenity of existing dwellings.</p> <p>The opportunity to minimise the length of walls on boundaries by aligning a new wall on a boundary with an existing wall on a lot of an adjoining property.</p> <p>The orientation of the boundary that the wall is being built on.</p>	

2.2.1 Town Planning Application - No. 2 Ronald Street, Dandenong (Planning Application No. PLN18/0540) (Cont.)

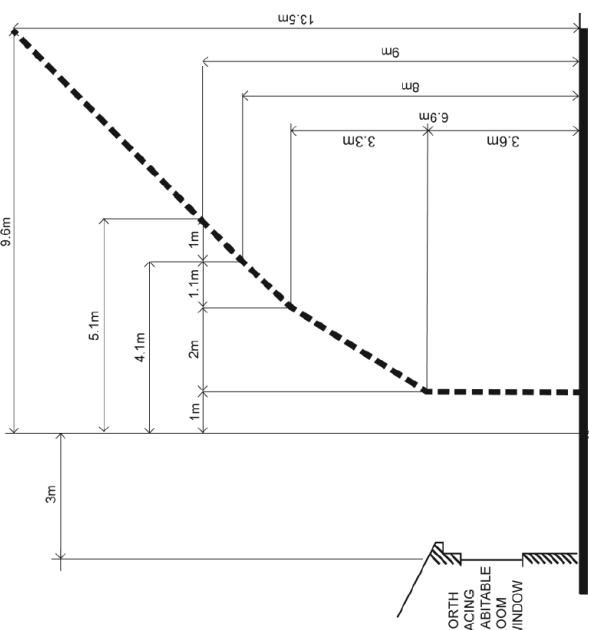
	<p>The width of the lot.</p> <p>The extent to which the slope and retaining walls or fences reduce the effective height of the wall.</p> <p>Whether the wall abuts a side or rear lane.</p> <p>The need to increase the wall height to screen a box gutter.</p>
Objectives	<p>To ensure that the location, length and height of a wall on a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.</p>

Clause 55.04-3 Daylight to existing windows objective

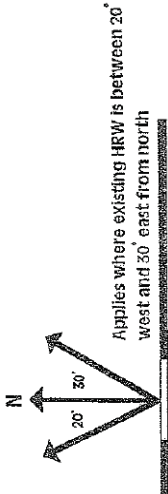
Standards		Standard Met/Standard Not Met/NA
Standard B19	<p>Buildings opposite an existing habitable room window should provide for a light court to the existing window that has a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky. The calculation of the area may include land on the abutting lot.</p> <p>Walls or carports more than 3 metres in height opposite an existing habitable room window should be set back from the window at least 50 per cent of the height of the new wall if the wall is within a 55 degree arc from the centre of the existing window. The arc may be swung to within 35 degrees of the plane of the wall containing the existing window.</p> <p>Diagram B2 Daylight to existing windows</p>	<p>Standard met</p> <p>The proposal has no sensitive residential interfaces, and no habitable room windows about the boundary.</p> <p>Standard met</p> <p>The proposal has no sensitive residential interfaces, and no habitable room windows about the boundary.</p>
Decision Guidelines	<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>	

2.2.1 Town Planning Application - No. 2 Ronald Street, Dandenong (Planning Application No. PLN18/0540) (Cont.)

Clause 55.04-4 North-facing windows objective

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>Standard met</p> <p>No north facing windows within 3 metres of a boundary on an abutting lot.</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>	

2.2.1 Town Planning Application - No. 2 Ronald Street, Dandenong (Planning Application No. PLN18/0540) (Cont.)

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

ORDINARY COUNCIL MEETING - AGENDA

2.2.1 Town Planning Application - No. 2 Ronald Street, Dandenong (Planning Application No. PLN18/0540) (Cont.)

Clause 55.04-5 Overshadowing open space objective

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B21	<p>Where sunlight to the secluded private open space of an existing dwelling is reduced, at least 75 per cent, or 40 square metres with a minimum dimension of 3 metres, whichever is the lesser area, of the secluded private open space should receive a minimum of five hours of sunlight between 9am and 3pm on 22 Sept.</p> <p>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>✓ Standard met No existing dwellings (or secluded private open space) abutting the lot</p> <p>✓ Standard met As above.</p>
Decision Guidelines	<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>	
Objective	<p>To ensure buildings do not significantly overshadow existing secluded private open space.</p>	

ORDINARY COUNCIL MEETING - AGENDA

2.2.1 Town Planning Application - No. 2 Ronald Street, Dandenong (Planning Application No. PLN18/0540) (Cont.)

Clause 55.04-6 Overlooking objective

Title & Objective	Standards	Standard Met/Standard Not Met/NA
<p>Standard B22</p>	<p>A habitable room window, balcony, terrace, deck or patio should be located and designed to avoid direct views into the secluded private open space of an existing dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio. Views should be measured within a 45 degree angle from the plane of the window or perimeter of the balcony, terrace, deck or patio, and from a height of 1.7 metres above floor level.</p> <p>Diagram B4 Overlooking open space</p>	<p>Standard met</p> <p>No existing dwellings (or habitable room windows or secluded private open space) abutting the lot. It is noted that no boundary habitable room windows are required to be screened as there are no sensitive interfaces.</p> <p>However, the vacant site abutting the south-west boundary would have the potential to be developed with a dwelling or dwellings. Although it is currently vacant and these windows would not require screening, it is worth noting that the habitable room windows on this boundary have been screened in the following ways:</p> <ul style="list-style-type: none"> • Have sill heights of at least 1.7 metres above floor level; and • Have fixed, obscure glazing in any part of the window below 1.7 metre above floor level.
	<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 met</p> <p>No existing dwellings (or habitable room windows or secluded private open space) abutting the lot.</p> <p>The vacant site abutting the south-west boundary would have the potential to be developed with a dwelling or</p>

ORDINARY COUNCIL MEETING - AGENDA

2.2.1 Town Planning Application - No. 2 Ronald Street, Dandenong (Planning Application No. PLN18/0540) (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>dwellings. Although it is currently vacant and these windows would not require screening, it is worth noting that the habitable room windows on this boundary have been screened in the following ways:</p> <ul style="list-style-type: none"> • Have sill heights of at least 1.7 metres above floor level; and • Have fixed, obscure glazing in any part of the window below 1.7 metre above floor level. <p>✓ Standard met</p>
	<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 met</p> <p>No screens proposed.</p>
	<p>The design response.</p> <p>The impact on the amenity of the secluded private open space or habitable room window.</p> <p>The existing extent of overlooking into the secluded private open space and habitable room window of existing dwellings.</p> <p>The internal daylight to and amenity of the proposed dwelling or residential building.</p> <p>To limit views into existing secluded private open space and habitable room windows.</p>	<p>✓ Standard met</p> <p>No existing dwellings (or habitable room windows or secluded private open space) abutting the lot.</p>
<p>Decision Guidelines</p>		
<p>Objective</p>		

2.2.1 Town Planning Application - No. 2 Ronald Street, Dandenong (Planning Application No. PLN18/0540) (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 No overlooking opportunities of secluded private open space 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.	

2.2.1 Town Planning Application - No. 2 Ronald Street, Dandenong (Planning Application No. PLN18/0540) (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 noise sources apparent.</p> <p>Standard met No noise sources apparent.</p> <p>Standard met No noise sources apparent.</p>
Decision Guidelines	The design response.	
Objectives	<p>To contain noise sources within development that may affect existing dwellings.</p> <p>To protect residents from external noise.</p>	

2.2.1 Town Planning Application - No. 2 Ronald Street, Dandenong (Planning Application No. PLN18/0540) (Cont.)

Clause 55.05-1 Accessibility objective

Standards		Standard Met/Standard Not Met/NA
Title & Objective	Standard B25	Standard met The proposed dwellings would include a small step, easily accessible to people with limited mobility. Amenities are provided at ground floor.
Objective	To encourage the consideration of the needs of people with limited mobility in the design of developments.	

ORDINARY COUNCIL MEETING - AGENDA

2.2.1 Town Planning Application - No. 2 Ronald Street, Dandenong (Planning Application No. PLN18/0540) (Cont.)

Clause 55.05-2 Dwelling entry objective

Title & Objective	Standards	Standard Met/Standard Not Met/NA
<p>Standard B26</p>	<p>Entries to dwellings and residential buildings should:</p> <ul style="list-style-type: none"> • Be visible and easily identifiable from streets and other public areas. • Provide shelter, a sense of personal address and a transitional space around the entry. 	<p>✓ Standard met</p> <p>Dwelling 1 entry is oriented towards the street, a pedestrian path has been provided and the entry is clearly identifiable from the street.</p> <p>Dwelling 2 and 3's entry ate oriented towards the internal accessway, and are not obscured or isolated by built form.</p> <p>Dwelling 2's entry leads directly to the accessway.</p> <p>Transitional space has been provided as there is a 1.2m wide landscaping strip, and at this point the accessway is 3.34m wide.</p> <p>All entries have been provided with a porch and a sense of personal address and transitional space around the entry.</p>
<p>Objective</p>	<p>To provide each dwelling or residential building with its own sense of identity.</p>	

2.2.1 Town Planning Application - No. 2 Ronald Street, Dandenong (Planning Application No. PLN18/0540) (Cont.)

Clause 55.05-3 Daylight to new windows objective

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

**2.2.1 Town Planning Application - No. 2 Ronald Street, Dandenong (Planning Application No. PLN18/0540)
 (Cont.)**

Clause 55.05-4 Private open space objective	
Title & Objective	Standards
<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>RGZ1: None specified</p> <p>RGZ2: "As per B28; or a balcony or rooftop with a minimum area of 10 square metres with a minimum width of 2 metres that is directly accessible from a living room."</p> <p>RGZ3: "As per B28; or a balcony or rooftop with a minimum area of 10 square metres with a minimum width of 2 metres that is directly accessible from the main living area."</p> <p>GRZ1: "An area of 50 square metres of ground level, private open space, with an area of secluded private open space at the side or rear of the dwelling with a minimum area of 30 square metres and a minimum dimension of 5 metres and convenient access from a living room; or</p> <p>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."</p> <p>GRZ2: "As per the B28 40 sq m requirement, with the 25 sq m of secluded private open space at ground level having a minimum dimension of 5 metres; or</p> <p>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."</p> <p>NRZ1: "An area of 60 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 40 square metres with a minimum dimension of 5 metres and convenient access from a living room; or</p> <p>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."</p>
	<p style="text-align: right;">Standard Met/Standard Not Met/NA</p> <p>Standard met</p> <p>The application is in the Residential Growth Zone 1. Proposal complies, see assessment below.</p>

ORDINARY COUNCIL MEETING - AGENDA

2.2.1 Town Planning Application - No. 2 Ronald Street, Dandenong (Planning Application No. PLN18/0540) (Cont.)

	<p>If no area or dimensions are specified in a schedule to the zone, a dwelling or residential building should have private open space consisting of:</p> <ul style="list-style-type: none"> • An area of 40 square metres, with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling or residential building with a minimum area of 25 square metres, a minimum dimension of 3 metres and convenient access from a living room, or • A balcony of 8 square metres with a minimum width of 1.6 metres and convenient access from a living room, or • A roof-top area of 10 square metres with a minimum width of 2 metres and convenient access from a living room. <p>The balcony requirements in Clause 55.05-4 do not apply to an apartment development.</p>	<p>(RGZ1 only) ✓ Standard met</p> <p>Dwelling 1: 89.2 square metres of private open space, with a minimum area of 27 square metres of secluded private open space to the side of the dwelling, with a minimum dimension of 3.39 metres and convenient access from a living room.</p> <p>Dwelling 2: 40 square metres of secluded private open space, with a minimum area of 25.3 square metres of secluded private open space located at the rear of the dwelling, with a minimum dimension of 3 metres and convenient access from a living room.</p> <p>Dwelling 3: 40 square metres of secluded private open space, with a minimum area of 30.44 square metres of secluded private open space located at the rear of the dwelling, with a minimum dimension of 3 metres and convenient access from a living room.</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>	

2.2.1 Town Planning Application - No. 2 Ronald Street, Dandenong (Planning Application No. PLN18/0540) (Cont.)

Clause 55.05-5 Solar access to open space objective

Standards		Standard Met/Standard Not Met/NA
Title & Objective Standard B29	<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 The orientation of the allotment limits the location of private open space, however, where possible, private open space is on the north.</p> <p>Secluded private open space areas have access to south-west, north-west or south-east solar access.</p> <p>✓ Standard met No walls on the north of the secluded private open space.</p>
Decision Guidelines	<p>The design response.</p> <p>The usability and amenity of the secluded private open space based on the sunlight it will receive.</p>	
Objective	<p>To allow solar access into the secluded private open space of new dwellings and residential buildings.</p>	

2.2.1 Town Planning Application - No. 2 Ronald Street, Dandenong (Planning Application No. PLN18/0540) (Cont.)

Clause 55.05-6 Storage objective

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B30	Each dwelling should have convenient access to at least 6 cubic metres of externally accessible, secure storage space.	<p>✓ Standard met</p> <p>Each dwelling has access to 6 cubic metres of externally accessible secure storage space located in the rear secluded private open space areas.</p>
Objective	To provide adequate storage facilities for each dwelling.	

**2.2.1 Town Planning Application - No. 2 Ronald Street, Dandenong (Planning Application No. PLN18/0540)
 (Cont.)**

Clause 55.06-1 Design detail objective

Title & Objective	Standards	Standard Met/Standard Not Met/NA
<p>Standard B31</p>	<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>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 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>Standard met</p> <p>Garages blend with the development and would not dominate the streetscape.</p>
<p>Objective</p>	<p>To encourage design detail that respects the existing or preferred neighbourhood character.</p>	

**2.2.1 Town Planning Application - No. 2 Ronald Street, Dandenong (Planning Application No. PLN18/0540)
 (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><i>“Maximum 1.5 metre height in streets in Road Zone Category 1 1.2 metre maximum height for other streets”</i></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 No front fence proposed</p> <p>✓ Standard met No front fence proposed</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> <p>To encourage front fence design that respects the existing or preferred neighbourhood character.</p>							
Objective								

2.2.1 Town Planning Application - No. 2 Ronald Street, Dandenong (Planning Application No. PLN18/0540) (Cont.)

Clause 55.06-3 Common property objectives

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B33	Developments should clearly delineate public, communal and private areas. Common property, where provided, should be functional and capable of efficient management.	✓ Standard met Private areas delineated by built form and fencing. ✓ Standard met
Objectives	To ensure that communal open space, car parking, access areas and site facilities are practical, attractive and easily maintained. To avoid future management difficulties in areas of common ownership.	

