



**GREATER
DANDENONG**
City of Opportunity

AGENDA

ORDINARY COUNCIL MEETING

MONDAY, 24 JUNE 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

Cr Jim Memeti (LOA)

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 Rev Paul Aleu Dau from the Uniting Christian Church, Springvale, a member of the Greater Dandenong Interfaith Network.

1.3 CONFIRMATION OF MINUTES OF PREVIOUS MEETING

Ordinary Meeting of Council held 11 June 2019.

Recommendation

That the minutes of the Ordinary Meeting of Council held 11 June 2019 be confirmed.

1.4 ASSEMBLIES OF COUNCIL

The following assemblies of Council occurred in the period 6 June to 19 June 2019:

Date	Meeting Type	Councillors Attending	Councillors Absent	Topics Discussed & Disclosures of Conflict of Interest
11/06/19	Pre-Council Meeting	Roz Blades AM, Youhorn Chea, Tim Dark, Matthew Kirwan, Angela Long, Sean O'Reilly, Maria Sampey, Sophie Tan, Loi Truong	Zaynoun Melhem, Jim Memeti	<ul style="list-style-type: none">- Proposed short and long term improvements to the Walker Street multi-deck carpark.- Changes in operation at the Market Street Occasional Care Centre.- Open space acquisitions update (CONFIDENTIAL) - Cr Dark disclosed a Conflict of Interest in this item and left the room during discussion.

1.4 ASSEMBLIES OF COUNCIL (Cont.)

Date	Meeting Type	Councillors Attending	Councillors Absent	Topics Discussed & Disclosures of Conflict of Interest
13/06/19	Councillor Briefing Session	Roz Blades AM, Youhorn Chea, Tim Dark, Matthew Kirwan, Angela Long (part), Sean O'Reilly, Maria Sampey, Sophie Tan	Apologies - Jim Memeti	<ul style="list-style-type: none">- Strategic south-east advanced waste processing business case timeline and collaborative procurement process outline (CONFIDENTIAL).- Council's current and future membership of the South East Councils' Climate Change Alliance (SECCCA).- Agenda items for the Council Meeting of 24 June 2019.

Recommendation

That the assemblies of Council listed above be noted.

1.5 DISCLOSURES OF INTEREST

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

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

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

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

2 OFFICERS' REPORTS

2.1 DOCUMENTS FOR SEALING

2.1.1 Documents for Sealing

File Id:	A2683601
Responsible Officer:	Director Corporate Services

Report Summary

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

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

Recommendation Summary

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

2.1.1 Documents for Sealing (Cont.)

Item Summary

There are four [4] items being presented to Council's meeting of 24 June 2019 for signing and sealing as follows:

1. A letter of recognition to Tanasko Vasilevski, City Planning, Design and Amenity Services for 10 years of service to the City of Greater Dandenong;
2. A letter of recognition to Brian Wellman, City Planning, Design and Amenity Services for 10 years of service to the City of Greater Dandenong;
3. A letter of recognition to Barbara Out, Community Services for 10 years of service to the City of Greater Dandenong; and
4. A letter of recognition to Brett Christensen, City Planning, Design and Amenity Services for 30 years of service to the City of Greater Dandenong.

Recommendation

That the listed documents be signed and sealed.

2.2 DOCUMENTS FOR TABLING

2.2.1 Petitions and Joint Letters

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

Report Summary

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

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

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

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

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

2.2.1 Petitions and Joint Letters (Cont.)

Petitions and Joint Letters Tabled

Council received no new petitions, no joint letters and no petition updates prior to the Council Meeting of 24 June 2019.

N.B: Where relevant, a summary of the progress of ongoing change.org petitions and any other relevant petitions/joint letters/submissions will be provided in the attachment to this report.

Recommendation

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

2.2.1 Petitions and Joint Letters (Cont.)

DOCUMENTS FOR TABLING

PETITIONS AND JOINT LETTERS

ATTACHMENT 1

PETITIONS AND JOINT LETTERS

PAGES 3 (including cover)

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

ORDINARY COUNCIL MEETING - AGENDA

2.2.1 Petitions and Joint Letters (Cont.)

Date Received	Petition Text (Prayer)	No. of Petitioners	Status	Responsible Officer Response
22 May 2019	<ul style="list-style-type: none"> To: Dandenong Council Request for 60 minutes (from 6am-5pm) parking limit in front of Keysborough Kebab Shop at 599 Chandler Road, Keysborough. 	20	Completed	<p>Tabled at Council Meeting 27 May 2019. Referred to Engineering Services 22 May 2019.</p> <p>Petition Update as at 28/5/19:</p> <p>Shortly prior to the petition being received, Council's Traffic Engineers were separately made aware of the parking issues and had begun consultation to introduce short term 1/4P (15 minute) bays immediately in front of 599 Chandler Road. The consultation was already underway when the petition was received for the same issue. As such, the matter identified in the petition is being addressed, albeit not with the 1P (60 minute) restriction as the petition requests.</p> <p>To make changes to existing parking restrictions Council requires a majority support from responses to the consultation. We will be able to identify any necessary further actions once the consultation period closes on Friday 7 June 2019.</p> <p>The customer who raised this matter separately (prior to the petition) has been informed of the above and will be advised of the outcomes once they are determined. As the lead petitioner is unknown at this time, we are unable to share this information with them.</p> <p>Petition Update as at 12/6/19: There is no further action required on this petition at this time and the petition is now considered completed.</p>

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

2.2.1 Petitions and Joint Letters (Cont.)

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

2.3 CONTRACTS

2.3.1 Contract No. 1819-45 Supply of Plant and Equipment with Operator

File Id: qA396071
Responsible Officer: Director Engineering Services

Report Summary

This report outlines the tendering process undertaken to select a contractor for supply of earthmoving plant and equipment with qualified operators for an initial term of two (2) years, with an option of two (2) twelve month extensions at the sole and absolute discretion of Council.

Recommendation Summary

This report recommends that Council accepts the tender submission from Metropolitan Plant Hire Pty Ltd for Contract No. 1819-45 as per the schedule of rates tendered. It is estimated that the cost of this contract per annum will be Two Hundred and Fifty Thousand dollars (\$250,000) excluding GST.

2.3.1 Contract No. 1819-45 Supply of Plant and Equipment with Operator (Cont.)

Introduction

Works under this contract includes the supply of earthmoving plant and equipment (i.e. excavators, tandem tippers, graders, traxcavator's etc) with qualified operators and the supply of materials as required from to time in order to efficiently deliver a range of projects. The required works are predominantly generated as part of council's capital works programs to deliver parkland development programs and some projects of a civil nature. The contract is utilised by other areas of council on an as needed basis. The various works will be individually specified to suit the projects requirements in accordance with Council standards.

These works predominately relate to plant and equipment of high capital cost and operational expertise. It has historically been and continues to be the most cost effective outcome for Council to source this type of service externally.

Tender Process

The tender was publicly advertised in The Age newspaper and Tenderlink on Saturday 19 January 2019, with tenders closing on Thursday 14 February 2019. At the close of tender, submissions were received from the following companies:

1. Metropolitan Plant Hire Pty Ltd
2. Plumbtrax Infrastructure Services
3. Egans Group Plant Hire Pty Ltd
4. Comar Constructions Pty Ltd
5. Accomplished Plumbing Services trading as APS Plant & Civil

Tender Evaluation

The Coordinator Open Space Projects, Project Manager and Administration & Contracts Officer evaluated the tender. Council's Weighted Attribute Value Selection Method was used to evaluate the tenders. The evaluation criteria included in the tender document and the allocated weightings used to assess the tender were as follows:

	Description	Weighting
1	Price	50%
2	Relevant experience in undertaking works of a similar nature	20%
3	Demonstrated capacity to supply the relevant plant and equipment with industry experienced operators	20%
4	Social Procurement	5%
5	Local Industry	5%

2.3.1 Contract No. 1819-45 Supply of Plant and Equipment with Operator (Cont.)

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

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

TENDER	PRICE SCORE	NON PRICE SCORE	TOTAL SCORE	OCCUPATIONAL HEALTH & SAFETY	ENVIRONMENTAL MANAGEMENT SYSTEMS
Metropolitan Plant Hire P/L	1.34	2.10	3.44	PASS	PASS
Accomplished Plumbing Services T/A APS Plant & Civil	1.32	1.10	2.42	NOT ASSESSED	NOT ASSESSED
Egans Group Plant Hire Pty Ltd	1.18	1.20	2.38	NOT ASSESSED	NOT ASSESSED
Plumbtrax Infrastructure Services	1.66	0.70	2.36	NOT ASSESSED	NOT ASSESSED
Comar Construction P/L	1.17	1.00	2.17	NOT ASSESSED	NOT ASSESSED
LincRoad Pty Ltd	0.93	0.80	1.73	NOT ASSESSED	NOT ASSESSED

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

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

Demonstrated Experience

Metropolitan Plant Hire has provided this service to Council for the past twelve (12) years. The current contract is due to expire 30 May 2019.

With over 23 years' experience in the earthmoving industry and having available a large array of equipment and personnel Metropolitan Plant Hire are able to respond in a timely and efficient manner to any request for equipment as required.

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.

2.3.1 Contract No. 1819-45 Supply of Plant and Equipment with Operator (Cont.)

Financial Implications¹

The estimated expenditure relating to this contract has been assessed based on the applicable budgets contained against relevant CIP projects in 2019/20 and the forecast capital spending in future financial years.

The estimated annual cost (\$250,000 exclusive of GST) has been calculated on a schedule of rates basis and there is no penalty if less or more is spent.

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

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

Social Procurement

The tenderer will endeavour wherever possible to source sub-contractors from the local area but as the area of works involved is specialised and mainly owner/operators of their own equipment it is difficult to implement recruitment from disadvantaged groups.

Local Industry

The tenderer will source sub-contractors from the local area wherever possible.