2.2.1 Town Planning Application - No. 2 Ronald Street, Dandenong (Planning Application No. PLN18/0540) (Cont.)

Clause 55.06-4 Site services objectives

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B34	<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 (with permit condition) A 1.22m wide drainage easement is located adjacent to the rear boundary of the subject site. Council's internal Asset Planning Department will not support a garage at this location. If a permit were to be granted permit condition 1.4 would require that the garage be amended to be an open style car port so that the easement can be maintained efficiently and economically.</p> <p>Standard met</p> <p>Standard met Bins are located in the secluded private open space areas.</p> <p>Standard met Mailboxes located near the front of the site, near the vehicular access point.</p>
Decision Guidelines	The design response.	
Objectives	<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>	

2.2.1 Town Planning Application - No. 2 Ronald Street, Dandenong (Planning Application No. PLN18/0540) (Cont.)

Assessment Table – Schedule 3 to Clause 32.07 Residential Growth Zone

1.0 Requirements of Clause 55

Standard	Requirement	Standard Met/Standard Not Met/NA
Minimum street setback B6	As per B6 or 5 metres, whichever is lesser	Standard met Complies. Required street setback: 5 metres. Proposed street setback: 5 metres. The porch height varies and would have a maximum height of 3.32 metres. The porch is an allowable encroachment into the setback.
Site coverage B8	Maximum of 70%	Standard met Complies. Total building area – 281.1 square metres = 45%
Permeability B9	None specified	Standard met Complies. Pervious area – 196 square metres = 31.3%
Landscaping B13	70% of ground level front setback, and side and rear setbacks, planted with substantial landscaping and canopy trees	Standard met Complies. Area set aside for landscaping – 56.4 sqm Total front setback 80.3 sqm = 70.24%
Side and rear setbacks B17	None specified	Standard met The proposal meets the minimum side and rear setback requirements on all boundaries at ground floor and first floor. Refer to diagrams on drawings.

ORDINARY COUNCIL MEETING - AGENDA

2.2.1 Town Planning Application - No. 2 Ronald Street, Dandenong (Planning Application No. PLN18/0540) (Cont.)

Walls on boundaries	B18	None specified	<p>✓ Standard met Complies. Applicable to two boundaries. North-west boundary: Boundary length maximum: 17.36 metres Proposed boundary length: 4.53 metres Wall height varies, with a maximum height of 3.01 metres. South-east boundary: Boundary length maximum: 17.36 metres Proposed boundary length – 6.02 metres Wall height varies with a maximum height of 3.07 metres.</p>
Private open space	B28	As per B28; or a balcony or rooftop with a minimum area of 10 square metres with a minimum width of 2 metres that is directly accessible from the main living area.	<p>✓ Standard met No balconies proposed. Dwelling 1: 89.2 square metres of private open space, with a minimum area of 27 square metres of secluded private open space to the side of the dwelling, with a minimum dimension of 3.39 metres and convenient access from a living room. Dwelling 2: 40 square metres of secluded private open space, with a minimum area of 25.3 square metres of secluded private open space located at the rear of the dwelling, with a minimum dimension of 3 metres and convenient access from a living room. Dwelling 3: 40 square metres of secluded private open space, with a minimum area of 30.44 square metres of secluded private open space located at the rear of the dwelling, with a minimum dimension of 3 metres and convenient access from a living room.</p>
Front fence height	B32	Maximum 1.5 metre height in street in Road Zone Category 1 1.2 metre maximum height for other streets	<p>✓ Standard met No front fence proposed</p>

**2.2.1 Town Planning Application - No. 2 Ronald Street, Dandenong (Planning Application No. PLN18/0540)
(Cont.)**

STATUTORY PLANNING APPLICATIONS

**TOWN PLANNING APPLICATION - NO. 2 RONALD STREET, DANDENONG
(PLANNING APPLICATION NO. PLN18/0540)**

ATTACHMENT 5

CLAUSE 52 ASSESSMENT

PAGES 8 (including cover)

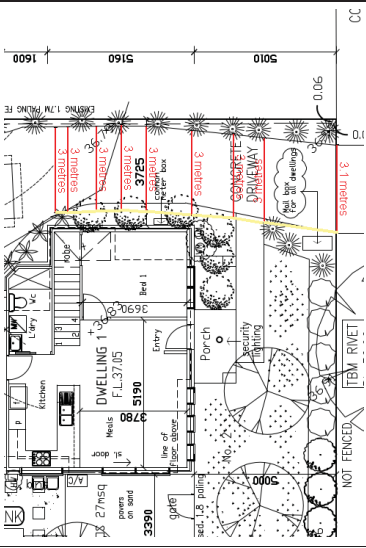
If the details of the attachment are unclear please contact Governance on 8571 5309.

2.2.1 Town Planning Application - No. 2 Ronald Street, Dandenong (Planning Application No. PLN18/0540) (Cont.)

Assessment Table - Clause 52

Clause 52.06-9 Design standards for car parking

Plans prepared in accordance with Clause 52.06-8 must meet the design standards of Clause 52.06-9, unless the responsible authority agrees otherwise. Design standards 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. 	<p>* Standard not met</p> <p>The accessway is not at least 3 metres wide for the duration of the entire accessway. Particularly the area adjacent to dwelling 1 the accessway is only 2.59 metres wide.</p> <p>If a permit were to be granted, permit condition 1.5 would require that the accessway be at least 3 metres wide for the duration of the entire accessway.</p> <p>As shown below, widening the accessway to 3 metres would not impact on the built form of the dwellings, and would not require the dwellings to be reconfigured.</p> 

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

ORDINARY COUNCIL MEETING - AGENDA

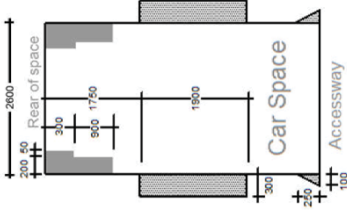
2.2.1 Town Planning Application - No. 2 Ronald Street, Dandenong (Planning Application No. PLN18/0540) (Cont.)

<ul style="list-style-type: none"> • Have an internal radius of at least 4 metres at changes of direction or intersection or be at least 4.2 metres wide. 	<p>✓ Standard met Swept paths were submitted as part of the application confirming that each proposed space is accessible in no more than 3 movements and that vehicles can enter and exit the site in a forward direction. The proposal was referred Council's internal Transport Department who raised no concerns over the swept paths.</p>
<ul style="list-style-type: none"> • 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. 	<p>NA Public parking not proposed.</p>
<ul style="list-style-type: none"> • Provide at least 2.1 metres headroom beneath overhead obstructions, calculated for a vehicle with a wheel base of 2.8 metres. 	<p>✓ Standard met No overhead obstructions.</p>
<ul style="list-style-type: none"> • 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. 	<p>✓ Standard met Swept paths were submitted as part of the application confirming that each proposed space is accessible in no more than 3 movements and that vehicles can enter and exit the site in a forward direction. The proposal was referred Council's internal Transport Department who raised no concerns over the swept paths.</p>
<ul style="list-style-type: none"> • 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. 	<p>NA The accessway serves six cars and is not a road in a Road Zone.</p>
<ul style="list-style-type: none"> • Have a corner splay or area at least 50 percent clear of visual obstructions extending at least 2 metres along the frontage road from the edge of an exit lane and 2.5 metres along the exit lane from the frontage, to provide a clear view of pedestrians on the footpath of the frontage road. The area clear of visual obstructions may include an adjacent entry or exit lane where more than one lane is provided, or adjacent landscaped areas, provided the landscaping in those areas is less than 900mm in height. 	<p>✓ Standard met (with permit condition) If a permit were granted, permit condition 1.1 would request the corner splay be clear of visual obstructions.</p>
<p>If an accessway to four or more car parking spaces is from land in a Road Zone, the access to the car spaces must be at least 6 metres from the road carriageway.</p>	<p>✓ Standard met The subject site is not a road in a Road Zone.</p>
<p>If entry to the car space is from a road, the width of the accessway may include the road.</p>	<p>NA As above.</p>

**2.2.1 Town Planning Application - No. 2 Ronald Street, Dandenong (Planning Application No. PLN18/0540)
 (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 space 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 space 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 See assessment below</p>
Angle of car parking space 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																															
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	4.8 m	3.2 m	4.9 m																															

**2.2.1 Town Planning Application - No. 2 Ronald Street, Dandenong (Planning Application No. PLN18/0540)
 (Cont.)**

	<p>A wall, fence, column, tree, tree guard or any other structure that abuts a car space must not encroach into the area marked 'clearance required' on Diagram 1, other than:</p> <ul style="list-style-type: none"> • A column, tree or tree guard, which may project into a space if it is within the area marked 'tree or column permitted' on Diagram 1. • A structure, which may project into the space if it is at least 2.1 metres above the space. <p>Diagram 1 Clearance to car parking spaces</p>  <p>Dimensions in millimetres [Hatched] Clearance required [Grey] Tree or column permitted</p>	<p>✓ Standard met No overhead obstructions</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 Dwelling 1 – double garage: 6m x 5.5m Dwelling 2 – double garage: 6m x 5.5m Dwelling 3 – double garage: 6m x 5.5m Councils internal Civil Development and Asset Planning Department would not support a garage for dwelling 3. These departments have recommended a condition to amend the garage to a car port. Permit condition 1.4 would require a car port with a minimum internal dimension of 6x5.5m.</p>	<p>✓ Standard met Dwelling 1 – double garage: 6m x 5.5m Dwelling 2 – double garage: 6m x 5.5m Dwelling 3 – double garage: 6m x 5.5m Councils internal Civil Development and Asset Planning Department would not support a garage for dwelling 3. These departments have recommended a condition to amend the garage to a car port. Permit condition 1.4 would require a car port with a minimum internal dimension of 6x5.5m.</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>NA No tandem spaces proposed</p>	<p>NA No tandem spaces proposed</p>
<p>Where two or more car parking spaces are provided for a dwelling, at least one space must be under cover.</p>	<p>✓ Standard met All car parking spaces are under cover</p>	<p>✓ Standard met All car parking spaces are under cover</p>

**2.2.1 Town Planning Application - No. 2 Ronald Street, Dandenong (Planning Application No. PLN18/0540)
 (Cont.)**

	<p>Disabled car parking spaces must be designed in accordance with Australian Standard AS2890.6-2009 (disabled) and the Building Code of Australia. Disabled car parking spaces may encroach into an accessway width specified in Table 2 by 500mm.</p>	<p>NA</p>													
<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="501 882 708 1563"> <thead> <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>	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>NA Site is relatively flat</p> <p>NA No ramps proposed</p> <p>NA No ramps proposed</p> <p>NA No ramps proposed</p> <p>NA No ramps proposed</p>
Type of car park	Length of ramp	Maximum grade													
Public car parks	20 metres or less	1:5 (20%)													
	longer than 20 metres	1:6 (16.7%)													
Private or residential car parks	20 metres or less	1:4 (25%)													
	longer than 20 metres	1:5 (20%)													
<p>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 No mechanical parking proposed</p> <p>NA No mechanical parking proposed</p> <p>NA No mechanical parking proposed</p>													

ORDINARY COUNCIL MEETING - AGENDA

2.2.1 Town Planning Application - No. 2 Ronald Street, Dandenong (Planning Application No. PLN18/0540) (Cont.)

Design standard 5: Urban design	Ground level car parking, garage doors and accessways must not visually dominate public space.	✓ Standard met Dwellings 1 and 2 garages would be hidden from view. The garage to dwelling 3 is setback 33m from the front boundary and will not visually dominate the 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.	✓ Standard met Dwellings 1 and 2 garages would be hidden from view. The garage to dwelling 3 is setback 33m from the front boundary and will not visually dominate the public space.
	Design of car parks must take into account their use as entry points to the site.	✓ Standard met All car spaces are oriented toward the internal accessway.
	Design of new internal streets in developments must maximise on street parking opportunities.	NA No internal streets proposed
Design standard 6: Safety	Car parking must be well lit and clearly signed.	✓ Standard met All garages would be provided with high mounted security sensor lights.
	The design of car parks must maximise natural surveillance and pedestrian visibility from adjacent buildings.	✓ Standard met Passive surveillance of the car parking areas has been provided through ground and first floor habitable room windows oriented towards the car parking areas and internal accessway.
	Pedestrian access to car parking areas from the street must be convenient.	✓ Standard met Pedestrian access is provided via the common accessway. As only 4 dwellings are proposed, it is not considered that there will be large amounts of traffic entering or exiting the site causing conflict with pedestrians.
	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 Only 3 dwellings proposed. Pedestrian routes not required to be marked.
Design standard 7: Landscaping	The layout of car parking areas must provide for water sensitive urban design treatment and landscaping.	✓ Standard met Landscaping plan has not been provided, but can be required as a permit condition.
	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 met Landscaping plan has not been provided, but can be required as a permit condition.

**2.2.1 Town Planning Application - No. 2 Ronald Street, Dandenong (Planning Application No. PLN18/0540)
(Cont.)**

	<p>Ground level car parking spaces must include trees planted with flush grilles. Spacing of trees must be determined having regard to the expected size of the selected species at maturity.</p>	<p>✓ Standard met Landscaping plan has not been provided, but can be required as a permit condition.</p>
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2.3 POLICY AND STRATEGY

2.3.1 Response to Notice of Motion 103 - Planning Scheme Amendment C212 Rezoning of Keysborough South

File Id:

Responsible Officer:

Director City Planning Design & Amenity

Attachments:

Report Summary

Notice of Motion No.103 requested that Council conduct a study to outline the advantages and disadvantages regarding abolishing or modifying the General Residential Zone 2 (GRZ2) in Keysborough South, and replacing it with the General Residential Zone 1 (GRZ1).

Subsequently, Council officers tabled a report at the 12 June 2018 Council meeting recommending that this not be pursued for reasons detailed below. Council supported an Alternate Motion requiring to commence a planning scheme amendment to address this (Minute 689).

Planning Scheme Amendment C212 proposed to rezone a portion of Keysborough, identified as Keysborough South from General Residential Zone 2 (GRZ2) to General Residential Zone 1 (GRZ1).

This report is to advise Councillors that the Minister for Planning has refused to authorise the request by Council to exhibit Amendment C212.

Recommendation Summary

This report recommends that Council note the Refusal by the Minister and thus Abandon the amendment.

2.3.1 Response to Notice of Motion 103 - Planning Scheme Amendment C212 Rezoning of Keysborough South (Cont.)

Background

At its meeting on 22 August 2016, Council resolved to adopt Amendment C182 to the Greater Dandenong Planning Scheme in the form as recommended by the Panel and forward Amendment C182 to the Minister for Planning for approval. After considerable delay, Amendment C182 was approved in part by the Minister, and gazetted on 21 December 2017.

In accordance with the Panel's recommendations, Amendment C182 made minor changes to the General Residential Zone 2 (GRZ2) and did not introduce mandatory height limits to the GRZ or RGZ. As a result, Notice of Motion (No.103) resolved:

1. *Council considers an allocation in the 2017/18 budget for further work in relation to the following:*
 - a. *a study being undertaken to examine the potential of developing appropriate strategic justification for mandatory height limits in the General Residential Zone and Residential Growth Zone and if strategic justification is considered possible, develop the justification for mandatory height limits in the General Residential Zone and/or the Residential Growth Zone; and*
 - b. *a study being undertaken outlining the advantages and disadvantages regarding abolishing or modifying the GRZ2 zone used for the new estates of Keysborough and the Meridian Estate and replacing it with the GRZ1 zone and if strategic justification is considered possible undertake relevant work required to abolish or modify the GRZ2;*
2. *If the above work proceeds, report to Council with officer recommendations before April 2018 in time for consideration of any potential Planning Scheme Amendments resulting from these studies to be potentially funded in the 2018/19 draft budget if they are agreed justified and worthwhile by Council.*

Following Motion No.103, officers prepared a report which outlined the advantages and disadvantages of amending the GRZ2 to the GRZ1, and recommended that this not be pursued due to a lack of strategic justification, and the fact that the area was already almost built out. This was considered by Council at its meeting on 26 March 2018, however the report was deferred for further consideration. At its meeting on 12 June 2018 Council supported an Alternate Motion which recommended (Minute 689):

"That by the end of 2018 or the gazetting of Planning Scheme Amendment C182 (Part 2), whichever is earlier, Council officers request authorisation from the Minister for Planning to commence a planning scheme amendment to rezone the GRZ2 zoned areas in Keysborough to GRZ1."