Consultation

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

Conclusion

Metropolitan Plant Hire is recommended for the provision of Hire of Plant with Operators under this contract. This tenderer currently carries out this service within the City of Greater Dandenong and has an excellent track record. The evaluation panel considers Metropolitan Plant Hire has the required level of experience and resources to carry out the works to the standards specified by Council.

Recommendation

That Council:

1. **accepts the tender submission from Metropolitan Plant Hire, for Supply of Plant and Equipment with Operator for the Schedule of Rates as tendered for the initial term of two (2) years, with an option of two (2) twelve month extensions at the sole and absolute discretion of Council; and**
2. **signs and seals the contract documents when prepared.**

2.4 STATUTORY PLANNING APPLICATIONS

2.4.1 Planning Decisions Issued by Planning Minister's Delegate - May 2019

File Id: qA280444
Responsible Officer: Director City Planning, Design and Amenity

Report Summary

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

No decisions were reported for the month of May 2019.

Recommendation

That the report be noted.

2.4.2 Planning Delegated Decisions Issued May 2019

File Id:	qA280
Responsible Officer:	Director City Planning, Design and Amenity
Attachments:	Planning Delegated Decisions Issued May 2019

Report Summary

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

It provides a listing of Town Planning applications that were either decided or closed under delegation or withdrawn by applicants in May 2019.

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

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

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

Recommendation

That the items be received and noted.

2.4.2 Planning Delegated Decisions Issued May 2019 (Cont.)

STATUTORY PLANNING APPLICATIONS

PLANNING DELEGATED DECISIONS ISSUED MAY 2019

ATTACHMENT 1

**PLANNING DELEGATED DECISIONS ISSUED
MAY 2019**

PAGES 12 (including cover)

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

2.4.2 Planning Delegated Decisions Issued May 2019 (Cont.)

City of Greater Dandenong

Planning Delegated Decisions Issued from 01/05/2019 to 31/05/2019

Application ID	VicSmart	Property Address	Applicant	Description	Notes	Authority	Decision	Date	Ward
PLIN08/0432.01	No	4 Harlow Court KEYSBOROUGH VIC 3173	Atu Design	AMENDMENT TO: Alterations and extensions to the existing dwelling and the construction of a dwelling to the rear of the existing dwelling	Amend permit to include Landscape Island, Sun Shades and Carport	Delegate	AmendPerm	22/05/2019	Paperbark
PLIN08/0847.01	No	52 Birdwood Avenue DANDENONG VIC 3175	Nilsa Higgins	Amendments to Planning Permit PLN08/0847 which allows alterations and additions to the existing dwelling, and the construction of one (1) new double storey dwelling to the west of the existing single storey dwelling on the lot.	Amend permit to replace outdoor roofed area with family & commins room, deck with transparent sheet roof and extend existing garage	Delegate	AmendPerm	06/05/2019	RedGum
PLIN12/0515.01	No	5 Joffre Street NOBLE PARK VIC 3174	Edwin Joseph Xavier	AMENDMENT TO The construction of three (3) double storey dwellings	Amend permit to delete Condition 14 relating to a freestanding trellis and amend endorsed plans to show a 1.8m fence	Delegate	AmendPerm	15/05/2019	Paperbark
PLIN13/0258.01	No	45-51 Discovery Road DANDENONG SOUTH VIC 3175	Data Group Constructions	AMENDMENT TO Buildings and Works (Industrial Building) PRIORITY PAID	Amend Permit to delete permit conditions 4, 5 and 6 relating to EMP, SWMP and CMP	Delegate	AmendPerm	23/05/2019	RedGum
PLIN14/0572.01	No	17 Ellt Crescent NOBLE PARK VIC 3174	Nuray Kaya	AMENDMENT RECEIVED Multi Dwelling Development x3 (1 x single storey; 2 x double storey) new SEE CHILD PROCESS PLN14/0572.02	No response to further information request	Delegate	Lapsed	24/05/2019	Paperbark
PLIN15/0412.01	No	35 New Street DANDENONG VIC 3175	Rivestone Building Company Pty Ltd	AMENDMENT TO Construction of a three storey building for dwellings generally in accordance with the endorsed plans.	Amend permit and endorsed plans to allow passive flood barrier	Delegate	AmendPerm	06/05/2019	RedGum
PLIN15/0923.01	No	935 Taylors Road DANDENONG SOUTH VIC 3175	Stephen D'Andrea	AMENDMENT TO: Buildings and Works for the construction of one (1) industrial building and one (1) warehouse building and a reduction in the car parking requirement Under Clause 52.06 of the Greater Dandenong Planning Scheme.	Amend endorsed plans to include minor alterations to building and carparking	Delegate	AmendPerm	30/05/2019	RedGum

03/06/2019

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ORDINARY COUNCIL MEETING - AGENDA

2.4.2 Planning Delegated Decisions Issued May 2019 (Cont.)

Application ID	VicSmart	Property Address	Applicant	Description	Notes	Authority	Decision	Date	Ward
PLIN17/0343.01	No	3 Smith Street NOBLE PARK VIC 3174	Bob Vranckovic Design	AMENDMENT TO: Development of the land for three (3) dwellings (two (2) double storey dwellings and one (1) single storey dwelling to the rear)	Amend endorsed plans to change height of garage wall	Delegate	AmendPerm	24/05/2019	Paperbank
PLIN17/0421.01	No	119-127 Perry Road KEYSBOROUGH VIC 3173	Reeds Consulting Pty Ltd	AMENDMENT TO Subdivision x 6 (SPEAR)	Amend permit preamble to remove reference to stages and delete Condition 1.1 relating to three car spaces added to the temporary car park for the display village	Delegate	AmendPerm	20/05/2019	RedGum
PLIN17/0531.02	No	830-850 Princes Highway SPRINGVALE VIC 3171	Stephen D'Andrea Pty Ltd	Amend the permit and plans to include the use of the land for a Food and Drink Premises, alter the southern elevation of Building 1 and reduce the car parking requirement by a further two (2) spaces	Amend permit to allow addition of cafe to existing development	Delegate	AmendPerm	15/05/2019	Lightwood
PLIN17/0661.01	No	619 Chandler Road KEYSBOROUGH VIC 3173	Buildway Pty Ltd	AMENDMENT TO Subdivision x39 and Creation of Restriction SPEAR	Amend permit to allow for the subdivision to proceed in stages and to amend various permit conditions (2, 6, 8 and 14) to specify the timing of certain works	Delegate	AmendPerm	13/05/2019	RedGum
PLIN17/0894	No	245 Perry Road KEYSBOROUGH VIC 3173	TM Developments	Subdivision of the land into two (2) lots and the creation of a reserve SPEAR	The proposal fails to comply with Clauses 71.03-1S and 71.03-2S, 21.03 and 21.04, 54.06-1 and 43.04-2 and fails to meet the purpose of the IZ1	Delegate	Refusal	02/05/2019	RedGum
PLIN18/0032	No	26 Grace Park Avenue SPRINGVALE VIC 3171	Hung Xuan Nguyen CJ- Heller McFarland	Development of the land for two (2) double storey dwellings	Residential Growth 1 Zone, 618sqm	Delegate	PlanPerm	29/05/2019	Lightwood
PLIN18/0124.01	No	37 Naxos Way KEYSBOROUGH VIC 3173	Angelo Gentile	AMENDMENT TO Development of the land for the purpose of a Warehouse A party wall adjoining 35 Naxos Way on the southern boundary	Amend permit to allow creation of easement	Delegate	AmendPerm	15/05/2019	RedGum
PLIN18/0125.01	No	35 Naxos Way KEYSBOROUGH VIC 3173	Giuliano Gentile	AMENDMENT TO Development of the land for the purpose of a Warehouse A party wall adjoining 37 Naxos Way on the northern boundary	Amend permit to allow creation of easement	Delegate	AmendPerm	15/05/2019	RedGum
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2.4.2 Planning Delegated Decisions Issued May 2019 (Cont.)

Application ID	VicSmart	Property Address	Applicant	Description	Notes	Authority	Decision	Date	Ward
PLIN18/0173.01	No	1/18 Grant Street DANDENONG VIC 3175	Nobelius Land Surveyors Pty Ltd	AMENDMENT TO Subdivision x3 SPEAR	Amend permit to allow 2 lot subdivision and delete condition 4 relating to open space contribution	Delegate	AmendPerm	30/05/2019	RedGum
PLIN18/0189	No	94 Langhorne Street DANDENONG VIC 3175	Stefan Dimitrovici C/- SJ Design	Use and development of the land for four (4) rooming houses	General Residential 1 Zone, 1759.75sqm	Applicant	Withdrawn	30/05/2019	RedGum
PLIN18/0424	No	12 Heart Street DANDENONG VIC 3175	Peng Shen	Buildings and Works (Warehouse Alterations) DECLARED AREA	No response to further information request	Delegate	Lapsed	28/05/2019	RedGum
PLIN18/0489	No	1 Glendale Road SPRINGVALE VIC 3171	The Quoc Nguyen	Development of the land for a double storey dwelling to the rear of an existing dwelling and alterations and additions to the existing dwelling	The proposal fails to meet objectives of Clauses 15, 21.05, 55, 52.06-9 and does not comply with Clauses 22.09-3.1, 22.09-3.3, 32.08-4	Delegate	Refusal	30/05/2019	Lightwood
PLIN18/0491	No	5 Walsh Street NOBLE PARK VIC 3174	Thai Nguyen	Development of the land for three (3) double storey dwellings	General Residential 1 Zone, 748.00sqm	Delegate	PlanPermit	29/05/2019	Lightwood
PLIN18/0500.01	No	52 Queens Avenue SPRINGVALE VIC 3171	Prestigious Millennium Design Pty Ltd	AMENDMENT TO Buildings and Works (Fence)	Amend endorsed plans to show material finish and alterations to the openings on Victoria and Queens Avenue	Applicant	Withdrawn	01/05/2019	Lightwood
PLIN18/0508	No	45 Cleeland Street DANDENONG VIC 3175	The Town Hall Consulting Group Pty Ltd	Development of the land for six (6) two-storey dwellings DECLARED AREA	Residential Growth 1 Zone, 794.1 sqm	Delegate	PlanPermit	31/05/2019	RedGum
PLIN18/0570.01	No	72 Herbert Street DANDENONG VIC 3175	Archiden Design & Consultancy	AMENDMENT TO: Development of the land for eight (8) double storey dwellings	Amend Condition 10 to reflect title plan	Delegate	AmendPerm	07/05/2019	RedGum
PLIN18/0598	No	185-195 Frankston Dandenong Road DANDENONG SOUTH VIC 3175	Stephen D'Andrea Pty Ltd	Buildings and Works and alteration to a road in a Road Zone Category 1	Industrial 1 Zone, 1835sqm, warehouse extension and reduction to car parking requirement	Delegate	PlanPermit	16/05/2019	RedGum

03/06/2019

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2.4.2 Planning Delegated Decisions Issued May 2019 (Cont.)

Application ID	VicSmart	Property Address	Applicant	Description	Notes	Authority	Decision	Date	Ward
PLIN18/0639	No	95 Clow Street DANDENONG VIC 3175	3D Design Group	The development of the land for three (3) double storey dwellings	The proposal fails to comply with Clause 15.01-2S (Building Design), Clause 15.01-5S (Neighbourhood Character), Clause 21.05 (Built Form), Clause 22.09 Residential Development and Neighbourhood Character Policy and Clause 55 (Two or more Dwellings on a lot and Residential Buildings)	Delegate	Refusal	24/05/2019	RedGum
PLIN18/0662	No	23 Goodwood Drive SPRINGVALE VIC 3171	Thi Be Phan	Variation of Section 173 Agreement registered on title as AM808275E	Permit not required under Section 178, proposal to remove Section 173 Agreement	Delegate	Not Require	27/05/2019	Lightwood
PLIN18/0665	No	139-143 Jacksons Road NOBLE PARK NORTH VIC 3174	Liberty Oil Corporation Pty Ltd	Display of two (2) internally illuminated, electronic, business identification signs on the land (retrospective)	Commercial 1 Zone, internally illuminated sign	Delegate	NOD	21/05/2019	Silverleaf
PLIN18/0671	No	47 Kemp Street SPRINGVALE VIC 3171	WindRock Group	Development of the land for two (2) double storey dwellings	The proposal fails to comply with Clause 15 (Built Environment and Heritage), Clause 21.05 (Built Form), Clause 22.09 (Design Principles) and Clause 55 (Objectives & Standards)	Delegate	Refusal	31/05/2019	Lightwood
PLIN18/0676	No	St Anthonys Primary School 92-98 Buckley Street NOBLE PARK VIC 3174	Catholic Archdiocese of Melbourne	Development of the land for a Primary School (Church and Parish Centre)	General Residential 1 Zone, 414sqm	Delegate	Plan Permit	07/05/2019	Paperbank
PLIN18/0677	No	129-143 Perry Road KEYSBOROUGH VIC 3173	Portofino Bella Pty Ltd	Development of the land for 12 dwellings (eight (8) triple storey and four (4) double storey) and to reduce the car parking requirement	The proposal fails to comply with Clauses 15.01, 21.05-01, objectives of Schedule 2 to GRZ, Clauses 22.09-3.1 and 22.09-3.3, Clause 55 and Clause 65.01	Delegate	Refusal	31/05/2019	RedGum
PLIN18/0690	No	11-55 Waterview Close DANDENONG SOUTH VIC 3175	Le Mans Grand Prix Circuits Pty Ltd	Display of one (1) floodlight business identification sign	Road 1 Zone, Urban Floodway Zone, Special Use Zone, Business identification sign	Delegate	NOD	06/05/2019	RedGum

03/06/2019

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EANTOS

2.4.2 Planning Delegated Decisions Issued May 2019 (Cont.)

Application ID	VicSmart	Property Address	Applicant	Description	Notes	Authority	Decision	Date	Ward
PLIN18/0702	No	13 Albert Avenue SPRINGVALE VIC 3171	Strait-Line Builders & Drafters Pty Ltd	Development of the land for four (4) double storey dwellings	Residential Growth 1 Zone, 862sqm	Delegate	NOD	16/05/2019	Lightwood
PLIN18/0710	No	4/121 Frankston Dandenong Road DANDENONG SOUTH VIC 3175	Ashley Pollard	Use of the land for Indoor Recreation Facility	Industrial 1 Zone, badminton centre	Delegate	PlanPermit	02/05/2019	RedGum
PLIN18/0711	No	151 Colemans Road DANDENONG SOUTH VIC 3175	Stephen D'Andrea Pty Ltd	Buildings and Works (Warehouse)	Industrial 1 Zone, 4582sqm, warehouse	Delegate	PlanPermit	10/05/2019	RedGum
PLIN18/0712	No	47 Stuart Street NOBLE PARK VIC 3174	Ahlien Gankadharan	Development of the land for two (2) dwellings, comprising one (1) double storey dwelling to the front of the site and one (1) single storey dwelling to the rear	General Residential 1 Zone, 634sqm	Delegate	PlanPermit	09/05/2019	Paperbark
PLIN18/0713	No	3 Loma Street NOBLE PARK VIC 3174	Ikonomidis Reid	Development of the land for two (2) double storey dwellings	The proposal fails to comply with Clause 15.01 (Design Objectives), Clause 21.05-1 (Urban Design), Clause 22.09 (Design Principles), Clause 52.06-5 (Design Standards) and Clause 55 (Objectives & Standards)	Delegate	Refusal	07/05/2019	Lightwood
PLIN18/0721	No	17 Larbert Road NOBLE PARK VIC 3174	17 Larbert Rd Pty Ltd	Development of the land for six (6) double storey dwellings	General Residential 1 Zone, 1189sqm	Delegate	PlanPermit	27/05/2019	Paperbark
PLIN18/0726	No	67-75 Princes Highway DANDENONG SOUTH VIC 3175	Archiphor Pty Ltd	Removal of Native Vegetation	The proposal fails to comply with Clause 12.01-1S (Protection of Biodiversity), Clause 12.01-2S (Native Vegetation Management), Clause 52.17 (Native Vegetation) and Clause 65 (Decision Guidelines)	Delegate	Refusal	24/05/2019	RedGum
PLIN18/0730	No	Dwelling 1-3 Mulgoa Avenue DANDENONG NORTH VIC 3175	O'Brien PSF Investments Pty Ltd	Use and development of the land for a Child Care Centre	General Residential 1 Zone, 1241sqm	Delegate	PlanPermit	16/05/2019	Silverleaf

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2.4.2 Planning Delegated Decisions Issued May 2019 (Cont.)

Application ID	VicSmart	Property Address	Applicant	Description	Notes	Authority	Decision	Date	Ward
PLIN19/0008	No	28 Wimpole Street NOBLE PARK NORTH VIC 3174	Quang Pham Architecture	Development of the land for a double storey dwelling to the rear of an existing dwelling, and alterations and additions to the existing dwelling.	General Residential 1 Zone, 654sqm	Delegate	PlanPermit	28/05/2019	Silverleaf
PLIN19/0015	No	52-62 Waterview Close DANDENONG SOUTH VIC 3175	Consolidated Chemical Company	Additions to the existing warehouse building and the development of land for a warehouse and store	Commercial 2 Zone, 1798sqm, warehouse, hardstand, fencing & amenities	Delegate	PlanPermit	31/05/2019	RedGum
PLIN19/0016	No	41 Hillcrest Grove SPRINGVALE VIC 3171	Strait-Line Builders & Drafters Pty Ltd	Development of the land for one (1) double storey dwelling	Residential Growth 1 Zone, 254sqm	Delegate	PlanPermit	31/05/2019	Lightwood
PLIN19/0024	No	10 Whiteside Street SPRINGVALE VIC 3171	Hartland Group Pty Ltd	Development of the land for four (4) dwellings	General Residential 1 Zone, 802sqm	Delegate	NOD	08/05/2019	Lightwood
PLIN19/0041	No	1/3 Windsor Avenue SPRINGVALE VIC 3171	Acle Pty Ltd	Change of Use (Warehouse)	No response to further information request	Delegate	Lapsed	31/05/2019	Lightwood
PLIN19/0046	No	2/78 Buckingham Avenue SPRINGVALE VIC 3171	Install A Veranda	Construction of a carport associated with one (1) dwelling on the lot.	The proposal fails to comply with Clause 10.01-1S (Urban Design), Clause 15.01-2S (Building Design), Clause 15.01-4S (Healthy Neighbourhoods), Clause 18.02-4S (Car Parking), Clause 22.10 (Springvale Activity Centre Local Policy and Clause 22.04-2 (Urban Design Activity and Neighbourhood Centres)	Delegate	Refusal	24/05/2019	Lightwood
PLIN19/0052	No	6/171-173 Cheltenham Road DANDENONG VIC 3175	Mohammad Bahrami	Use of the land for a Place of Assembly and to alter access to a Road Zone, Category 1	Industrial 1 Zone, community hub, 30 patrons	Delegate	NOD	14/05/2019	RedGum
PLIN19/0054	No	206 Corrigan Road NOBLE PARK VIC 3174	Khim Sauw	Development of the land for three (3) double storey dwellings	General Residential 1 Zone, 680sqm	Delegate	PlanPermit	14/05/2019	Lightwood

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2.4.2 Planning Delegated Decisions Issued May 2019 (Cont.)