General Residential Zone Schedules 1 and 2

The Amendment proposed to rezone the GRZ2 areas in Keysborough South to GRZ1. The key difference between these zonings is the amount of private open space required. This rezoning would have resulted in an increase to the minimum area/ dimension of secluded private open space currently required for a dwelling in the subject area of Keysborough South. This is shown in the below table.

2.3.1 Response to Notice of Motion 103 - Planning Scheme Amendment C212 Rezoning of Keysborough South (Cont.)

One dwelling on a lot requiring a planning permit (A17)	GRZ1	GRZ2
Minimum area of Private open space	80sqm or 20% of lot but not less than 40sqm	80sqm or 20% of lot but not less than 40sqm
Minimum area secluded Private open space	25sqm	25sqm
Minimum dimension of Private open space	5m	3m
Two or more dwellings on a lot (B28)	GRZ1	GRZ2
Minimum area of Private open space	50sqm	40sqm
Minimum area secluded Private open space	30sqm	25sqm
Minimum dimension of Private open space	5m	5m

Planning Scheme Amendment C212

Council officers investigated the impact of this rezoning and submitted a request for authorisation to the Minister for Planning on 21 November 2018. Amendment C212 applied to land generally bounded by Chandler Road, Dandenong Bypass, Tatterson Park, Hutton Road and Greenview Terrace.

The Amendment proposed to:

- Rezone land located within Keysborough South from General Residential Zone 2 to General Residential Zone 1.
- Amends Clause 32.08 Schedule 2 to remove Keysborough South.
- Amend Map No.4, No.5, No.7 and No.8.

The Minister for Planning has now completed the review of Council's application.

On 4 March 2019 the Minister for Planning advised Council that authorisation for Amendment C212 to rezone parts of Keysborough has been refused on the following basis:

- *The request is not supported by, or the result of, a strategic study or report.*
- *The proposed change in controls would have limited effect on much of the subject land as it has already been developed, or permits have already been issued for development.*

Proposal

Section 8A of the Planning and Environment Act 1987 governs the process for a planning authority to prepare a planning scheme amendment. Section 8A (2) states:

2.3.1 Response to Notice of Motion 103 - Planning Scheme Amendment C212 Rezoning of Keysborough South (Cont.)

“A municipal council must not prepare an amendment to the State standard provisions or the local provisions of a planning scheme in force in its municipal district unless it has applied to the Minister under this section and the Minister has authorised it to do so”

The Minister for Planning has refused to authorise Amendment C212, as such, the Council is unable to proceed further with Amendment C212. In accordance with the *Planning and Environment Act 1987* there are no other options to pursue Amendment C212.

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’

Place

- *Sense of Place* – One city many neighbourhoods
- *Appearance of Places* – Places and buildings

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:

People

- A vibrant, connected and safe community

Place

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

Opportunity

- An open and effective Council

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

- Greater Dandenong Planning Scheme

Related Council Policies

There are no related council policies for this planning scheme amendment.

2.3.1 Response to Notice of Motion 103 - Planning Scheme Amendment C212 Rezoning of Keysborough South (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

Abandoning Planning Scheme Amendment C212 will not have an impact on the resources and administrative costs of the responsible authority.

Consultation

As the Minister for Planning has refused to authorise this planning scheme amendment, the exhibition period that was proposed will no longer occur.

Conclusion

The Minister for Planning has Refused to authorise Amendment C212 which proposed to rezone areas of Keysborough. Under Section 8A of the *Planning and Environment Act 1987* Council is unable to proceed with the Amendment.

Recommendation

That Council:

- 1. notes the Minister for Planning's decision to Refuse Council's request to prepare and exhibit Planning Scheme Amendment C212; and**
- 2. abandons the amendment as per Section 8A of the *Planning and Environment Act 1987*.**

2.4 OTHER

2.4.1 List of Registered Correspondence to Mayor and Councillors

File Id:	qA283304
Responsible Officer:	Director Corporate Services
Attachments:	Correspondence Received 4 – 15 March 2019

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 4 – 15 March 2019.

Recommendation

That the listed items provided in Attachment 1 for the 4 – 15 March 2019 be received and noted.

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

OTHER

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

ATTACHMENT 1

**CORRESPONDENCE RECEIVED
4 - 15 MARCH 2019**

PAGES 2 (including cover)

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

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

Objective

CONNECTED. COLLABORATIVE. COMMUNITY.

Correspondences addressed to the Mayor and Councillors received between 04/03/19 & 15/03/19 - for officer action - total = 3

Correspondence Name	Correspondence Dated	Date Record Created	Objective ID	User Assigned
Letter to Mayor and Councillors requesting Council supports the Srebrenica Massacre Remembrance Day on 11 July 2019.	05-Mar-19	05-Mar-19	FA159206	Mayor & Councillors EA
Letter from Dandenong resident requesting letter of support (residency) to obtain a disability pension from Centrelink.	14-Mar-19	15-Mar-19	FA159687	Mayor & Councillors EA

Letter from Springvale South resident regarding the proposed Coomoora Road development and recent information session by Development Victoria.

CPDA Director

Objective

CONNECTED. COLLABORATIVE. COMMUNITY.

Correspondences addressed to the Mayor and Councillors received between 04/03/19 & 15/03/19 - for information only - total = 1

Correspondence Name	Correspondence Dated	Date Record Created	Objective ID	User Assigned
Letter from the Minister for Planning regarding the approval of Amendment GC123 enabling land to be used for Kaufland Stores across metropolitan Melbourne.	05-Mar-19	14-Mar-19	A5634035	Mayor & Councillors EA

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

2.4.2 Athletics Development Plan 2019

File Id:

Responsible Officer:

Director Community Services

Attachments:

Athletics Development Plan 2019

Report Summary

The Athletics Development Plan 2019 has been established to determine the appropriate support required for current and future provision of athletics within the City of Greater Dandenong (CGD).

Recommendation Summary

This report recommends that the Athletics Development Plan 2019 be adopted by Council.

2.4.2 Athletics Development Plan 2019 (Cont.)

Background

As athletics has a relatively low participation rate within CGD, the Athletics Development Plan has been established to determine the appropriate support required for current and future provision of athletics within our municipality.

The development of the plan involved an analysis of athletics facilities, school activities, non-structured/casual activities and clubs within CGD. It also benchmarked participation statistics and membership data against the State Sporting Bodies and regional populations.

Proposal

The report proposes 29 recommendations across the categories of:

- Club Sustainability
- Sports Development
- Programming and Events
- Infrastructure Improvements
- School Participation
- Cross-Country and School Athletics Programming

These recommendations aim to provide sustainability and growth in Athletics as a sport within the municipality. Council Officers will work with relevant stakeholders to implement these recommendations.

Any Infrastructure improvements will be subject to the annual Council Capital Improvement Program (CIP) approval process.

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
- *Outdoor Activity and Sports* – Recreation for everyone
- *Lifecycle and Social Support* – The generations supported

Place

- *Appearance of Places* – Places and buildings

2.4.2 Athletics Development Plan 2019 (Cont.)

Opportunity

- *Tourism and visitors* – Diverse and interesting experiences

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

Place

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

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

- Community Wellbeing Plan 2017-21
- Asset Management Strategy 2015-22
- Activate – Sport & Active Recreation Strategy 2014-2019
- Sports Facilities Plan – Implementation Plan 2018

Related Council Policies

- Sports Pavilion Management Policy
- Sports Ground Floodlighting Policy
- Sustainable Building Policy
- Multipurpose Use of Community Facilities Policy

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

Workshops were conducted with all CGD Athletics Clubs to understand how they operate and to identify challenges or barriers faced.

All primary and secondary schools within the municipality were invited to contribute their thoughts to the Plan and describe how they could be better supported, via a survey.

2.4.2 Athletics Development Plan 2019 (Cont.)

Consultation was also conducted with the following:

- Sport and Recreation Victoria
- Little Athletics Victoria
- Athletics Victoria
- Special Olympics – Victoria Branch
- School Sport Victoria
- CGD Sport and Recreation department
- CGD Parks department
- CGD Asset Management department

The draft plan was put out for public exhibition from Monday 4 February to Wednesday

6 March 2019. During this period four responses were received which have been considered and modifications made to the plan as deemed appropriate.

Conclusion

Athletics teaches fundamental movement skills that are critical for many sports such as Australian Rules Football, Soccer, Rugby, Basketball, Hockey, Baseball, Cricket, Tennis, in fact almost every sport requiring running, jumping and throwing.

The sport provides significant benefit to participants, schools and other users and is important to retain and build upon.

Recommendation

That the Athletics Development Plan 2019 be endorsed by Council.

2.4.2 Athletics Development Plan 2019 (Cont.)

OTHER

ATHLETICS DEVELOPMENT PLAN 2019

ATTACHMENT 1

**ATHLETICS DEVELOPMENT PLAN 2019
(DRAFT)**

PAGES 51 (including cover)

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

2.4.2 Athletics Development Plan 2019 (Cont.)

Athletics Development Plan 2019



2.4.2 Athletics Development Plan 2019 (Cont.)

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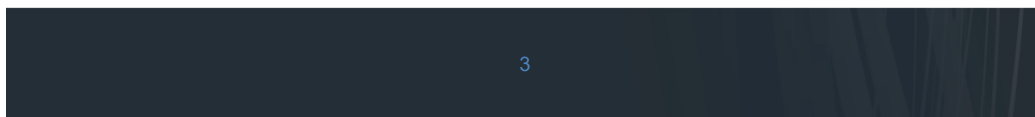
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2.4.2 Athletics Development Plan 2019 (Cont.)

1. Introduction

Athletics teaches fundamental movement skills that are critical for many sports such as Australian Rules Football, Soccer, Rugby, Basketball, Hockey, Baseball, Cricket, Tennis, in fact almost every sport requiring running, jumping and throwing.

Athletics has a low participation rate within City of Greater Dandenong (CGD). To remedy this an Athletics Development Plan has been established to determine the appropriate support required for current and future provision of athletics within our municipality.

2. Methodology

This Athletics Development Plan involved an analysis of athletics facilities, school activities, non-structured/casual activities and clubs within CGD. Tasks undertaken included:

- Site visits to both athletics clubs and facilities within CGD and a visual walk-through audit of facilities.
- Face-to-face interviews with all athletics clubs within CGD.
- Consultation with Athletics Victoria, Little Athletics Victoria, Special Olympics and School Sport Victoria.
- Online survey sent to all Primary and Secondary Schools within CGD.
- Analysis of membership and demand for the sport of athletics.
- Identification of key issues and development of proposed actions.
- Preparation of a draft plan including prioritised recommendations.

3. Strategic Context

Active Victoria – A Strategic Framework for Sport and Recreation in Victoria 2017-2021: Vision for sport and active recreation is: “A strong and connected sport and active recreation system that helps make Victorians healthier, creates economic growth and jobs, builds community cohesion and contributes to our liveability.”

Sport and active recreation in Victoria will be:

- More active
- More diverse and inclusive
- Robust, flexible, sustainable and affordable
- Broad-based and connected
- Collaborative.

2.4.2 Athletics Development Plan 2019 (Cont.)

Athletics Victoria Strategic Plan 2014-2017

Athletics Victoria's mission is *"for athletics to be the premier recreational and competitive participation sport in Victoria."* Their five strategic functions are:

- Community engagement
- Excellence of delivery
- Thought leadership & learning
- Brand & Innovation
- Sustainable business model.

City of Greater Dandenong Imagine 2030 Project was designed to find out what people have in common, what opinions and aspirations they share about the future and what topics people might work on together. It laid the groundwork for integrating Council's own four-year strategic Council Plan 2017-21 with the Community Plan, and the review processes thereafter. The relevant aspirations are:

- Sport and recreation opportunities will be affordable, diverse and accessible to all, especially for young people, families and those less well off than others. There will be opportunities for people of all backgrounds and ages to take part.
- Local sports and recreation clubs will be thriving centres of social activity and gathering across all cultures and generations.

City of Greater Dandenong Council Plan 2017-2021 is based on what Council understands to be most important in people's lives, their hopes and aspirations and what kind of City of Greater Dandenong is desired for the future.

Strategic objectives:

- A vibrant, connected and safe community
- A creative city that respects and embraces its diversity
- A healthy, liveable and sustainable city
- A city planned for the future
- A diverse and growing economy
- An open and effective Council.

The Community Wellbeing Plan 2017-2021 outlines Council's key actions and initiatives to improve health and wellbeing across the municipality. The relevant objectives and actions are:

- 1.1 Create places for people to enjoy and actively participate in their local community including open space and recreational opportunities.
 - 1.1.3 Provide facilities and programs that are accessible for all age groups.
- 3.1 Improve the health and wellbeing of all residents through collaborative planning and enhancing health promoting services and opportunities.
- 3.1.2 Identify opportunities to increase participation in sport and recreation activities for under-represented members of the community.

Activate – Sport and Active Recreation Strategy 2014-2019: The strategy has been developed to guide Council in the provision of facilities, services and programs designed to increase participation in sport and active recreation in the City of Greater Dandenong.

2.4.2 Athletics Development Plan 2019 (Cont.)

Our vision is to build active, healthy and successful communities in City of Greater Dandenong through increased participation in sport and recreation and the provision of well planned, accessible, affordable and sustainable facilities.

This can be summarised as:
more people – more active – more often

Key themes:

- Creating active and engaged communities
- Providing improved access to indoor recreation facilities
- Maintaining access to outdoor sporting facilities
- Providing informal recreation opportunities
- Supporting structured sporting opportunities and club viability.

The CGD Sports Facilities Plan 2015 provides recommendations on the needs of sport in CGD particularly the need to create multi-use and flexible spaces and provide facilities for males and females. The Plan provides direction for the development of a range of standards of facilities allowing some facilities to cater for higher standards of competition while enabling others to be more flexible in providing for multiple sports and general community access. The plan outlines a capital improvement program to upgrade 33 reserves to cater for the sport and recreation needs and to provide environments that are responsive and welcoming to all people.

The CGD Sports Facilities Plan – Implementation Plan 2018: The Plan outlines the current state of sporting infrastructure within the municipality and provides direction on priorities moving forward.