Application ID	VicSmart	Property Address	Applicant	Description	Notes	Authority	Decision	Date	Ward
PLIN19/0059	No	5 Boyd Street DANDENONG NORTH VIC 3175	Dragan Dimitrovici	Use and development of the land for a rooming house	General Residential 1 Zone, 678sqm, rooming house	Delegate	NOD	28/05/2019	RedGum
PLIN19/0070	No	870-878 Heatherton Road SPRINGVALE SOUTH VIC 3172	CES Design Pty Ltd	Development of the land for shade sails associated with an existing car wash	General Residential 1 Zone, 1995.28sqm	Delegate	PlanPermit	08/05/2019	Lightwood
PLIN19/0072	No	18 Wilma Avenue DANDENONG VIC 3175	Nobelius Land Surveyors Pty Ltd	Subdivision of the land into ten (10) lots.	Residential	Delegate	PlanPermit	06/05/2019	RedGum
PLIN19/0079	No	108-166 Bavliiss Road DANDENONG SOUTH VIC 3175	Salta Properties (Lyndhurst) Pty Ltd	The use of the land for an office and the development of the land for an office and a warehouse	Industrial 1 Zone, 585sqm	Delegate	PlanPermit	15/05/2019	RedGum
PLIN19/0080	No	1/9 Ealing Crescent SPRINGVALE SOUTH VIC 3172	Ricky Tjenanda	Buildings and Works (Pergola)	General Residential 1 Zone, 236sqm, pergola	Applicant	Withdrawn	10/05/2019	Lightwood
PLIN19/0085	No	9 Kleine Street NOBLE PARK VIC 3174	Ismet Bajrektarevic	Development of the land for one (1) double storey dwelling to the side of an existing dwelling	General Residential 1 Zone, 618sqm	Delegate	PlanPermit	15/05/2019	Paperbark
PLIN19/0096	No	39A Langhorne Street DANDENONG VIC 3175	A & N Samuel Pty Ltd	Buildings and Works (Shop Front) DECLARED AREA	Comprehensive Development 2 Zone, 440sqm, alterations to the shop front facade	Delegate	PlanPermit	10/05/2019	RedGum
PLIN19/0103	No	3 Soho Court KEYSBOROUGH VIC 3173	Mywealth Builders c/- Millar Merrigan	Vary MCP restriction (1.6 - Garage Requirements) on PS720106T	The proposal to vary the restriction would be detrimental to remaining land and fails to comply with Section 60(2) and would not meet objectives of Schedule 2	Delegate	Refusal	09/05/2019	RedGum
PLIN19/0110	No	297-301 Abbots Road DANDENONG SOUTH VIC 3175	Try Australia	Change of Use (Education Centre)	Commercial 2 Zone, education centre	Applicant	Withdrawn	15/05/2019	RedGum

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2.4.2 Planning Delegated Decisions Issued May 2019 (Cont.)

Application ID	VicSmart	Property Address	Applicant	Description	Notes	Authority	Decision	Date	Ward
PLIN19/0117	No	16-18 Glomar Court DANDENONG SOUTH VIC 3175	Galvanised Trailers Pty Ltd	The use of the land for a Restricted Retail Premises and a reduction of car parking	No response to further information request	Delegate	Lapsed	15/05/2019	RedGum
PLIN19/0128	No	69 Osborne Avenue SPRINGVALE VIC 3171	Con Tsourounakis	Use and development of the land for an Education Centre with a reduction of the car parking requirement	Industrial 1 Zone, 456.28sqm, alterations to warehouse, cooking education, reduce number of car parking spaces by 2	Delegate	PlanPermit	29/05/2019	Lightwood
PLIN19/0130	No	120 Greens Road DANDENONG SOUTH VIC 3175	AJ's Drafting Service	Buildings and Works	Industrial 1 Zone, 385sqm	Delegate	PlanPermit	27/05/2019	RedGum
PLIN19/0133	Yes	8/18-20 Rhur Street DANDENONG SOUTH VIC 3175	Devcon Planning Services Pty Ltd	Development of the premises for an internal mezzanine level and to reduce the car parking requirements VICSMART	Industrial 1 Zone, 128.92sqm, construction of two mezzanine levels and reduction in car parking requirements	Delegate	PlanPermit	23/05/2019	RedGum
PLIN19/0138	No	163 Corrigan Road NOBLE PARK VIC 3174	Nacha Moore Land Surveyors Pty Ltd	Subdivision of the land into three (3) lots SPEAR	Residential	Delegate	PlanPermit	01/05/2019	Paperbark
PLIN19/0140	No	35 Naxos Way KEYSBOROUGH VIC 3173	Genanto Pty Ltd & Giuliano Investments Pty Ltd	Creation of an Easement for the purpose a party wall SPEAR	Industrial	Delegate	PlanPermit	15/05/2019	RedGum
PLIN19/0148	No	6 Stephenson Street SPRINGVALE VIC 3171	Hannah Xiang	Subdivision of the land into five (5) lots SPEAR	Residential	Delegate	PlanPermit	29/05/2019	Lightwood
PLIN19/0149	No	86-88 Dunblane Road NOBLE PARK VIC 3174	DSN Properties Pty Ltd	Subdivision of the land into thirty (30) lots SPEAR	Residential	Delegate	PlanPermit	30/05/2019	Paperbark
PLIN19/0155	No	40 Gove Street SPRINGVALE VIC 3171	AMS Pty Ltd Consulting Land Surveyors	Subdivision of the land into four (4) lots	Residential	Delegate	PlanPermit	09/05/2019	Lightwood

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2.4.2 Planning Delegated Decisions Issued May 2019 (Cont.)

Application ID	VicSmart	Property Address	Applicant	Description	Notes	Authority	Decision	Date	Ward
PLIN19/0160	No	41 Ross Street DANDENONG VIC 3175	Multi Surveying	Subdivision of the land into three (3) lots	Residential	Delegate	PlanPermit	07/05/2019	RedGum
PLIN19/0163	No	63 Grace Street SPRINGVALE VIC 3171	JRichard Designs	Development of the land for one (1) single storey dwelling to the rear and alterations to one (1) existing single storey dwelling	General Residential 1 Zone, 650sqm	Applicant	Withdrawn	10/05/2019	Lightwood
PLIN19/0165	No	841 Princes Highway SPRINGVALE VIC 3171	Maple Media Pty Ltd	Signage (Major Promotional Sign)	The proposal does not comply with Clause 52.06-8 (guidelines), Clauses 15.01 and 21.05 (Street Scope), Clause 22.05 and Clause 22.11 (signage)	Delegate	Refusal	31/05/2019	Lightwood
PLIN19/0168	No	52 Babbage Drive DANDENONG SOUTH VIC 3175	Stephen D'Andrea Pty Ltd	Development of the land for two industrial buildings and associated works; Reduction to the number of car spaces required	Industrial 3 Zone, 4619sqm, construction of two separate warehouses with office space	Delegate	PlanPermit	31/05/2019	RedGum
PLIN19/0173	No	1/10 Robert Street DANDENONG VIC 3175	Doriano Del Monaco & Renato Del Monaco & Stefano Del Monaco	Subdivision of the land into three (3) lots	Residential	Delegate	PlanPermit	15/05/2019	RedGum
PLIN19/0174	No	108-166 Bayliss Road DANDENONG SOUTH VIC 3175	Salta Properties (Lyndhurst) Pty Ltd c/- Planning & Property Partners Pty Ltd	The use and development of the land for the purpose of a Shipping Container Storage facility and a reduction in the car parking requirements.	Industrial 1 Zone, 8,150sqm, office and hardstand	Delegate	PlanPermit	23/05/2019	RedGum
PLIN19/0180	No	12 Deakin Crescent DANDENONG NORTH VIC 3175	Anie Cafe & Associates Pty Ltd	Subdivision of the land into three (3) lots	Residential	Delegate	PlanPermit	14/05/2019	RedGum
PLIN19/0185	No	2 Deepdale Street DANDENONG VIC 3175	Sakip Memeti	Subdivision of the land into two (2) lots SPEAR	Residential	Delegate	PlanPermit	02/05/2019	RedGum
PLIN19/0188	Yes	121 Ann Street DANDENONG VIC 3175	DML Land Surveys	Subdivision of the land into two (2) lots VICSMART	Residential	Delegate	PlanPermit	06/05/2019	RedGum

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2.4.2 Planning Delegated Decisions Issued May 2019 (Cont.)

Application ID	VicSmart	Property Address	Applicant	Description	Notes	Authority	Decision	Date	Ward
PLIN19/0189	No	2/40 Benga Avenue DANDENONG VIC 3175	Alison Nunn Architect	Development of the land of three (3) single storey dwellings comprising two existing dwellings to the front and rear, and a new single storey dwelling in the middle of the site.	General Residential 1 Zone, 987/sqm	Delegate	PlanPermit	31/05/2019	RedGum
PLIN19/0192	No	2 Fifth Avenue DANDENONG VIC 3175	Peter Richards Surveying	Subdivision of the land into three (3) lots SPEAR	Residential	Delegate	PlanPermit	29/05/2019	RedGum
PLIN19/0194	Yes	1/132-142 Bangholme Road DANDENONG SOUTH VIC 3175	Victoria Property Holdings Pty Ltd	Development of the land for a mezzanine level and associated works VICSMART	Industrial 2 Zone, 97.5sqm, internal two storey office and ancillary space	Delegate	PlanPermit	02/05/2019	RedGum
PLIN19/0197	No	1/5 Berends Drive DANDENONG SOUTH VIC 3175	Robin Shen	Use of the land for Industry (Transfer Station) and to reduce the car parking requirement	A permit is not required as the site benefits from Planning Permit 2000/0594	Delegate	NotRequire	13/05/2019	RedGum
PLIN19/0204	No	64 Alexander Avenue DANDENONG VIC 3175	B R Smith & Associates Surveyors	Consolidation x 3 SPEAR	Residential	Applicant	Withdrawn	02/05/2019	RedGum
PLIN19/0208	No	1-29 National Drive DANDENONG SOUTH VIC 3175	Amazon	Signage (Business Identification)	Industrial 1 Zone, electronic business identification	Delegate	PlanPermit	27/05/2019	RedGum
PLIN19/0215	Yes	77 Hillside Street SPRINGVALE VIC 3171	Nacha Moore Land Surveyors Pty Ltd	Subdivision of the land into two (2) lots SPEAR (VICSMART)	Residential	Delegate	PlanPermit	03/05/2019	Lightwood
PLIN19/0219	Yes	21-25 Deans Court DANDENONG SOUTH VIC 3175	Colaneri Developments Pty Ltd	Buildings and Works (Canopy) VICSMART	Industrial 1 Zone, 29sqm, canopy	Delegate	PlanPermit	15/05/2019	RedGum
PLIN19/0220	No	1/36 Curtin Crescent DANDENONG NORTH VIC 3175	Nobelius Land Surveyors Pty Ltd	Subdivision of the land into two (2) lots	Residential	Delegate	PlanPermit	28/05/2019	RedGum

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2.4.2 Planning Delegated Decisions Issued May 2019 (Cont.)