The Implementation Plan by sporting reserve for athletics infrastructure lists the following priorities:

Table 1: Sports Facilities Plan – Implementation Plan 2018 – Athletics Priorities

Reserve	Project	Priority
Ross Reserve	Athletics track replacement	High
Ross Reserve	Athletics and soccer pavilion redevelopment	Medium
Booth Reserve	Athletics pavilion upgrade	Medium

2.4.2 Athletics Development Plan 2019 (Cont.)

4. Demographics of the City of Greater Dandenong

The current population of City of Greater Dandenong is estimated at 170,900 and projected to increase to 205,000 by 2028 (as of Feb 2018).

One in five residents have limited fluency in spoken English – highest level in Victoria. Seventy per cent of 12 to 24 year-olds speak languages other than English at home and 1,500 young people have limited fluency in the use of spoken English. Languages other than English spoken by over two-thirds (70%) of residents –highest in the state.

Nearly one in three (31%) families with children have no parent in paid work –highest Melbourne.

30% of residents participated in 30 minutes or more of physical activity on four or more days each week - the second lowest proportion in the State.

Refer to Appendix 7 for a full listing of demographics.

5. Demographic Influences on Sports Participation

Age, gender, income, ethnicity and education are key determinants of participation in sport. The demographic profile within City of Greater Dandenong suggests a low propensity to play organised sports based on a number of characteristics:

- 64% of residents are born overseas
- 70% speak languages other than English
- A relatively high unemployment rate (10.2% in mid-2017, compared with 5.9% across Melbourne)
- 30% of residents participated in 30 minutes or more of physical activity on four or more days each week - the second lowest proportion in the State.
- The second most disadvantaged municipality in Victoria based on the SEIFA index of disadvantage.

The implications of the demographic profile means there will be significant benefits to the population if sports participation can be increased among residents born overseas of non-English speaking countries living in an area with high unemployment rates and low incomes.

However, significant interventions may be required to achieve potential increases in participation in these areas.

2.4.2 Athletics Development Plan 2019 (Cont.)

6. State Sporting Association Membership Data

6.1. Athletics Victoria

The following table outlines the Victorian competing membership figures over the past five seasons, based upon the 2016-2017 Athletics Victoria Annual Report.

Table 2: Athletics Victoria Membership Figures

	2012-13	2013-14	2014-15	2015-16	2016-17
Open	2213	2212	2164	2306	2215
U20	380	355	343	400	360
U18	642	646	640	645	610
U16	778	778	749	723	736
U14	684	651	635	620	566
Total	4697	4642	4530	4694	4487

6.2. Little Athletics Victoria

The following table outlines the Victorian membership figures of the past four seasons. City of Greater Dandenong clubs' sit within the Southern Metro Region.

Table 3: Little Athletics Victoria Membership Figures

	2013/14	2014/15	2015/16	2016/17
Gippsland Country Region	1,752	1,833	1,781	1,901
Northern Country Region	2,886	2,715	2,633	2,694
Western Country Region	1,640	1,507	1,369	1,531
Eastern Metro Region	3,930	3,855	3,570	3,618
Northern Metro Region	3,162	3,064	2,899	2,929
Southern Metro Region	4,215	3,801	3,490	3,682
Western Metro Region	3,133	3,157	2,930	3,067
Total	20,718	19,932	18,672	19,422

Note: This report was unable to source Masters Athletics Victoria data.

2.4.2 Athletics Development Plan 2019 (Cont.)

7. Athletics Facilities in the City of Greater Dandenong

7.1. Overview

There are two athletics facilities on Council land in the City of Greater Dandenong. These are located in Dandenong North and Noble Park.

Table 4: Features and Clubs at Athletics Facilities

Suburb	Reserve	Club/s	Features
Dandenong North	Booth Reserve	Dandenong Little Athletics Centre <ul style="list-style-type: none"> o Narre Warren Little Athletics Club o Doveton Park Little Athletics Club o Endeavour Hills Little Athletics Club o Hampton Park Little Athletics Club 	<ul style="list-style-type: none"> o 400m grass running track incl. 100m grass sprint track. o 3 long jump sand pits with run-ups. o High Jump pad. o 7 shot put and discus pads. o Pavilion and storage areas.
Noble Park	Ross Reserve	<ul style="list-style-type: none"> o Springvale Little Athletics Club o Dandenong Springvale Athletics Club o Dandenong Masters Athletics Club 	<ul style="list-style-type: none"> o 400m synthetic running track (9 lane) incl. 100m sprint track o 2 long jump sand pits with run-ups. o High Jump pad. o 3 shot put and discus pads. o Pavilion and storage areas. o Floodlighting.

Neither of the facilities listed meet the International Association of Athletics Federations (IAAF) standards therefore they are unable to host Athletics Victoria events.

We currently have two athletics facilities for 170,900 members of City of Greater Dandenong community (Feb 2018 data), which is a provision ratio of 1: 85,495. Athletics Victoria and Athletics Australia have not undertaken a Facility Plan at this time. However, by way of comparison the Hume City Council's Athletic Sports Plan (2015), based off 2014 population data provided an athletics track provision ratio of 1: 61,852. Table 5 details the level of provision of facilities per person, based upon 2014 population data.

2.4.2 Athletics Development Plan 2019 (Cont.)

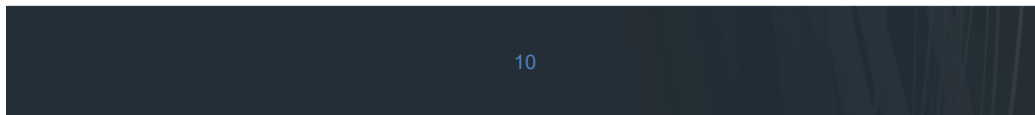


Table 5: Hume City Council Athletic Sports Plan (2015): Athletics Facilities Provision Ratios

LGA	Number of known athletics facilities	Synthetic / Grass	2014 Population	Current athletics track provision ratio
Mitchell Shire Council	2	2 grass	39,079	1: 19,540
Macedon Ranges Shire Council	2	2 grass	41,860	1: 20,930
Hume City Council	3	3 grass	185,555	1: 61,852
Brimbank City Council	3	2 grass 1 synthetic	192,844	1: 64,281
City of Whitehorse	2	2 synthetic	164,766	1: 82,383
City of Casey	3	2 grass 1 synthetic	281,229	1: 93,743
Moonee Valley City Council	1	1 synthetic	118,340	1: 118,340
Melton City Council	1	1 grass	126,440	1: 126,440
Moreland City Council	1	1 synthetic	163,217	1: 163,217
Whittlesea City Council	1	1 synthetic	186,368	1: 186,368
Wyndham City Council	1	1 synthetic	192,337	1: 192,337

Table 01: LGA Athletics Track Facility Provision

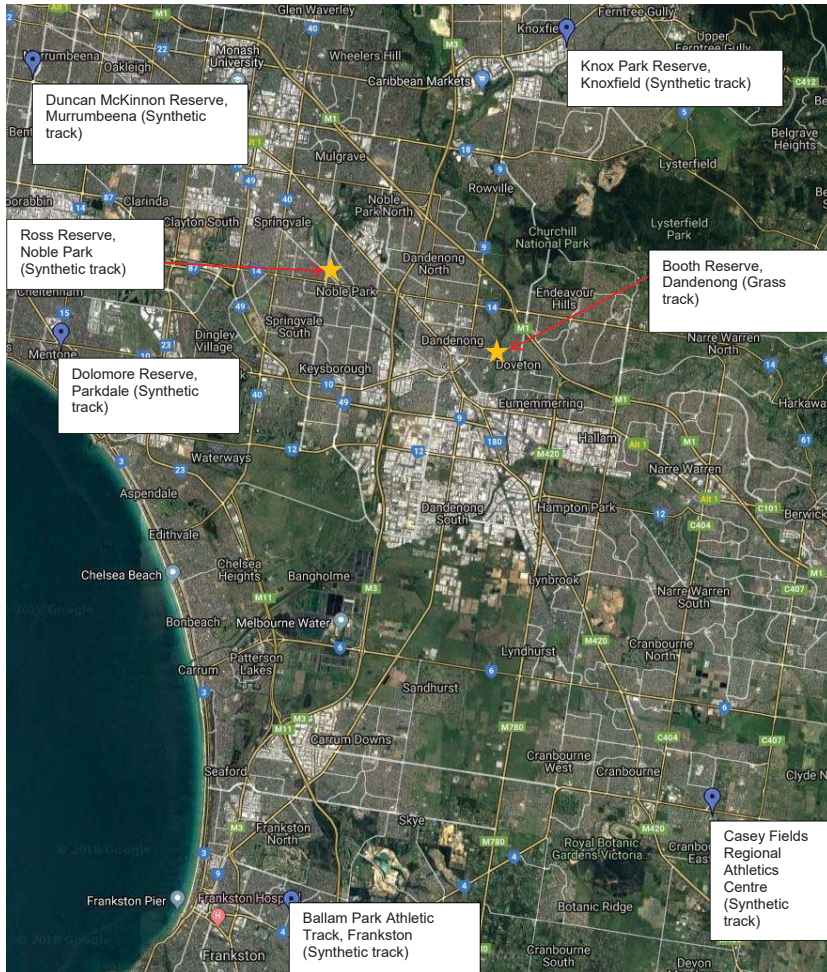
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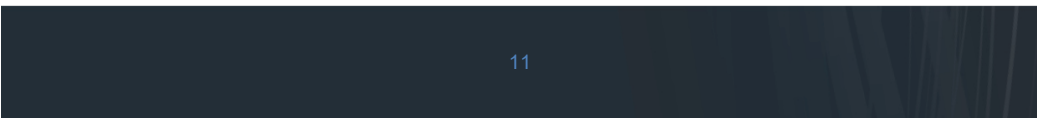
2.4.2 Athletics Development Plan 2019 (Cont.)



7.2. Distribution of Athletics Facilities within Region



Aerial map of Athletics Victoria recognised regional facilities in relation to City of Greater Dandenong facilities.



2.4.2 Athletics Development Plan 2019 (Cont.)

Following analysis of all facilities located in the south east and east of metropolitan Melbourne, the Ross Reserve Athletics venue is considered a regional venue (Refer to above aerial map). The Ross Reserve Athletics venue is the only synthetic venue in the City of Greater Dandenong, with the closest Athletics Victoria recognised regional facilities located at:

- Duncan McKinnon Reserve, Murrumbeena
- Dolomore Reserve, Parkdale
- Knox Park Reserve, Knoxfield
- Casey Fields Athletics Centre, Cranbourne East
- Ballam Park Athletics Track, Frankston.

8. Club Background

The current health of the clubs is mixed across the municipality. City of Greater Dandenong (CGD) currently has four clubs incorporating two Little Athletics Clubs, one Senior Athletics Club and a Victorian Masters Group.

Table 6: 2017/18 CGD Athletic Clubs Membership Figures

	Male	Female	Total
Dandenong Little Athletics Centre	42	33	75
Dandenong Springvale Athletics Club	10	10	20
Springvale Little Athletics Club	91	78	169
Victorian Masters Athletics	42	12	54

The Dandenong Little Athletics Centre, aligned with Little Athletics Victoria, is based at Booth Reserve and consists of the following clubs:

- Doveton Endeavour Hills LAC
- Hampton Park LAC
- Narre Warren LAC

All of these clubs are theoretically from the City of Casey municipality as Booth is located on the border between the two municipalities, with 80% of participants residing in the City of Casey.

The Centre's main challenges include member recruitment, retention and officials and coaches training and recruitment. The Centre and club's participants that operate within have been gradually declining over the past three years.

Dandenong Springvale Athletics Club is the only Athletics Victoria aligned club in the municipality. It has a small membership of 20 participants in 2017/18. The participation numbers have been fairly consistent over the past few years since becoming independent from the Haileybury Athletics Club in September 2016.

The club is focused only on track events as a result of the facilities at Ross Reserve. The main challenges are also member recruitment, retention and people to assist with management of the club.

2.4.2 Athletics Development Plan 2019 (Cont.)

The Springvale Little Athletics Club continues to have strong membership. The club is well managed with a large competent management committee. Recruitment and promotion are the main challenges for the club.

Victorian Masters Athletics at Ross Reserve, Noble Park is one of approximately 14 venues which are under the control of the state body, Victoria Master Athletics. As membership and collection of subscriptions is handled by the state body, technically there is no specific club. However when members register they usually elect to show a venue as their "home venue". It is important to note that members can choose to attend any venue for training.

Based on 2017 membership data, 68.5% of members were from municipalities outside the City of Greater Dandenong, including Casey, Monash and Kingston.

None of the clubs currently provide specific all abilities programming. The Casey-Dandenong Special Olympics operate predominantly within the City of Casey, however as a regional all abilities program they service the Dandenong local government area community. Opportunities may exist for existing clubs to create partnerships to increase participation from people with disabilities.

8.1. Club Programming

Table 7: Ross Reserve Summer Tenant Club Usage

Day/Time	Program/ Activity	Age Category	Gender	Hours	Registered Participants
Monday 4-7pm	Springvale Little Athletics (Training)	U6-U16	Both	3	169
Monday 4-6.30pm	Dandenong Springvale Athletics Club (Training)	U14-Open	Both	2.5	20
Tuesday 4-7pm	Springvale Little Athletics (Training)	U6-U16	Both	3	169
Tuesday 4-6.30pm	Dandenong Springvale Athletics Club (Training)	U14-Open	Both	2.5	20
Wednesday 4-7pm	Springvale Little Athletics (Training)	U6-U16	Both	3	169
Wednesday 6.30-8.30pm	Victorian Masters Athletics (Training)	30yrs+	Both	2	14
Thursday 4-6.30pm	Dandenong Springvale Athletics Club (Training)	U14-Open	Both	2.5	20
Friday 3-9pm	Springvale Little Athletics (Competition)	U6-U16	Both	6	169
Saturday 3-9pm	Springvale Little Athletics (Competition)	U6-U16	Both	6	169
Sunday 10-12pm	Dandenong Springvale Athletics Club (Training)	U14-Open	Both	2	20
			Total	32.5	939

Note: Based on 2017/18 data.

2.4.2 Athletics Development Plan 2019 (Cont.)

Table 8: Booth Reserve Summer Tenant Club Usage

Day/Time	Program/ Activity	Age Category	Gender	Hours	Registered Participants
Tuesday 4-8pm	Dandenong Little Athletics Centre (Training)	U6-U16	Both	4	75
Wednesday 4-8pm	Dandenong Little Athletics Centre (Training)	U6-U16	Both	4	75
Thursday 4-8pm	Dandenong Little Athletics Centre (Training)	U6-U16	Both	4	75
Friday 4-8pm	Dandenong Little Athletics Centre (Training)	U6-U16	Both	4	75
Saturday 7am-1pm	Dandenong Little Athletics Centre (Competition)	U6-U16	Both	6	75
Sunday 7am-1pm	Dandenong Little Athletics Centre (Competition)	U6-U16	Both	6	75
			Total	28	450

Note: Based on 2017/18 data.

9. Casual and Event Usage

Currently over 50 bookings are received by schools and associations to conduct athletic training programs and athletics carnivals at Ross Reserve, as per the below table. Schools using the facility are from City of Greater Dandenong and surrounding municipalities.

Table 9: Athletics Carnivals at Ross Reserve

	CGD Groups/Schools		Non-CGD Groups/ Schools		Total Participants
	Number of Bookings	Number of Participants	Number of Bookings	Number of Participants	
2018	18	6,510	2	700	7,210
2017	14	5,931	3	750	6,681
2016	16	8,340	1	300	8,640
Total	48	20,781	6	1,750	22,531

Note: 2018 as of 1/9/18

Table 10: Athletics Programs at Ross Reserve

	CGD Groups/Schools		Non-CGD Groups/ Schools		Total Participants
	Number of Bookings	Number of Participants	Number of Bookings	Number of Participants	
2018	18	1,280	11	330	1,610
2017	30	1,830	3	90	1,920
2016	14	595	10	724	1,319
Total	62	3,705	24	1,144	4,849

Note: 2018 as of 1/9/18

2.4.2 Athletics Development Plan 2019 (Cont.)



The Booth Athletics venue has limited casual and event bookings for athletics programs and carnivals, as per the below table. Schools using the facility are primarily from surrounding municipalities.

Table 11: Athletics Carnivals at Booth Reserve

	CGD Groups/Schools		Non-CGD Groups/ Schools		Total Participants
	Number of Bookings	Number of Participants	Number of Bookings	Number of Participants	
2018	1	180	4	860	1,040
2017	0	0	3	530	530
2016	1	160	5	980	1,140
Total	2	340	12	2,370	2,710

Note: 2018 as of 1/9/18

Table 12: Athletics Programs at Booth Reserve

	CGD Groups/Schools		Non-CGD Groups/ Schools		Total Participants
	Number of Bookings	Number of Participants	Number of Bookings	Number of Participants	
2018	0	0	0	0	0
2017	0	0	0	0	0
2016	5	90	0	0	90
Total	5	90	0	0	90

Note: 2018 as of 1/9/18

10. School Athletics Participation

45 primary and secondary schools located within the municipality were invited to participate in an online survey to provide their insights into the current level of participation by their schools and the level of support required in the future. 30% of schools responded to the survey, all of which conducted an athletics carnival and/or program at their school.

This is a summary of the findings:

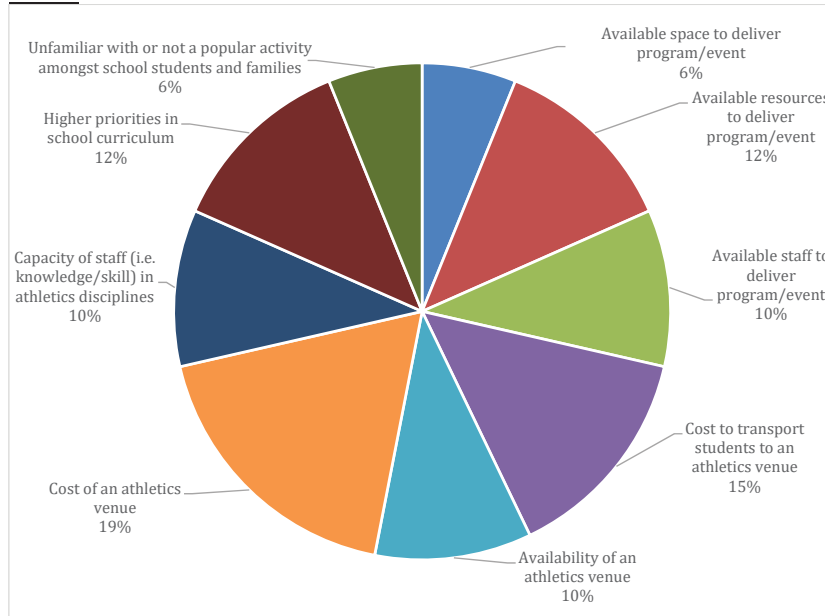
- Only two of the respondents ran their program and/or carnival at Ross Reserve Athletics venue with the majority conducting events at their own school. 71% of respondents took part in School Sport Victoria athletics events.
- The majority of schools conduct their programs in March (28.5%) or August (28.5%).
- 92% of schools conduct an athletics program as part of the school's curriculum.
- The major challenges/barriers to delivering a program/carnival was the cost of the venue as detailed in graph 1 by 19% of respondents. The cost of transport to athletics venues is the second major barrier at 15%.



2.4.2 Athletics Development Plan 2019 (Cont.)



Graph 1: What are the challenges/barriers to delivering a program/carnival at your school?



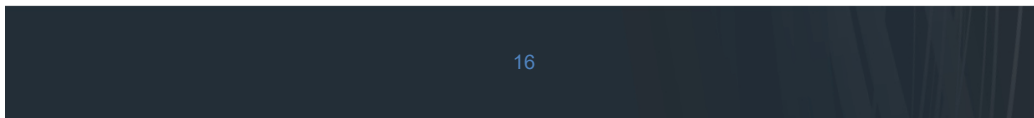
11. Discussion

11.1. Club Development Opportunities and Growing Participation

Little Athletics Victoria, Athletics Victoria and Masters Athletics Victoria provide little to no support to clubs in regard to growing participation based upon feedback from the CGD clubs. Little Athletics and Athletics Victoria's priorities are about increasing participation in school athletics programs, however, these programs are only trial programs at this stage, with limited reach and no plans (at the time of writing the report) to create linkages with clubs.

The main challenge facing all clubs is the recruitment and retention of members. The following opportunities and ideas could be considered:

- o Linkages with Schools: Numerous schools within the municipality conduct an athletics carnival or program. This could provide an opportunity for clubs to partner with these schools to assist in the delivery of these programs/events.



2.4.2 Athletics Development Plan 2019 (Cont.)

- Promotion: Clubs need to sell the benefits of why a particular sport is worthwhile participating in and the health and wellbeing benefits it can provide for a given community. There is significant choice for people in regard to sport and recreational pursuits. What appeals to different audiences such as women or young people?
- Understand your membership: What do they want? What do they need? How satisfied are they? What could be improved? Is it value for money? What are the barriers/challenges? How do you address these to assist in recruiting and retaining members?
- Are there other sports/clubs that may consider athletics in their off-season? The benefit of this approach is that they are a captured audience who are already interested in sport.
- Taking part in sport is a choice and making it easy, convenient, flexible and non-committal is the key. Consider location, facility type, timing and cost which are all important considerations for making sport accessible.
- Clubs working together to promote the sport rather than individual clubs.

There is a large number of cultural groups in the City of Greater Dandenong. Council could assist clubs to work closely with organisations that support specific cultural groups to develop athletics related programs and activities, use the sport as a social avenue for creating a sense of 'community' within cultural groups to aid its members wellbeing and to increase promotion of the sport among their members.

A significant gap within clubs is the ability to provide opportunities for all abilities programming to increase inclusiveness of people with disabilities and any person requiring support or assistance. Education and awareness are the main barriers affecting clubs and the community from providing and accessing opportunities. Athletics Victoria and Little Athletics Victoria have resources available to educate and support clubs on how to be more inclusive whilst also how to promote/encourage those populations within the community to connect with Athletics clubs.

There are opportunities to offer schools the chance to utilise athletics facilities during the day when they are normally idle, combined with the prospect of promoting the club environment and coaching and competitions to school students.

11.2. Support from State Sporting Associations

The level of support from Athletics Victoria and Little Athletics Victoria is fairly limited based on the feedback from the athletics clubs within the municipality. Both organisations are under-resourced and have limited ability to provide direct support to the clubs. Masters Athletics Victoria is managed by volunteers who work closely with Athletics Victoria, however due to the non-club structure there is no support provided for venue members.

Each state sporting association appears to focus on club and elite level structured competition, rather than the future of the entire sport and how to develop athletics outside of the traditional model. In addition there is no support provided to club development and ensuring clubs are sustainable.

2.4.2 Athletics Development Plan 2019 (Cont.)

11.3. Partnerships with Other Community Facilities and Clubs

There are a number of opportunities for athletics clubs to engage and partner with groups, organisations and other clubs within their communities. These partnerships have the potential to grow memberships, gain sponsorship and to offer athletics to those within the community that have not or would not normally get this opportunity. This may include partnering with leisure facilities, other sporting clubs, schools and community groups.

Rather than wait for the people at these other clubs to contact the athletics club, there is opportunity to develop specific 'come and try' or special days, competitions and social events targeted to these club environments.

11.4. Amalgamation of Athletics Clubs

One option is to amalgamate all of the Athletics Clubs into one umbrella club with multiple activities and catering to various needs. This approach may allow for greater participation as it would cater for athletes of all ages, with the entity to be affiliated with both Little Athletics Victoria and Athletics Victoria.

A similar approach was adopted by the Yarra Ranges Athletics Club who was incorporated in 2012 when the former Little Athletics Club, known as Lilydale and Yarra Ranges Littles Athletics, affiliated with both Little Athletics Victoria and Athletics Victoria. Little Athletics caters for athletes from 5 to 15 years, while Athletics Victoria caters for athletes 12 years and up. This has created a very inclusive and family orientated environment, where the over-riding emphasis is on participation. The club has since grown from strength to strength experiencing strong performances at events state-wide.

This option would provide the larger club an opportunity to offer athletics competition and training year-round with the ability for all members of a family to participate in athletics, either as an athlete or official. It would also provide an opportunity for the resources and management structures to be centralised thus reducing the burden on individual club volunteer management. It is important to note that any amalgamation would need to be carefully managed in order to be successful.

11.5. Venue Management and Equipment

Athletics requires specialist athletics equipment to conduct programs and events, including hurdles, high jump equipment and throwing equipment. This is generally brought in from other locations or hired from the clubs and as such the quality of the equipment can vary. Bench marking undertaken of similar regional venues shows other municipalities provide equipment available for hire by users and clubs. This process allows better management and efficient use of these assets and would provide greater ease of access to clubs, casual and event users. Clubs currently hire their equipment to third party users as a fundraising opportunity. It is important to note that clubs currently own and are thus responsible for the maintenance and capital replacement costs associated with the management of their equipment. If the

2.4.2 Athletics Development Plan 2019 (Cont.)

equipment was centralised and owned by Council, Council would be responsible for the maintenance and capital replacements costs, saving the clubs this cost. Clubs' and third party hirers would pay a levy or fee for use of the equipment. This levy/fee would be a significant saving to clubs compared to the capital replacement costs incurred by clubs under the current equipment management model in the long term. Thus allowing clubs to redirect equipment management costs savings elsewhere.

When schools hire the Ross Reserve Athletics venue a member of one of the clubs is required to assist with set up, access to equipment and troubleshoot any issues. Whilst this provides an opportunity for clubs to charge a fee for service and/or create a link between the school and the club, the reliance on volunteers can be challenging. Other municipalities benchmarked provide a Council event staff member to assist with these tasks and ensure that the event is conducted safely and effectively. This additional service is provided through a user pays process.

There is a need to move away from seasonal tenancy arrangements for athletics tenants. The benefit of this is to allow all-year round participation and activation of athletics. One option to be considered is providing the potential amalgamated club with a long-term lease which could have a clause requiring the club to facilitate opportunities to increase participation in athletics disciplines to the broader community. The other benefit of this approach is that it fosters the tenant club/s to look after the facility to a higher standard than seasonal tenants.

11.6. Priority Facility Improvements

It is critical for the long term sustainability of athletics that the Ross Reserve Athletics venue be developed to meet IAAF standards (Category two). To achieve these standards the following upgrades are required:

- o **Reconstruction of the Athletics Track**

The track is currently uneven due to the foundation sub-grade being inadequate to support the synthetic surface.

- o **Athletics Only Venue**

Currently soccer is played on the grass field in the centre of the athletics track. This prevents the development of the venue to IAAF standards as a hammer throw cage and javelin pad cannot be installed.

As per the Ross Reserve Master Plan a synthetic soccer pitch is proposed to be built next to the Athletics Track, alongside the creek. This will be serviced by a new pavilion, pictured in Appendix 1. The intent would be to move this tenanted soccer club to this adjacent new venue.

A survey and concept plan of the venue needs to be completed to ensure that all athletics features can be accommodated for effectively.

2.4.2 Athletics Development Plan 2019 (Cont.)



- **Pavilion Upgrade**

The current facilities have a number of issues which need to be addressed including:

- change rooms do not meet female and junior friendly standards
- lack of storage space
- social rooms and change rooms are situated in independent buildings which are adjacent to each other
- there is no first aid room
- inadequate kitchen/canteen space.

- **Venue Surrounds**

The surrounds of the athletics track need works to improve usability of the space. Currently there is tiered standing space which presents a hazard to users deeming it inaccessible. There is a significant lack of seating and shade around the track and the interior track fence needs upgrading.

There is a need for a reliable public address system which services the entire venue for event purposes.

- **Signage and Wayfinding Improvements**

Signage and wayfinding are essential to increase awareness, usage of facilities and membership of clubs. Well designed and located signage and wayfinding offers:

- the potential for the general public to know the club or facility is available for use
- who to contact regarding athletics opportunities
- information about what each club/facility offers and specialises in
- the types of programs and services the club offers.

A review of all athletic facility signage is required, both at the club sites and in the reserve near the club and from adjacent streets directing people to the club/facility. Signage should ensure that clubs and facilities are easy to find and provide good quality, accurate information regarding the services offered.

Signage should be supplemented with offsite information including the nature, surface and accessibility of all facilities, programs offered and target groups.

11.7. Future of Booth Reserve Athletics Venue

Due to the level of participation in athletics across the municipality and the lack of City of Greater Dandenong residents utilising the Booth Reserve Athletics venue, it is difficult to justify having two athletics venues within the municipality, particularly when 80% of Dandenong Little Athletics Centre participants (using Booth Reserve Athletics venue) reside within the City of Casey. Alternatively Council acknowledges the historical value this athletics site has provided the surrounding CGD residents and the suitability the site offers to little athletics.

2.4.2 Athletics Development Plan 2019 (Cont.)

The venue consists of a grass track with ageing infrastructure which is near the end of its service life. The pavilion does not meet female and junior friendly standards and requires significant redevelopment to allow it to be used by other community groups.

Due to these factors and the level of participation it is difficult to justify capital improvement of the pavilion and athletics facilities. Ideally it would be preferable to consider amalgamation with the clubs at Ross Reserve or move to this venue. Ross Reserve is located 6.1 kilometres from the athletics facility at Booth Reserve.

A master plan for Booth Reserve is recommended to be completed to understand the potential use of the athletics facility site if the athletics club is relocated. As part of this process the community would be consulted.

11.8. School Participation

It would be reasonable to state that the majority of schools conduct an athletics program or event for their students. All schools who responded to the survey confirmed that they conduct a program, however the major barriers/challenges faced are related to cost (64% of respondents). Often these costs cannot be absorbed by the schools and are passed on to families.

Athletics venues in other municipalities do not charge schools within their municipality to use their venues. The current fees for schools located within City of Greater Dandenong are \$41 per hour and \$61.50 per hour for schools located outside this municipality.

Available resources to deliver programs and/or events in schools was also a concern, along with the competing demands of higher priorities within the school curriculum. Athletic State Sporting Associations have a role to play in providing schools with resources, education and support to deliver programs within schools, similar to other key Victorian sporting associations.