Application ID	VicSmart	Property Address	Applicant	Description	Notes	Authority	Decision	Date	Ward
PLIN19/0227	No	40 Francesco Drive DANDENONG NORTH VIC 3175	Brian Watson Surveying	Subdivision of the land into three (3) lots SPEAR	Residential	Delegate	PlanPermit	31/05/2019	Silverleaf
PLIN19/0235	No	23 Bruce Street DANDENONG VIC 3175	Nisson Noel & Holmes (Surveyors) Pty Ltd	Subdivision of the land into three (3) lots SPEAR	Residential	Delegate	PlanPermit	29/05/2019	RedGum
PLIN19/0239	Yes	17 Hudson Court KEYSBOROUGH VIC 3173	Fitzgerald Projects	Buildings and Works (Shelter) VICSMART	Industrial 1 Zone, 42.64sqm, outdoor steel shelter	Delegate	PlanPermit	24/05/2019	RedGum
PLIN19/0241	No	1/15 Grace Avenue DANDENONG VIC 3175	Djordje Mijicovic	Subdivision of the land into two (2) lots SPEAR	Residential	Delegate	PlanPermit	31/05/2019	RedGum
PLIN19/0244	Yes	77-97 Edison Road DANDENONG SOUTH VIC 3175	Marcos Jose Pty Ltd	Buildings and Works (Mezzanine) and reduction in car parking requirements VICSMART	Industrial 1 Zone, 58sqm	Delegate	PlanPermit	22/05/2019	RedGum
PLIN19/0247	No	39 Peter Street SPRINGVALE VIC 3171	Nobelius Land Surveyors Pty Ltd	Subdivision of the land into two (2) lots SPEAR	Residential	Delegate	PlanPermit	30/05/2019	Lightwood

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2.4.3 Town Planning Application - No. 4 Cyrene Street, Noble Park (Planning Application No. PLN18/0647)

File Id:	172680
Responsible Officer:	Director City Planning, Design and Amenity
Attachments:	Submitted Plans Location of Objectors Clause 22.09 Assessment Clause 55 Assessment Clause 52.06

Application Summary

Applicant:	Krish Mitra
Proposal:	Development of the land for two (2) double storey dwellings
Zone:	General Residential Zone, Schedule 1
Overlay:	No overlays affecting this site
Ward:	Paperbark

This application has been brought before the Council as it has received two (2) objections.

The application proposes the development of the land for two (2) double storey dwellings on a lot. A permit is required pursuant to Clause 32.08-6 (General Residential Zone) of the Greater Dandenong Planning Scheme to construct two or more dwellings on a lot.

Objectors Summary

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

- Overlooking, privacy and safety of existing private open spaces; and
- Overshadowing.

Assessment Summary

The proposal is for two (2) double storey 'side by side' dwellings in a General Residential Zone, Schedule 1. The subject site is located within an established residential area and is suited for medium housing given its location being in reasonably close proximity to services.

2.4.3 Town Planning Application - No. 4 Cyrene Street, Noble Park (Planning Application No. PLN18/0647) (Cont.)

The proposal respects the future character of the area by comprising two contemporary side-by-side, two storey townhouses with main living areas on the ground level. There are appropriate setbacks and private open space areas to allow for high quality landscaping along the frontage and rear to protect the amenity of adjoining dwellings and contribute to the landscape character.

The development provides appropriate car parking and open space requirements and has 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. The proposal complies with the assessment, with the exception of a few minor instances which will be a conditional requirement if a permit is granted.

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 General Residential Zone with this report recommending that the application be supported, that a **Notice of Decision** (which provides appeal rights to objectors) to grant a permit be issued containing the conditions as set out in the recommendation.

2.4.3 Town Planning Application - No. 4 Cyrene Street, Noble Park (Planning Application No. PLN18/0647) (Cont.)**Subject Site and Surrounds****Subject Site**

The subject site (known as Lot 19 on Plan of Subdivision 051063) is regular in shape and has a total area of 655 square metres. It is located to the eastern side of Corrigan Road, between Agnes Street and Theodore Avenue.

The northern frontage of the site is orientated to Cyrene Street, is 17.68 metres in width and has one single crossover located to the northwest of the lot. Currently there is a single storey brick dwelling located to the front of the site with a carport to the side of the dwelling and a single outbuilding to the rear. The site is relatively flat and has no significant vegetation present. A sewerage easement is present to the rear of the site containing a sewerage asset in favour of South East Water.

Surrounding Area

The subject site is located at the centre of Cyrene Street, a court which extends to the eastern side of Corrigan Road. The site is surrounded by residential properties in all directions with the closest commercial strip of shops to Agnes Street, 170 metres to the northeast.

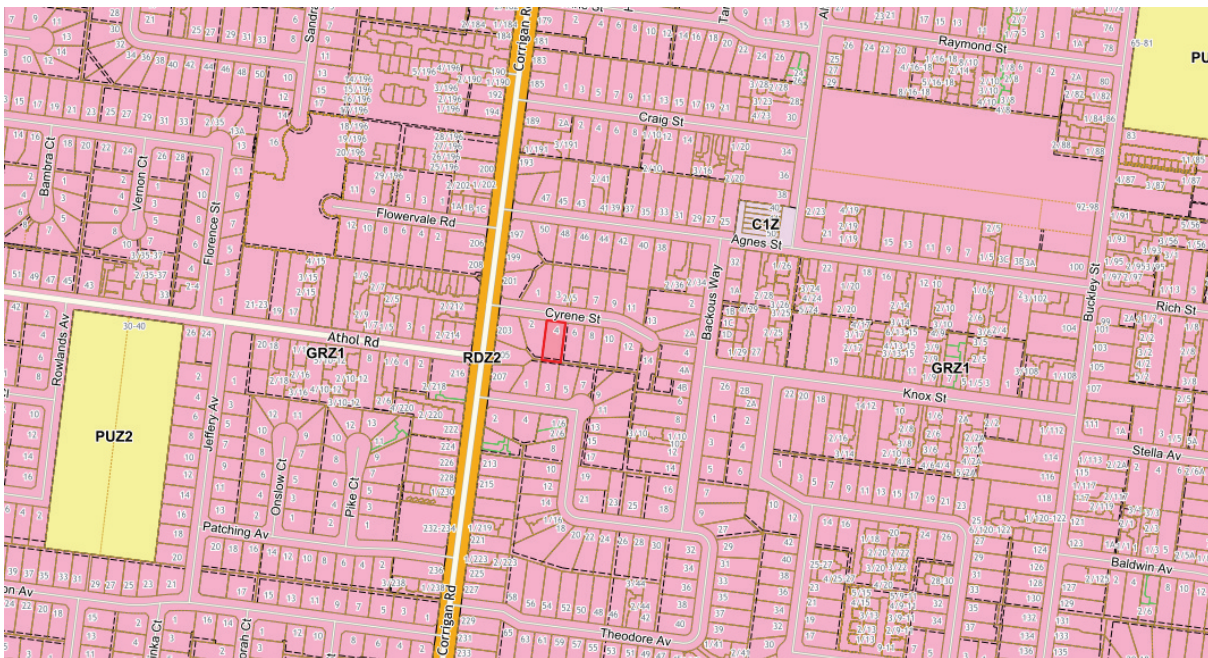
The housing types are single and double storey detached dwellings ranging from weatherboard, brick to render facades all within close proximity.

Within the surrounding side streets, Athol Road and Knox Street has experienced a large number of medium density developments, ranging from two to four dwellings on a lot. More broadly, Corrigan Road has experienced high density development with a large multi-dwelling (eleven dwellings) development 70 metres away from the subject site.

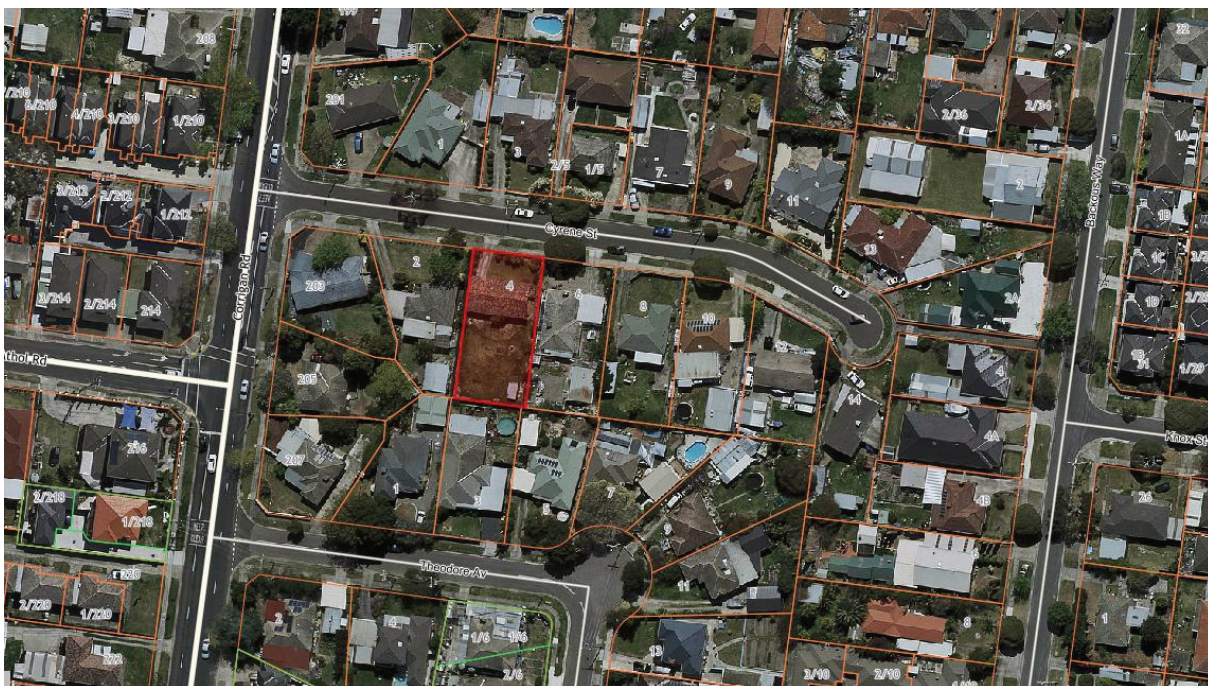
The closest activity centre is Noble Park Activity Centre, located approximately 680 metres to the north of the site. The site is well serviced with public transport and is within close proximity to bus routes along Corrigan Road and to Noble Park Railway Station.