11.9. Cross-Country and Social Athletics Programming

City of Greater Dandenong Participation Study 2015 identified that Running/Jogging was the third most popular sport and active recreation activity in City of Greater Dandenong with a participation rate of 15%. With casual/social participation at this level provides a significant base for programming opportunities to engage with this population.

Currently none of the athletics clubs participate in the cross-country discipline, however School Sport Victoria conduct cross-country competitions for schools located within the City of Greater Dandenong.

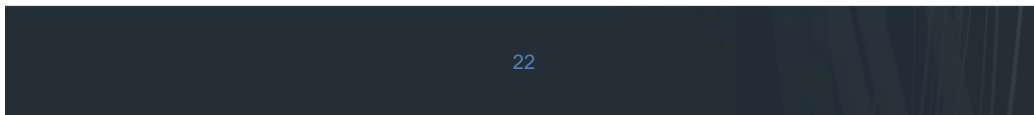
As part of the capital improvement works being conducted at Ross Reserve over the coming years a 'tan' style running/walking track will be constructed within the reserve. This will provide a safe and accessible running track for use for casual and organised events. Council also needs to consider whether other locations located within the municipality would be suitable for these events also.

2.4.2 Athletics Development Plan 2019 (Cont.)



There is currently no 'Park-Run' sites located in the municipality and no known trial running groups. City of Greater Dandenong could look to host or alternatively attract Community 'Fun Run' events to the municipality to encourage participation in casual/social athletic pursuits. These events may create a pathway into formal structured athletic clubs. Annually the YMCA deliver a twilight fun run, however this is reliant on successfully receiving grant funding to deliver.

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2.4.2 Athletics Development Plan 2019 (Cont.)

12. Recommendations

12.1. Club Sustainability

No.	Recommendation	Responsibility	Priority
12.1.1	To work with all Athletics Clubs located within the City of Greater Dandenong to consider amalgamation, and the retention of both Ross and Booth Reserve facilities with support from Council Officers. Increase the term of tenancy (long term lease) for a potential amalgamated club to provide increased activation and participation at the facility year-round.	Sport & Recreation Team; Clubs	High
12.1.2	Provide guidance to clubs to increase participation in Athletics.	Sport & Recreation Team	High
12.1.3	The development of linkages with schools to provide a mutually beneficial relationship.	Clubs; State Bodies	High
12.1.4	The development of linkages with other sporting clubs to provide cross-training opportunities in athletics during the off-season.	Clubs	High
12.1.5	To develop improved understanding and engagement of club volunteers to all people and abilities.	Sport & Recreation Team; State Bodies	High
12.1.6	Provide guidance on ways to promote athletic sport participation opportunities to residents.	Sport & Recreation Team	High
12.1.7	Provide guidance on ways to manage clubs more effectively.	Sport & Recreation Team; State Bodies	High
12.1.8	Provide information regarding fundraising opportunities to assist financially.	Sport & Recreation Team; State Bodies	High
12.1.9	Provide guidance on ways to ensure the club culture is inviting and inclusive.	Sport & Recreation Team; State Bodies	High
12.1.10	Advocate to State bodies to assist with the provision of club improvement programs and leadership training.	Sport & Recreation Team	High
12.1.11	Advocate to State bodies to assist with promotion of clubs to the broader community.	Sport & Recreation Team	High

2.4.2 Athletics Development Plan 2019 (Cont.)

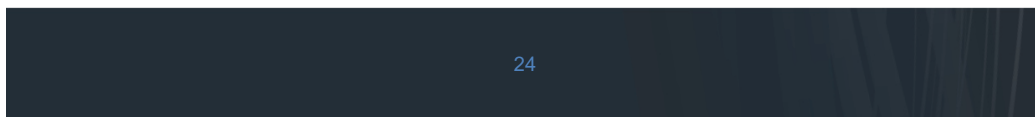


12.2. Sports Development

No.	Recommendation	Responsibility	Priority
12.2.1	Assist clubs develop a structure for all athletics (track and field) coaching activities across all participation levels.	Sport & Recreation Team; State Bodies	Medium
12.2.2	Facilitate increased opportunities for people to become accredited officials.	Sport & Recreation Team; Clubs; State Bodies	High
12.2.3	Facilitate increased opportunities for people to become accredited coaches.	Sport & Recreation Team; Clubs; State Bodies	High
12.2.4	Advocate State bodies to provide increased development opportunities to clubs and schools.	Sport & Recreation Team	Medium
12.2.5	Investigate opportunities with the Special Olympics for increased participation and engagement.	Sport & Recreation Team	Medium

12.3. Programming and Events

No.	Recommendation	Responsibility	Priority
12.3.1	To allow the athletics events to be conducted and both track and field disciplines to be accommodated, the Ross Reserve Athletics facility needs to only cater for athletics. The soccer pitch needs to be removed and the tenant club moved to play on an alternative pitch. This will allow for additional field equipment, including the hammer throw cage and javelin throw pad to be installed along with throw cages for the shot put and discus disciplines. This is a minimum requirement to enable the facility to meet IAAF standards (Class 2 Certificate).	Sport & Recreation Team	High
12.3.2	Number of athletics venues: Due to the declining number of participants, particularly from the City of Greater Dandenong, it is difficult to justify keeping two athletics venues in the municipality. It is recommended that the Ross Reserve be the primary municipality venue. The Booth Reserve venue could be redeveloped for different sports that lack available grounds.	Sport & Recreation Team	Medium
12.3.3	Modification of program/event formats: More sports are looking for shorter and more accessible formats that are convenient and efficient to maximise retention whilst providing an attractive option for new participants. Clubs need to develop initiatives to provide new avenues for recruitment and retention.	Clubs; State Bodies	Medium



ORDINARY COUNCIL MEETING - AGENDA

2.4.2 Athletics Development Plan 2019 (Cont.)

12.3.4	Purchase of specialised athletics equipment for event/club hire (refer to appendix 5).	Sport & Recreation Team	Medium
12.3.5	Implement an Events Officer Council position to assist with set up, access to equipment and troubleshoot any issues with events. Role could also manage bookings for this site.	Sport & Recreation Team	Medium

12.4. Infrastructure Improvements:

No.	Recommendation	Responsibility	Priority
12.4.1	<p>Reconstruction of Athletics Track (Ross Reserve): The athletics track at Ross Reserve is the only synthetic surfaced track in City of Greater Dandenong and would be considered as a regional facility considering its proximity from other regional athletics venues. The surface of the track is uneven as a result of the sub-grade found underneath the synthetic surface. An initial geotechnical investigation has been completed and has guided the level of works required for reconstruction. The uneven track has resulted in a surface which is undulating making it inadequate for competition. In addition the maintenance cost to council is significant at \$40,000 per annum.</p> <p>The reconstruction will bring the facility up to IAAF standards (Class 2 Certificate) and will include additional track equipment for field sports, allowing the facility to be fully utilised for track and field events.</p>	Sport & Recreation Team	High
12.4.2	<p>Pavilion and Venue Surrounds Redevelopment (Ross Reserve): The existing pavilion at Ross Reserve does not meet female and junior friendly standards and DDA requirements. The pavilion needs to be redeveloped to include, as a minimum:</p> <ul style="list-style-type: none"> • Unisex Change rooms with adjoining amenities • Accessible Change room and amenity (with hoist and change bed) • Increased storage space • Commercial kitchen space • First Aid Room • Modern social space. <p>It is recommended the tiered seating area be removed and the installation of new shade and seating around the athletics track be introduced. Ramp access from the pavilion to the track is required to provide ease of access to the venue. Currently there are no shade structures.</p>	Sport & Recreation Team	High

2.4.2 Athletics Development Plan 2019 (Cont.)



12.4.3	Signage and Wayfinding Improvements (Ross Reserve): Signage and wayfinding improvements are required to assist with directing the community and visitors to the Ross Reserve venue. Signage should ensure that clubs and facilities are easy to locate and provide good quality, accurate information regarding the services available at the club/facility.	Open Space Team	Medium
12.4.4	Floodlighting Upgrade (Ross Reserve): Upgrade of the floodlighting at the venue to 200 lux levels is required to enable events to be conducted in the evenings.	Sport & Recreation Team	Medium

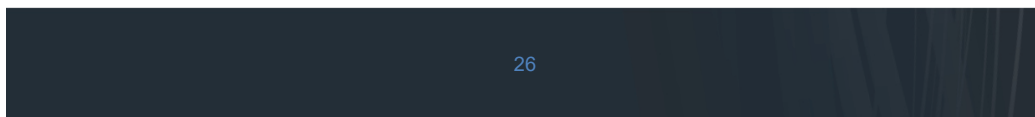
Capital Works	Projected Cost
Reconstruction of Athletics Track (Ross Reserve)	\$2.2 million
Pavilion Redevelopment & Surrounds (Ross Reserve)	\$6 million
Signage and Wayfinding Improvements (Ross Reserve)	\$100,000
Floodlighting Upgrade (Ross Reserve)	\$800,000

12.5. School Participation

No.	Recommendation	Responsibility	Priority
12.5.1	Remove the hire fee for schools within City of Greater Dandenong for Ross Reserve Athletics venue (excluding any additional equipment hire, club room cleaning requirements and CGD event staffing). This will promote usage of the venue by CGD schools and could lead to greater participation.	Sport & Recreation Team	High
12.5.2	Advocate to state sporting bodies to assist with programming, education and resourcing of schools to assist in the delivery of programs and events.	Sport & Recreation Team	Medium

12.6. Cross-Country and Social Athletics Programming

No.	Recommendation	Responsibility	Priority
12.6.1	Investigate strategies to increase participation in cross-country.	Sport & Recreation Team	Medium
12.6.2	Investigate strategies to increase casual/social athletics pursuits such as minor and major events.	Sport & Recreation Team	Medium

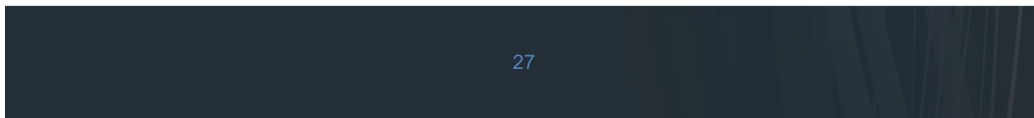


2.4.2 Athletics Development Plan 2019 (Cont.)



Appendices

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2.4.2 Athletics Development Plan 2019 (Cont.)

Appendix 2 – Club Workshop Notes

Dandenong Little Athletics Centre

Workshop held Thursday 19 April 2018 at Booth Reserve, Athletics Pavilion.

Strengths

- o Number of shot put / discus – design for number of kids
- o Storage
- o Facility
- o Timeframe of program
- o Passionate / strive for excellence – management
- o Increase representation in state competitions
- o Friendly environment / inclusive / culture
- o Foster performance / participation focus
- o Social / all abilities / multicultural
- o Streamlining processes

Promotion

- o Lack of profile
- o Signage on Clow Street
- o Schools – leaflets (with 3 clubs)
- o Website
- o Facebook
- o School newsletter is hit and miss
- o Signage
- o E-Newsletters from schools
- o Word of mouth
- o Offer – 2 x trials
- o Query LA – clinics in schools
- o Doveton show promotion
- o Invitation to kids

Facilities

- o Viewing
- o Shelter
- o Drainage – drain full
- o Grass track
- o Pavilion upgrade – (LED, facelift)
- o Tower (leaning)
- o Seating

2.4.2 Athletics Development Plan 2019 (Cont.)

Council Help

- Links to multicultural groups
- Promotion
- Programming funding support
- Liaison / communication (consistently)
- Understanding casual booking expectations
- Open communications / sharing
- Winter application for pavilion only

Challenges / Areas for Improvement

- Retentions/turn over, potential for amalgamation with other CGD clubs discussed.
- Cost - \$150 per year – disadvantaged groups
- Parent involvement – education
- Parents working weekends
- Saturday school for multicultural groups/ESL
- Split families
- Officials / tech training / recruitment – cost
- Centre coach – looking to pay coach
- Other sports
- Spread of management
- Schools use in March – so out of sync with clubs
- Grass track
- Shelter
- Links / partnerships with winter clubs
- Cross country
- Equipment replacement – lack of funds
- Grants are difficult
- Attract parents – get kids (multicultural considerations)
- Breaking down barriers
- Connect with multicultural department

Media and Communications

- Team app
- Facebook
- Website
- LA email

Masters Athletics – Ross Reserve Home Venue Members

Meeting held on Thursday 3 May 2018 at Ross Reserve, Athletics Pavilion.

Facilities

- Most venues are just track
- Not the infrastructure for throwing
- Multilingual signage needed

2.4.2 Athletics Development Plan 2019 (Cont.)

- Track and flooding / drainage issues present
- Track surface needs improvement
- Facilities need to be improved

Improvements

- Recruitment
- Promotion
- Promotion that it is a Safe environment (social / physical activity)

Promotion

- Flyers at festivals
- Word of mouth
- Query policy change in Council promotion (i.e. Council able to promote Clubs individually to the community)
- Advertising with other sports
- Multilingual
- Further Involvement in CGD festivals

Social Athletics

- Park runs (increase female participation)
 - Timing
 - Safe environment
 - Social
 - Flexible
- Social running groups

Membership

- Predominantly Anglo (90%) membership via state (home venue nominated) 12-14 venues
- 60 registered home venue members (mainly track)
- Recruitment slow
- 30-35 per session every Wednesday night all year round
- Some events combined
- Existing competitors from Australia
 - Masters remain at both

Club

- Coach not priority
- Financially viable
- User pays
- Low cost
 - \$4/night - club
 - \$35/year - state fee

2.4.2 Athletics Development Plan 2019 (Cont.)

Springvale Little Athletics Club

Meeting held Thursday 24 May 2018 at Ross Reserve, Athletics Pavilion.

What Works Well?

- Friday competition program – 2-2 ½ hour session
 - Each child has 3-5 events with 20-30 minutes individual activity
- Good committee structure and base
- Financial
- Governance structure
- Support
- Liaison CO/LAU
- Inclusiveness/participatory based

Current Provision

- October-March (3 week break over Christmas) competition Friday night
 - (Non-compulsory training Monday. First three months relay training in addition)
- One-off season cost to cover local carnivals
 - All regional/state user pays South Metro Region
 - Track and Field Regionals (not able at RR)
 - Relays – can be hosted Regionals
- Cross-Country
 - April-August
 - Affiliated with Bayside CC - still under club
 - Can't be hosted at RR as no ability for 3km loop off road
 - U6-8: 1km
 - U9-11: 1.5km
 - U12-14: 2km
 - U15+: 3km

Facility Improvements

- Advertising of facility/signage
- DDA – Track and Field and Pavilion
- Functionality pavilion
- Speakers/PA system for right around the track
- Enough storage and ramps to track
- Water fountains
- Shade structures
- Track surrounds
- ESD

2.4.2 Athletics Development Plan 2019 (Cont.)

Areas of Improvement

- Lack of coaching] with more child activity
- Lack of volunteers]
- Workload across committee roles
- Old athletes to return to mentor/coach
 - Community demands
 - Timing
- Retention
 - Pathways
 - Incentive
 - Self-conscious/peer pressure
- Pathways to senior/transition
- Engagement schools
 - Participation

Participation

Schools

- Mainly Primary Schools
- 15+ schools carnivals
 - Cost factor
 - Equipment
 - Travel
 - Members present to assist
- Benefit to club
 - Finance

Disabled-Physical

- Lack of programming
- Knowledge

Promotion

- Community events
- Some schools
- Some social media (communications internally)
- Some web
- Some word of mouth
- Name of pavilion/facility would be ideal
 - Naming conversation

Springvale Dandenong Athletics Club

Meeting held Thursday 26 April 2018 at Civic Centre (Dandenong)

- Two years ago the club separated from the Haileybury Athletics Club (part of the Old Haileybury Athletics Club).
- Currently have three coaches.