**2.4.3 Town Planning Application - No. 4 Cyrene Street, Noble Park (Planning Application No. PLN18/0647)
(Cont.)**

Locality Plan



Aerial Plan



2.4.3 Town Planning Application - No. 4 Cyrene Street, Noble Park (Planning Application No. PLN18/0647) (Cont.)

Background

Previous Applications

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

- Planning application PLN17/0348 was lapsed on 27 July 2017 from a failure to provide further information within the required timeframe for the development of the land for two (2) double storey dwellings.

Proposal

The application proposes the development of the land for two (2) double storey dwellings.

Details of the proposal are as follows:

Type of proposal	Multi-unit development: side-by-side double storey dwellings
Number of dwellings	Two (2)
Levels	Two (2) storeys
Height	7.5 metres maximum
Oriented to	Both dwellings to Cyrene Street
External materials	<p>The proposed materials shown on the elevations include render wall to the first floor and brickwork to the ground floor.</p> <p>The proposed colour schedule includes charcoal roof tiles, two different coloured greys for the brickwork, three different coloured greys again for the render, white render and timber pailing fences.</p>
Setbacks	<p><u>Dwelling 1:</u></p> <p>Ground floor:</p> <p>North: 7.5 metres frontage</p> <p>South: 5.96 metres rear</p> <p>East: Garage wall along the side boundary, dwelling is 1.2 metres</p> <p>West: Wall directly abuts dwelling 2 ground floor</p> <p>First floor:</p> <p>North: 7.5 metres front setback to the balcony</p>

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2.4.3 Town Planning Application - No. 4 Cyrene Street, Noble Park (Planning Application No. PLN18/0647) (Cont.)

	<p>South: 7.53 metres rear</p> <p>East: 1.86 metres to the side</p> <p>West: Wall directly abuts dwelling 2 first floor</p> <p>Dwelling 2:</p> <p>Ground floor:</p> <p>North: 7.5 metres frontage</p> <p>South: 5.96 metres rear</p> <p>East: Wall directly abuts dwelling 1 ground floor</p> <p>West: 1.91 metres to the side</p> <p>First floor:</p> <p>North: 8.18 metres frontage</p> <p>South: 7.53 metres rear</p> <p>East: Wall directly abuts dwelling 1 first floor</p> <p>West: 1.99 metres to the side</p>
Private open space	<p>Dwelling 1: 77.9 square metres of private open space, with a minimum area of 53 square metres of secluded private open space to the rear of the dwelling, with a dimension of 9 metres by 5.9 metres and convenient access from a living room.</p> <p>Dwelling 2: 103.4 square metres of private open space, with a minimum area of 51.6 square metres of secluded private open space to the rear of the dwelling, with a dimension of 8.6 metres by 5.9 metres and convenient access from a living room.</p>
Number of car parking spaces required	<p>A total of 4 car parking spaces are required pursuant to Clause 52.06-5</p> <p>No visitor car parking spaces are required.</p> <p>The site is not located within the Principal Public Transport Network area</p>

2.4.3 Town Planning Application - No. 4 Cyrene Street, Noble Park (Planning Application No. PLN18/0647) (Cont.)

Number of car parking spaces provided	A total of 4 car parking spaces has been provided
Type of car parking	Both dwellings 1 and 2 would have single garages to either side and an external tandem car space
Access	A 2.7 metre crossover exists to the north-west corner of the site. Access is proposed to be provided via two crossovers to the site, one to each dwelling. The existing crossover is proposed to be straightened and extended to 3 metres and a new crossover created to the north-east corner of the site.
Front fence	Existing 0.9 metre timber paling front fence proposed to be retained
Garden Area	The size of the lot is 655 square metres. 35% (229.25 square metres) is required to be set aside for garden area. 37.3% (244.3 square metres) has been provided to be set aside for garden area. The proposal complies with the garden area requirement.
Easements and assets	A rear 2.4m wide easement containing a sewerage asset is located on the site in favour of South East Water

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.

2.4.3 Town Planning Application - No. 4 Cyrene Street, Noble Park (Planning Application No. PLN18/0647) (Cont.)

Planning Scheme and Policy Frameworks

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

Pursuant to Clause 32.08-6 (General Residential Zone) of the Greater Dandenong Planning Scheme to construct two or more dwellings on a lot.

The relevant controls and policies are as follows:

Zoning Controls

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

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

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

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

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 7.5 metres, whichever is the lesser;
- Standard B9 (Permeability) – Minimum of 30%;
- Standard B13 (Landscaping) – 70% of ground level front setback, and side and rear setbacks, planted with substantial landscaping and canopy trees;
- Standard B28 (Private Open Space) – An area of 50 square metres of ground level, private open space, with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling with a minimum area of 30 square metres, a minimum dimension of 5 metres and convenient access from a living room; 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.

2.4.3 Town Planning Application - No. 4 Cyrene Street, Noble Park (Planning Application No. PLN18/0647) (Cont.)

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*
- 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)*
- g. *(f) to facilitate the provision of affordable housing in Victoria*
- h. *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)

Planning is to recognise the need for, and as far as practicable contribute towards

- *A high standard of urban design and amenity*

Clause 11.02 relating to Managing Growth contains the following relevant objectives:

- *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.*

Built Environment and Heritage (Clause 15)

Clause 15 contains 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 create a distinctive and liveable city with quality design and amenity.*
- *To achieve neighbourhoods that foster healthy and active living and community wellbeing.*

2.4.3 Town Planning Application - No. 4 Cyrene Street, Noble Park (Planning Application No. PLN18/0647) (Cont.)

- *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:

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

Clause 18 (Transport)

Clause 18.01-1 relating to 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.*

Clause 18.02-4 relating to Car parking main objective is to:

- *To ensure an adequate supply of car parking that is appropriately designed and located*

Further to Clause 18.02-4, the following key strategies apply:

- *Allocate or require land to be set aside for car parking subject to the existing and potential modes of access including public transport, the demand for off-street car parking, road capacity and the potential for demand management of car parking.*
- *Protect the amenity of residential precincts from the effects of road congestion created by on-street parking.*

2.4.3 Town Planning Application - No. 4 Cyrene Street, Noble Park (Planning Application No. PLN18/0647) (Cont.)

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).*

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.*

2.4.3 Town Planning Application - No. 4 Cyrene Street, Noble Park (Planning Application No. PLN18/0647) (Cont.)

- *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.*
- *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*

2.4.3 Town Planning Application - No. 4 Cyrene Street, Noble Park (Planning Application No. PLN18/0647) (Cont.)

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

2.4.3 Town Planning Application - No. 4 Cyrene Street, Noble Park (Planning Application No. PLN18/0647) (Cont.)

Clause 22.09-3.3 (Incremental Change Areas) provides design principles which are identified as follows:

- *Preferred housing type – The preferred housing type for the Incremental Change Area is medium density.*
- *Building Height – The preferred maximum building height for land within the GRZ1 and GRZ2 is up to 2 storeys, including ground level.*
- *Landscaping – Residential development should use landscaping to create a landscaped character, particularly canopy trees in front and rear gardens; and to protect the outlook of adjoining properties.*
- *Setbacks, front boundary and width – Parking, paving and car access within the front boundary setback should be limited in order to maximise the opportunity for soft landscaping and prevent the over dominance of carports and garages in the street.*
- *Private open space – Residential development should provide secluded private open space at the side or rear of each dwelling to avoid the need for excessive screening or high front fencing*
- *Bulk & Built Form –*
 - *Residential development should:*
 - *ensure that the built form respects the scale of existing prevailing built form character and responds to site circumstances and streetscape;*
 - *provide separation between dwellings at the upper level;*
 - *retain spines of open space at the rear of properties to maximise landscaping opportunities and protect private secluded open space; and*
 - *position more intense and higher elements of built form towards the front and centre of a site, transitioning to single storey elements to the rear of the lot.*
 - *The rearmost dwelling on a lot should be single storey to ensure the identified future character of the area and the amenity of adjoining properties is respected by maximising landscaping opportunities and protecting adjoining private secluded open space.*
 - *Two storey dwellings to the rear of a lot may be considered where:*
 - *the visual impact of the building bulk does not adversely affect the identified future character of the area;*
 - *overlooking and/or overshadowing does not adversely affect the amenity of neighbouring properties;*
 - *the building bulk does not adversely affect the planting and future growth of canopy trees to maturity;*
 - *sufficient side and rear boundary landscaping can be provided to screen adjoining properties;*
 - *upper storey components are well recessed from adjoining sensitive interfaces.*
 - *Residential development should be well articulated through the use of contrast, texture, variation in forms, materials, and colours.*

2.4.3 Town Planning Application - No. 4 Cyrene Street, Noble Park (Planning Application No. PLN18/0647) (Cont.)

An assessment of Clause 22.09 is included as Attachment 3.

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:

- Must meet all of the objectives of this clause.

2.4.3 Town Planning Application - No. 4 Cyrene Street, Noble Park (Planning Application No. PLN18/0647) (Cont.)

- 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

The subject site is not affected by any Planning Scheme amendments.

Restrictive Covenants

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

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

2.4.3 Town Planning Application - No. 4 Cyrene Street, Noble Park (Planning Application No. PLN18/0647) (Cont.)

Internal Referrals	
Civil Development	No objections, subject to conditions on permit.
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 Cyrene Street

The notification has been carried out correctly.

Council has received two (2) objections to date.

The location of the objectors is shown in Attachment 2.

Consultation

A consultative meeting was held on 03/04/2019, with the applicant and Council representatives in attendance. The two (2) objectors were unable to attend the meeting and the objections stand as received.

2.4.3 Town Planning Application - No. 4 Cyrene Street, Noble Park (Planning Application No. PLN18/0647) (Cont.)

Summary of Grounds of Submissions/Objections

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

Overlooking, privacy and safety of existing private open space.

Both objectors raised concerns regarding the double storey form of the proposal, but more specifically, in relation to overlooking and lack of privacy to existing private open spaces. The test for overlooking is set by Standard B22, Clause 55.04-6 of the Greater Dandenong Planning Provisions. This requires any habitable room window or balcony with a direct view into an existing habitable room window or secluded private open space within a horizontal distance of 9 metres from ground level to be screened in accordance with Standard B22.

To satisfy this issue, all of the first floor habitable room windows facing east, west and south, towards any neighbouring site, have been appropriately screened to prevent any overlooking to occur. The proposal has provided adequate highlighted or obscured windows to 1.7 metres above the finished floor level to the affected first floor windows, meeting the requirements of Standard B22 in Clause 55.04-6 (Overlooking objective) of the Greater Dandenong Planning Scheme.

Overshadowing:

One objector raised concerns regarding solar access and restricted sunlight into existing private open spaces. The test for overshadowing is set by Standard B21, Clause 55.04-5 of the Greater Dandenong Planning Provisions. This states that where sunlight to the secluded private open space of an existing dwelling is reduced, at least 75%, or 40 square metres with minimum dimensions 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 to 3pm on the 22nd of September.

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

Assessment

The subject site is located within an established residential area and appears to be well suited for medium density housing. The design of the dwellings is in keeping with the emerging neighbourhood character and first floor setbacks serve to limit visual bulk impacts on adjacent properties to the south and east and on the streetscape to the north. The proposal is considered acceptable as the double storey form has been proposed to the front and centre of the site, and for the reasons discussed below.

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).

2.4.3 Town Planning Application - No. 4 Cyrene Street, Noble Park (Planning Application No. PLN18/0647) (Cont.)

The proposal has also been assessed against the varied requirements of Schedule 1 to the General Residential Zone (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.

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 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.

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

The proposal is of a high quality contemporary, urban design, with pitched roof articulation to differentiate each identity to the streetscape. The built form has a range of materials, textures and physical recession. It is considered that the limited separation to the first floor is appropriate due to the recessed setbacks from all sensitive interfaces. The increased setbacks to the front, rear and west responds to the site circumstances and streetscape and is considered to be appropriate for this type of development.

The first floor of the development has limited variation of colours and materials proposed along the sideages, which are repetitive, enhancing the visual bulk form. Condition 1.4 is required to be placed on the permit, if it is granted, to ensure the visual bulk is broken up by alternating materials and colours along each sideage.

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 incremental 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.

2.4.3 Town Planning Application - No. 4 Cyrene Street, Noble Park (Planning Application No. PLN18/0647) (Cont.)

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 future character envisaged by Clause 22.09, and is considered to comply with the requirements of this clause, except in the following instances:

Clause 22.09-3.1 Design Principles for all residential developments

Relevant principle – 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.

Relevant principle – Domestic services normal to a dwelling and building services

The principle states that a development should be designed to avoid the location of domestic and building services within secluded private open space areas, including balconies. The location of domestic services in the secluded private open space to dwelling 2 would not reduce the usability of the area except in the instance of the storage shed. This is to be relocated outside of the secluded private open space as required under Condition 1.3.

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”*.

As assessed above, a detailed landscaping plan will be required under Condition 2.

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 2 – Car parking spaces

Relevant standard: *“Car spaces in garages or carports must be at least 6 metres long and 3.5 metres wide for a single space...measured inside the garage or carport.”*

The garage to dwelling 1 is dimensioned 3.6 metres by 5.9 metres which does not comply with this standard. Condition 1.1 has been included to ensure that each car space will have the minimum internal dimensioned as specified in the standard above.

2.4.3 Town Planning Application - No. 4 Cyrene Street, Noble Park (Planning Application No. PLN18/0647) (Cont.)

Relevant standard: *“Where parking spaces are provided in tandem (one space behind the other) an additional 500mm in length must be provided between each space.”*

The tandem space behind the garage to dwelling 2 is not appropriately dimensioned. Condition 1.2 is to ensure that each tandem space is appropriately setback to comply with the standard above.

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 4 Cyrene Street, Noble Park, for the purpose of development of the land for two (2) 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. Each garage to have an minimum internal dimension of 3.5m x 6m;**
 - 1.2. Each tandem space to be setback a minimum of 500mm from the respective garage;**
 - 1.3. The storage shed to dwelling 2 to be relocated outside of the rear secluded private open space;**
 - 1.4. Alternating materials and colours are to be used at the first floor along each sideage, for example horizontal weatherboard to each alternative articulation;**
 - 1.5. 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 Greater Dandenong Planning Scheme Clause 52.06-9;**
 - 1.6. Landscape plan in accordance with Condition 2.**

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

2.4.3 Town Planning Application - No. 4 Cyrene Street, Noble Park (Planning Application No. PLN18/0647) (Cont.)

- 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 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 one (1) advanced canopy tree with a minimum planting height of 1.5 metres within the front setback;**

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.**

2.4.3 Town Planning Application - No. 4 Cyrene Street, Noble Park (Planning Application No. PLN18/0647) (Cont.)

- 4. Except with the prior written consent of the Responsible Authority, the approved building must not be occupied until all buildings and works and the conditions of this permit have been complied with.**
- 5. Provision must be made for the drainage of the site including landscaped and pavement areas, all to the satisfaction of the Responsible Authority.**
- 6. Stormwater discharge is to be retained on site to the pre-development level of peak stormwater discharge, to the satisfaction of the Responsible Authority.**
- 7. Before the approved building is occupied, all piping and ducting above the ground floor storey of the building, except downpipes, must be concealed to the satisfaction of the Responsible Authority.**
- 8. 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.**
- 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. A Stormwater Management Plan and drainage design drawings to address overland flow restrictions, must be submitted to, and approved by the Responsible Authority prior to the commencement of the approved development.**
- 11. Except with the prior written consent of the Responsible Authority, floor levels shown on the endorsed plan/s must not be altered or modified.**
- 12. 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.**
- 13. 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.**
- 14. All glazing must at all times be maintained to the satisfaction of the Responsible Authority.**
- 15. This permit will expire if:**
 - 15.1. The development or any stage of it does not start within two (2) years of the date of this permit, or**