2.4.2 Athletics Development Plan 2019 (Cont.)

- 
- Limited committee membership with essentially only the President active.
 - Main Issues:
 - Recruitment/Promotion (lacking resources & funding)
 - Administration Structure/Engagement – members do not want to contribute at this level or do not have the capacity to assist.
 - Financial viability
 - Future of the club. Options are:
 - Status Quo
 - Amalgamation with Little Athletics Club
 - Cease to operate
 - Existing Ross Reserve facility does not meet needs. “Strong Clubs have AV/IAAF accredited facilities.” Throwing areas are needed.
 - Previous recruitment strategies:
 - Little Athletics Club (limited)
 - Word of mouth
 - Limited school engagement
 - Limited social media
 - Letter-box drop
 - Newspaper advertisements
- DRAFT

2.4.2 Athletics Development Plan 2019 (Cont.)

Appendix 3 – State Sporting Associations and Sporting Groups Notes

Special Olympics – Victoria Branch

Meeting with Simon Rodder, Special Olympics Victoria Office (Brunswick) on Wednesday 23 May 2018

- o Currently the Dandenong Casey Titans Special Olympics Club runs programs but predominantly in the City of Casey. There is an opportunity to affiliate with an existing club to assist in creating pathways for participation.
- o Issues with Little Athletics structure from an accessibility perspective:
 - Long 2.5hr session
 - Competition focused, opposed to participation
 - Lack of modified equipment
 - Lack of education of club coaches and administrators on how to accommodate for all abilities
- o Issues with Athletics Victoria structure from an accessibility perspective:
 - Multi-class classification process
 - Cost for classification
 - Lack of education of club coaches and administrators on ways to accommodate for all abilities
- o Lack of school engagement with athletics (i.e. no pathways from schools to clubs).
- o Need to look at greater engagement opportunities with Special Schools and Disability Services.
- o Opportunity to design and implement an accessible community program.

Little Athletics Victoria

Phone Meeting with Anthony McIntosh on Tuesday 29 May 2018

Participation trends

Holding its own with 18,000 per annum, 100 centres, participation increase when Olympics is on. Sport is run very well. Has a robust and sound base. Very passionate volunteers running it.

It is easy to join and participate. High participation numbers in 5-12 years, Under 16 is highest. Cross over with AV from U12. LAV is a familiar atmosphere. Officials at AV are fully accredited and no connection, therefore a competitive experience.

Competition model, with participation at heart and developing motor skills.

2.4.2 Athletics Development Plan 2019 (Cont.)

Issues/Concerns

1. Length of time the program runs for (can be long waiting time)
2. Volunteer officials
3. Kids become disengaged
4. Turnover is higher

Support to clubs from Little Athletics Victoria

Region structure – provide event assistance, they run the regional event, support the centres with operations, official progression, coaching assistance, play a role in regional championship - teams are full.

Cash grants not normal.

Regional development fund – centre operation and equipment purchase and coaching support.

Registration fees – insurance, timing equipment (and software for all centres), online registration database (entry system and membership database).

SRV/LAV/vicSport in past six months are undertaking a project to improve support to centres.

Capacity of centres to deliver a standardised program across the state. Differences in terms of maintenance costs. All weather use ability.

Coaching and officials subsidised courses across the state.

Marketing via digital media etc. to raise profile focused on parents. A campaign for each centre (4-5km radius). To all members, provide news worthy messages , tribalism.

Four state championship events. Track and field (March), multi, cross country (July), relays

Participation is seasonal, with cross country is not as heavily invested in.


Transition between Little Athletics Victoria (LAV) and Athletics Victoria

Whole of sport approach tried nationally 3-4 years ago. LAV started as a rebellion as a breakaway for kids to be involved in athletics. For modified kids sport. However work strongly together.

School programming

Community kid's athletics, trial program, VicHealth, term 2 currently partnering with Athletics Australia and VicHealth and LAV delivering the program. CALD and disability community previously not touched.

2.4.2 Athletics Development Plan 2019 (Cont.)



Doesn't have the need to go through the traditional club structure.

Has coaches, curriculum, and resources. Can be run anywhere with no specific resources. Weekly basis for an hour. Emerson School trial. Also about increasing physical participation. Program to develop fundamental motor skills.

Looking for opportunities to run the program with other disability schools.

Community has changed, opposed to LAV program.

Inclusiveness in Centres

- o Modified equipment (not generally needed, centre by centre depending on need), grass track is an issue.
- o Role model/ambassador for multi-class programs.
- o Generally parent of child can deliver and educate officials/club leaders.
- o Develop a support network.
- o State champs have multi-class program.
- o Promoting multi-class opportunity.
- o Steer away from multi-class at centre level and join in with everyone so as to not pigeon hole them.
- o Sport can be tailored.

CALD/Indigenous

- o Don't do enough; don't have anything in foreign languages. From a marketing perspective.
- o Need momentum and need to come as a cohort.

Yarra Ranges have a combined junior and seniors (LAV & AV).

The perception of some Little Athletes and families of senior athletes is that it is not attractive:

- o Social
- o Programming
- o Progression is dropping off
- o Scheduling around other sports
- o Can move along with the cohort/friendship groups
- o Mentoring/buddying arrangements needed. Social glue.

Athletics Victoria and Little Athletics Victoria:

- o Duplication of championship events
- o Transition processes b/w bodies
- o Joint board meetings
- o National leadership challenge
- o Scheduling of LA and AV events.

2.4.2 Athletics Development Plan 2019 (Cont.)

Athletics Victoria (AV)

Meeting with Kirby Ellis, Civic Centre (Dandenong) on Tuesday 29 May 2018

- o Participation is trending downwards.
- o AV is currently surveying their membership to get a better understanding of needs.
- o Recreational running is on the increase.
- o There is a perception that competitive athletics is too elitist.
- o Clubs are opposed to the 'Park Run' concept as they see it as a competitor.
- o There is no current support or funding available from Athletics Victoria for clubs.
- o AV deliver a coaching course, however this is not subsidised and is user pays.
- o Concern about the attitude of AV staff and willingness to understand issues and improve the sport.
- o Dual membership option available between Little Athletics Victoria and Athletics Victoria.
- o AV are not currently delivering any school-based programs or support to schools.
- o AV are supportive of amalgamation of athletics clubs for long-term club sustainability.
- o Limited promotion of sport to the community - only via websites, social media and newsletters.
- o Have seen growth in para-athletes, despite lack of awareness in para opportunities.

School Sports Victoria (SSV)

Meeting with Jude Maquire, Ian Landy and Ricky Thompson, School Sport Victoria (Coburg) on Wednesday 30 May 2018

- o Elitist model, focused on identifying the top athletes.
- o They see the role of schools to provide the participatory/education focus.
- o Appropriate modern facilities are critical to venues hosting regional and above athletics carnivals.
 - Venues also need to be able to accommodate both track and field events. Shade structures around the venue are critical as well as access to drinking fountains and adequate numbers of toilets.
 - A venue representative is critical at all SSV events to be able to provide equipment and trouble shoot issues.
 - An operational canteen also needs to be provided.

2.4.2 Athletics Development Plan 2019 (Cont.)

Appendix 4 – School Survey Responses

Question 1: Name of School

The following schools completed the survey:

- Dandenong South Primary School
- Emerson – Junior/Senior School Campus
- Emerson – Middle School Campus
- Haileybury College
- Heatherhill Primary School
- Keysborough Primary School
- Keysborough College – Acacia Campus
- Keysborough College – Banksia Campus
- Mt Hira College P-12
- Noble Park English Language School
- Silverton Primary School
- St Elizabeth's Parish School
- St John's Regional College
- Yarraman Oaks Primary School

Question 2: Do you run an athletics carnival and/or program at your school?

ANSWER CHOICES	RESPONSES	
Yes	100.00%	14
No	0.00%	0
TOTAL		14

2.4.2 Athletics Development Plan 2019 (Cont.)

Question 3: What time of the year do you run your program/carnival?

ANSWER CHOICES	RESPONSES	
January	0.00%	0
February	0.00%	0
March	28.57%	4
April	0.00%	0
May	0.00%	0
June	0.00%	0
July	7.14%	1
August	28.57%	4
September	14.29%	2
October	0.00%	0
November	0.00%	0
December	7.14%	1
Multiple	0.00%	0
N/A - we do not run a program/carnival	0.00%	0
Other (please specify)	14.29%	2
TOTAL		14

2.4.2 Athletics Development Plan 2019 (Cont.)



Question 4: Which school years participate in this program/carnival?

ANSWER CHOICES	RESPONSES	
Prep	35.71%	5
Grade 1	35.71%	5
Grade 2	42.86%	6
Grade 3	64.29%	9
Grade 4	64.29%	9
Grade 5	64.29%	9
Grade 6	64.29%	9
Year 7	28.57%	4
Year 8	28.57%	4
Year 9	21.43%	3
Year 10	21.43%	3
Year 11	21.43%	3
Year 12	21.43%	3
Junior School Only (Prep-grade 6)	21.43%	3
Senior School Only (Year 7-12)	28.57%	4
N/A	0.00%	0
Total Respondents: 14		

Question 5: Do you conduct an athletics program as part of the school's curriculum?

ANSWER CHOICES	RESPONSES	
Yes	92.86%	13
No	7.14%	1
TOTAL		14



2.4.2 Athletics Development Plan 2019 (Cont.)

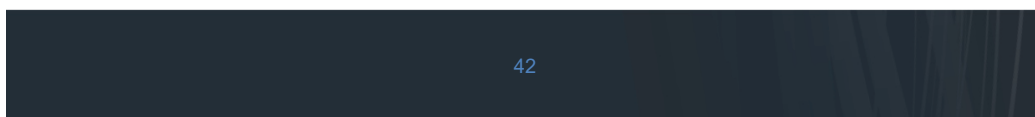


Question 6: If you answered Yes to Q5 – Where do you conduct your program/carnival?

Response Type	No. of responses
At School	11
Ross Reserve Athletics Venue	1
Casey Fields Athletics Venue	1

Question 7: If you are conducting a program/carnival how is this made inclusive for all?

No.	Responses
1	Program design makes it inclusive - no standing still is goal - especially with junior school.
2	Standards based program, every child joins in across the school.
3	We use the older students to help out the younger.
4	Every member of every class competes at every athletics discipline. PP-G2 compete in modified athletics (egg/spoon, under/over hurdles etc.), whereas G3-6 complete the disciplines as they are meant to be completed. e.g. discus, long jump, hurdles, shot put etc.
5	All students are expected to join in PE classes in the athletics unit and it is targeted to various abilities. Students are encouraged to participate in events at the Athletics carnival
6	The types of activities and events are individualised for each student's needs. The expectation of the learning outcome for each student is different.
7	We plan to separate the students into junior, middle and senior so students can get tailored coaching. The challenge we have is finding coaches who have experience in working with children with special needs. We have formed a relationship with Glenhuntly Athletic Club with the aim of transitioning students into mainstream athletics and cross country.
8	I run it in my PE lessons.
9	It is a compulsory event.
10	Modify activities and distances.
11	Everyone is included in their age event and children rotate through the activities. They score points for their house in each activity.
12	We have a range of events that cater to all abilities and use a range of different equipment that is inclusive to all.
13	House carnival and practice for SIS carnival in August.



2.4.2 Athletics Development Plan 2019 (Cont.)

Question 8: Does your school take part in School Sport Victoria athletics events (district or regional)?

ANSWER CHOICES	RESPONSES	
Yes	71.43%	10
No, (please specific why)	28.57%	4
TOTAL		14

Responses for 'No':

- a) ELS, hence not aligned to SSV, nor do I desire to be due to the cost associated to being a member of SSV. Students are only with us for 12 months maximum and their time for SSV begins in their mainstream environment.
- b) These events are on the weekend, making it hard for the students to get to the event. Many of our students do not have regular access to a car or have a willing caregiver to take them to these events.
- c) Lack of commitment.

Question 9: What are the challenges/barriers to delivering a program/carnival at your school? (Main issues only)

ANSWER CHOICES	RESPONSES	
Available space to deliver program/event	21.43%	3
Available resources to deliver program/event	42.86%	6
Available staff to deliver program/event	35.71%	5
Cost to transport students to an athletics venue	50.00%	7
Availability of an athletics venue	35.71%	5
Cost of an athletics venue	64.29%	9
Capacity of staff (i.e. knowledge/skill) in athletics disciplines	35.71%	5
Higher priorities in school curriculum	42.86%	6
Unfamiliar with or not a popular activity amongst school students and families	21.43%	3
Total Respondents: 14		

2.4.2 Athletics Development Plan 2019 (Cont.)

Question 10: Any other comments on how we may be able to support athletics in schools?

No.	Responses
1	Support cost of school staff or coaches to be qualified through Athletics Australia courses.
2	Regular clinics interaction/communication between Little Athletics and the school to create smooth pathway.
3	No.
4	I will be looking at potentially including athletics in our term 4 after school sport program should we be successful in a grant.
5	Allow access to the Athletics tracks at no cost.
6	It would be great to access facilities in the Dandenong area.
7	Free clinics in school.
8	Free teacher PD. Someone to run free athletics lesson sequences during PE sessions to assist teachers. We currently do this with AFL and basketball and feel very supported.
9	Please don't offer a canteen loaded with junk food which is so contrary to our curriculum which promotes nutritious foods.
10	I did the Athletics coaching course online last year and it was fantastic, as it gave you practical fun games and activities to teach different athletic events.

2.4.2 Athletics Development Plan 2019 (Cont.)

Appendix 5 – Specialist Athletics Equipment

The following equipment is recommended to be purchased by Council and hired out to Clubs and facility users. Indicative costs are included based on 2018/19 pricing:

Item	Quantity	Unit Cost	Sub Total
High Jump mat (6 x 4 x 0.7m)	1	\$9,197.60	\$9,197.60
High Jump stands	1 pair	\$848.07	\$848.07
High Jump crossbars	1	\$131.56	\$131.56
High Jump measuring device	1	\$382.54	\$382.54
High Jump Slatted frame (24 sqm)	1	\$3,254.65	\$3,254.65
High Jump moveable mat protection welded cover (24 sqm)	1	\$16,116.99	\$16,116.99
Hurdles	60	\$315.75	\$18,944.99
Hurdle trolleys	2	\$2,038.16	\$4,076.32
Starting Blocks	8	\$291.46	\$2,331.69
Starting Block racks	1	\$671.98	\$671.98
Lap counter with bell	1	\$663.88	\$663.88
Finish line post and ground socket	1	\$107.27	\$107.27
Timekeepers stand (for 12 people)	1	\$4,588.49	\$4,588.49
Winner stand (for 12 people)	1	\$2,185.96	\$2,185.96
Discus throw cage (mobile)	1	\$9,658.71	\$9,658.71
Discus set (0.75/1.25/1.5/1.75/2kg)	1	\$459.72	\$459.72
Hammer Throw cage and ground sockets	1	\$15,684.26	\$15,684.26
Shot put set (1/2/3/4/5/6/7kg)	1	\$313.80	\$313.80
Javelins set (400/500/600/700/800/900g)	1	\$693.51	\$693.51
Throw markers (set of 25 markers)	1	\$607.12	\$607.12
Distance markers	10	\$196.33	\$1,963.32
Team bench mobile roofed	1	\$5,424.42	\$5,424.42
Distance measuring panel	1	\$793.42	\$793.42
Steel measuring tapes	1	\$54.65	\$54.65
Rakes with handles	1	\$44.53	\$44.53
Broom for running track (100cm width)	1	\$60.72	\$60.72
Steeplechase barrier	1	\$935.11	\$935.11
Total Cost			\$100,238.81

Note: Costs based upon quote received from Helo Sports (August 2018). Also note that items and quantities listed may change subject to discussion with clubs and event organisers needs prior to purchase.

2.4.2 Athletics Development Plan 2019 (Cont.)



Appendix 6 – References

Year in Review 2016/2017, Little Athletics Victoria

Year in Review 2015/2016, Little Athletics Victoria

Annual Report 2014/2015, Little Athletics Victoria

Annual Report 2013/2014, Little Athletics Victoria

2016-2017 Annual Report, Athletics Victoria

DRAFT

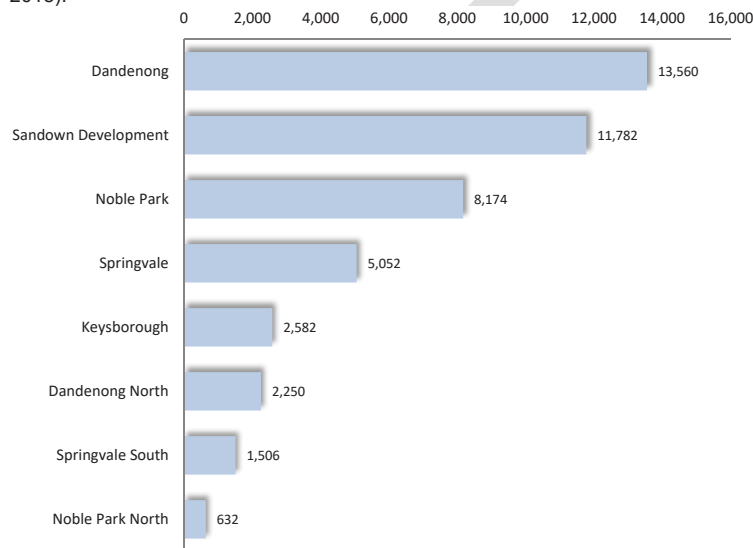
2.4.2 Athletics Development Plan 2019 (Cont.)

Appendix 7 - City of Greater Dandenong Demographics

Population

City of Greater Dandenong is approximately 129 square kilometres. The current population is estimated at 170,900 and is projected to increase to 205,000 by 2028.

The following graph is the forecast resident population change per suburb (as at Feb 2018).



Cultural Diversity and Settlement

- Most culturally diverse community in Australia
- 64 per cent of its residents born overseas
- Residents from 157 different birthplaces
- In the year 2016/17, 1,806 migrants settled in City of Greater Dandenong, the fourth highest number in Victoria. Among them, humanitarian migrants numbered 388 – fewer than half the 750 who settled in City of Greater Dandenong in 2010/11 – though still the sixth highest number in Victoria.
- Over 1,840 asylum seekers - 25% of all asylum seekers in the state.

2.4.2 Athletics Development Plan 2019 (Cont.)

Fluency and Literacy in English

- Languages other than English spoken by over two-thirds (70%) of residents – highest in the state.
- One in five residents have limited fluency in spoken English – highest level in Victoria.
- Estimated 26% of residents have very limited English literacy.

Education

- 28% of local prep. pupils were vulnerable on one or more aspects of development – highest in Victoria.
- 83% of prep. pupils participated in a pre-school program - third lowest in Melbourne.
- In 2016, 13% of 20 to 24 year-olds left school before year 11, compared with 8.3% across Melbourne.
- 18% per cent of 20 to 24 year-olds neither in paid employment nor enrolled in education - second highest level in Melbourne.

Unemployment & Incomes

- Unemployment rate: 10.2% in June 2017 - highest in Victoria and twice metropolitan level.
- 8,839 residents are unemployed - a rise of 1,375 people, or 21%, since mid-2011.
- Individual incomes of \$476 - 71% of metropolitan level and lowest in Melbourne.
- Nearly one in three (31%) families with children have no parent in paid work – highest Melbourne.

Housing

- In 30 years to 2017, local housing purchase costs trebled in real terms.
- Local housing prices rose from 3.2 years of average household income in 1996, to 8.1 years in 2016.
- Proportion of rental properties affordable to Centrelink recipients fell from 97% in 2001, to 5% in 2018.
- Nearly two-thirds (68%) of renters in City of Greater Dandenong faced financial stress after paying their rent - the second highest level in Melbourne and substantially higher than the corresponding metropolitan level of 53%.
- According to the Australian Bureau of Statistics, 1,942 persons in City of Greater Dandenong are homeless, representing 1.2% of residents. The number and percentage of homeless persons in City of Greater Dandenong were the highest in Victoria.

Families

- In 2016, the teenage birth rate in City of Greater Dandenong was twice the metropolitan level, at nine births per 1,000 women aged 15-19, compared with five per 1,000 across Melbourne.
- 82% of residents who gave birth in 2014/15 were born overseas.
- One-parent households account for 28% of families with dependent children, compared with 24% across Victoria.

2.4.2 Athletics Development Plan 2019 (Cont.)

Health

- Adjusted disability rate is 7.2% - seventh highest in the state.
- 15% of City of Greater Dandenong residents consumed take-away meals at least once per week - the third highest in Victoria.
- 30% of residents participated in 30 minutes or more of physical activity on four or more days each week - the second lowest proportion in the State.

Gender Equity

- Women in City of Greater Dandenong experience higher rates of limited English fluency, are less often in paid work and receive decisively lower incomes in employment than men. They account for six in seven sole parents, experience higher rates of mental illness, are more often assaulted in the home than males, and are twice more likely to feel concerned for their personal safety at night than men.
- 36% of residents expressed opposition to gender equity in a VicHealth survey – highest in Victoria.
- In 2016/7, the rate of incidents of violence within families, recorded by police in City of Greater Dandenong, was 65% higher than the metropolitan level and the highest rate in Melbourne.


Youth

- Seventy per cent of 12 to 24 year-olds speak languages other than English at home,
- 1,500 young people have limited fluency in the use of spoken English.
- 13% of 20 to 24 year-olds in City of Greater Dandenong had left school before completing year 11 ('left school early') - compared with 8.3% across Melbourne.
- 2,516 15-24 year-olds are neither employed nor enrolled in education – a rise of 535 or 27% on the number of disengaged young people in City of Greater Dandenong five years earlier. Local disengagement rates rise with age, from 7% among 15-19 year-olds, to 18% among those aged 20-24 years.
- In 2016, 40 births were recorded among women aged 15-19 years in City of Greater Dandenong, representing a rate of 9 births per 1,000 women of that age – almost double the corresponding metropolitan level of 5 births per 1,000 women aged 15-19.

Older Residents

- 17,000 aged 70 years or more. In the decade to 2028, this number may increase by 4,600.
- 73% of residents aged 70 or more were born overseas –the largest proportion in Victoria.
- Over half of residents aged 70 or more speak languages other than English at home.
- Over one-quarter (29%) of residents aged 70 or more has limited fluency in the use of spoken English.

2.4.2 Athletics Development Plan 2019 (Cont.)

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- At \$554, the median income among City of Greater Dandenong residents aged 55-59, and therefore approaching retirement, was the lowest in Melbourne in 2016.
 - The ratio of Aged Pension recipients to persons aged 65 years or more in City of Greater Dandenong was 78% - the second highest in Melbourne. By contrast the ratio of Aged Pension recipients to older persons in metropolitan Melbourne was 64%, reflecting a lower dependency upon the pension for income support among these residents.

Indigenous Residents

- Indigenous residents are half as likely to own or be purchasing their homes (33%) as the general population (61%).
- 63% of indigenous families with children in City of Greater Dandenong were one-parent families –more than twice the level of 27% among the general population.
- Early birth rates were relatively high among young indigenous women, with 7.7% of 15-24 year-old indigenous women in City of Greater Dandenong having borne a child, compared with 3% of non-indigenous women of that age.
- Among young adults, aged 20 to 24 years, 43% had left school early – over three times the corresponding level of 13% among non-indigenous young adults.
- 4% of indigenous residents aged 25 to 44 years hold a degree or higher qualification in 2016, compared with 33% of people within the same age range.
- Unemployment rates are 22% among indigenous residents - compared with 10% among the general population.

Overall Disadvantage

- The 2016 Index of Relative Socio-economic Disadvantage, based on the findings of the 2016 Census, ranked City of Greater Dandenong as the second most disadvantaged municipality in Victoria, after Central Goldfields. This is the same ranking as for 1996, 20 years ago.

2.4.3 Xuzhou International Sister Exchange Conference – May 2019

File Id:

Responsible Officer: Director Corporate Services

Report Summary

Council has received an invitation to attend the Xuzhou International Sister City Exchange Conference in May 2019.

This report seeks Council endorsement for the Mayor and a nominated Senior Officer to accept this invitation and attend the event

Recommendation Summary

This report recommends that Council endorses the attendance of the Mayor and a nominated Senior Council Officer to attend the Xuzhou International Sister City Exchange Conference Jiangsu Province, China.

2.4.3 Xuzhou International Sister Exchange Conference – May 2019 (Cont.)

Background

Council established a sister city relationship with the City of Xuzhou in 1996 with this city located within the Jiangsu Province which is a sister state to Victoria.

Council has an International Relations Policy which provides for the following objectives:

- Build relationships in countries around economic cooperation – aligned when appropriate with civic cooperation – to promote economic activity between business; industrial sectors; and current or complementary civic acquaintances;
- Develop and expand economic opportunities for business enterprises, industry and education providers;
- Encourage the exchange of ideas relating to good business practices and import/export opportunities;
- Foster international understanding and goodwill; and
- Maintain mutual understanding, friendship and co-operation with established cities or places where such relationships support economic opportunities.

The Policy further notes that Council may on a biennial basis provide for civic and Mayoral visits limited to two people (typically the Mayor and a nominated Senior Officer).

Council has received an invitation to attend the second Xuzhou International Sister City Exchange Conference. The date of the conference is the 15-17th May 2019.

This report seeks Council endorsement for the Mayor and a nominated Senior Officer to accept this invitation and attend the event.

It is noted that whilst at the conference, the Mayor will seek to have discussions with schools in the cities of Xuzhou and Xinyi with a view to re-establishing the sister schools programme. Mayor Blades has previously had significant involvement in this program which benefited both the schools and students from both Cities.

Proposal

This report recommends that Council endorses the attendance of the Mayor and a nominated Senior Officer to attend the Xuzhou International Sister City Exchange Conference, Jiangsu Province, China.

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:

2.4.3 Xuzhou International Sister Exchange Conference – May 2019 (Cont.)

Community Plan 'Imagine 2030'

Opportunity

- *Education, Learning and Information* – Knowledge
- *Jobs and Business Opportunities* – Prosperous and affordable
- *Tourism and visitors* – Diverse and interesting experiences
- *Leadership by the Council* – The leading Council

Council Plan 2017-2021

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

Opportunity

- A diverse and growing economy
- An open and effective Council

Related Council Policies

This report is covered by the International Relations Policy.

Financial Implications

The resource requirements associated with this report are provided for within the 2018/19 Annual Budget. Typically Council is required to fund the two airfares and any accommodation costs outside of the event dates. Accommodation and transport costs associated within the event are generally provided by the host sister city.

Consultation

Council has received the written invitation from Jiangsu Province.

Conclusion

This report seeks Council endorsement for the Mayor and a nominated Senior Officer to accept this invitation and attend the event.

Recommendation

That Council endorses the attendance of the Mayor and a nominated Senior Council Officer to attend the Xuzhou International Sister City Exchange Conference to be held in the period 15-17 May 2019. Precise dates of absence confirmed in a leave of absence request to be submitted. Further it be noted that the Mayor will seek to have discussions with schools in Xuzhou and Xinyi Provinces about the sister school programme and that a report on the visit be provided to a future Council Meeting following the completion of the visit.

2.4.4 Report on Matters Discussed at Councillor Briefing Sessions & Pre-Council Meetings - 12 & 18 March 2019

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 March 2019.

Recommendation Summary

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

2.4.4 Report on Matters Discussed at Councillor Briefing Sessions & Pre-Council Meetings - 12 & 18 March 2019 (Cont.)

Matters Presented for Discussion

Item		Briefing Session/Pre-Council Meeting
1	<p>General Discussion</p> <p>Councillors and Council officers briefly discussed the following topics:</p> <ul style="list-style-type: none"> a) Proposed strategic land purchase in Dandenong (Confidential). b) Status of the urban garden project in Thomas Street, Dandenong. c) Coomoora Road development in Springvale South. d) Update on Planning Minister's processing of planning permit applications for Kaufland sites across Melbourne. e) Unallocated community grants program funds. f) Status of Council's contract with Polytrade Recycling. g) Agenda items for the Council Meeting of 12 March 2019. 2019 (Cr O'Reilly disclosed a conflict interest in Item 2.3.3 of the Council Meeting agenda. He left the pre-council meeting during discussion of this item). 	12 March 2019
2	<p>Living Treasures and Australia Day Award Recipient Installations</p> <p>Councillor feedback was sought regarding the preferred direction for the Living Treasures program and the Living Treasures and Community honour board tribute installation.</p>	18 March 2019
3	<p>Keysborough South Community Hub (Confidential)</p>	18 March 2019
4	<p>General Discussion</p> <p>Councillors and Council officers briefly discussed the following topics:</p> <ul style="list-style-type: none"> a) Vigils held in Harmony Square in support of Christchurch victims. b) Agenda items for Council Meeting of 25 March 2019. 	18 March 2019

2.4.4 Report on Matters Discussed at Councillor Briefing Sessions & Pre-Council Meetings - 12 & 18 March 2019 (Cont.)

Apologies

- Cr Zaynoun Melhem and Cr Loi Truong submitted apologies for the Pre-Council Meeting on 12 March 2019.

Recommendation

That:

1. **the information contained in this report be received and noted; and**
2. **the information discussed at the above listed Councillor Briefing Session that was declared confidential in Item 3 by the Chief Executive Officer under Sections 77 and 89 of the *Local Government Act 1989* remains confidential until further advisement unless that information is the subject of a subsequent Council report.**

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:

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