**2.4.3 Town Planning Application - No. 4 Cyrene Street, Noble Park (Planning Application No. PLN18/0647)
(Cont.)**

15.2. The development or any stage of it is not completed within four (4) years of the date of this permit.

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

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

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

**2.4.3 Town Planning Application - No. 4 Cyrene Street, Noble Park (Planning Application No. PLN18/0647)
(Cont.)**

STATUTORY PLANNING APPLICATIONS

**TOWN PLANNING APPLICATION – NO. 4 CYRENE STREET, NOBLE PARK
(PLANNING APPLICATION NO. PLN18/0647)**

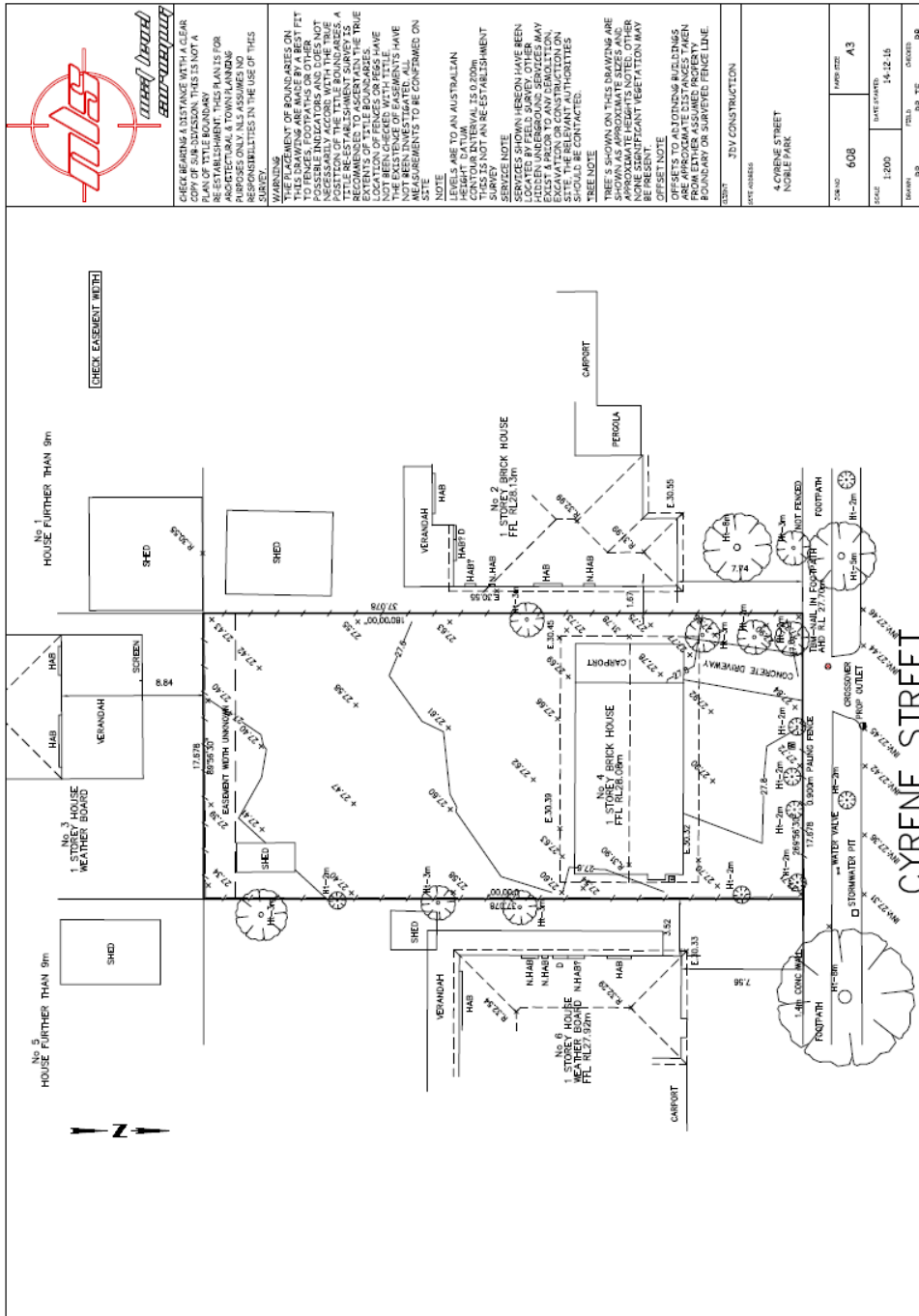
ATTACHMENT 1

SUBMITTED PLANS

PAGES 6 (including cover)

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

2.4.3 Town Planning Application - No. 4 Cyrene Street, Noble Park (Planning Application No. PLN18/0647) (Cont.)



WARNING
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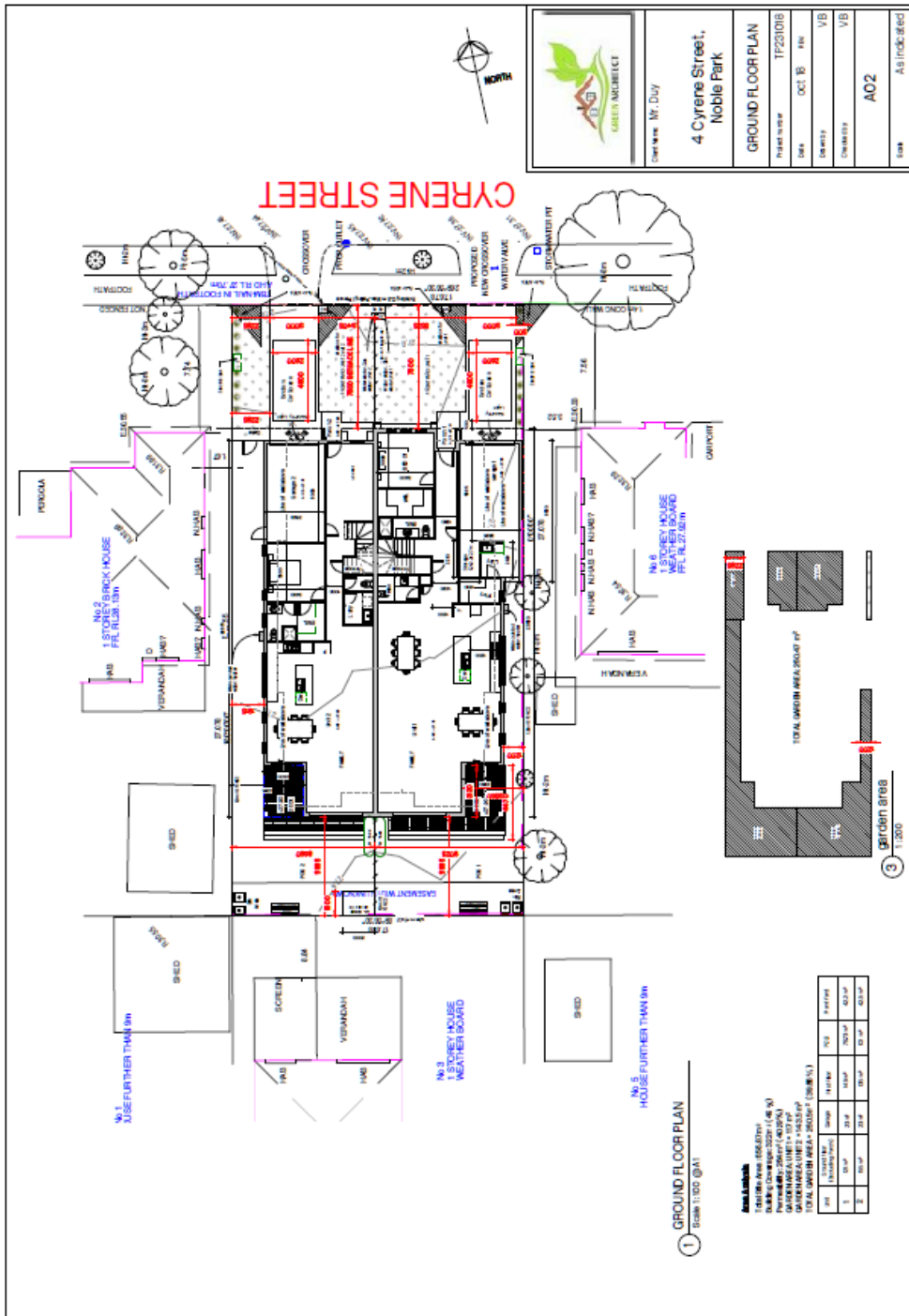
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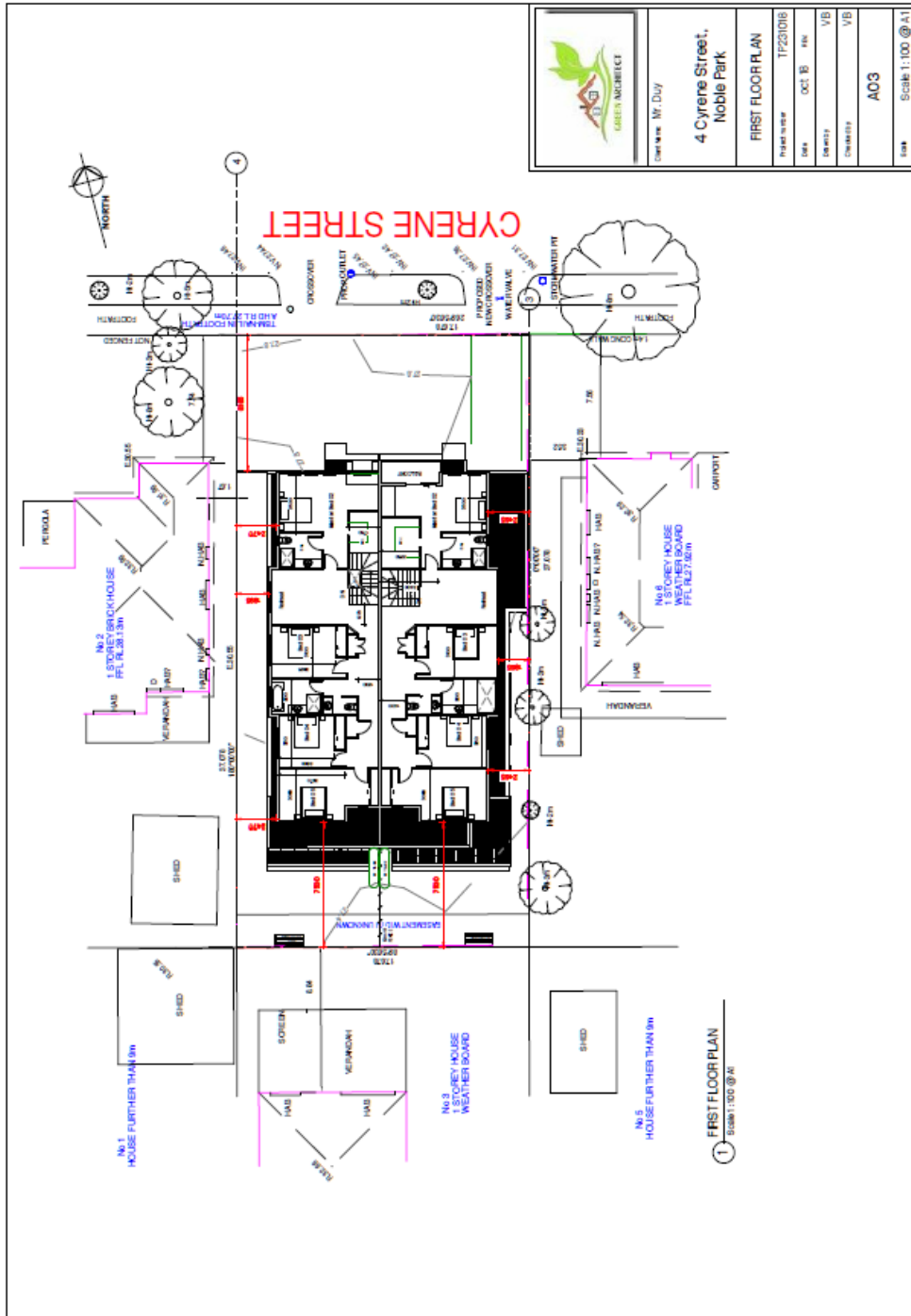
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JOB NO		608	
SCALE		1:200	
DATE		14-12-18	
DRAWN BY		RB	
CHECKED BY		RB	
JOB TITLE		TOWN CONSTRUCTION	
JOB ADDRESS		4 CYRENE STREET NOBLE PARK	
JOB SIZE		A3	
SHEET NO		14-12-18	
SHEET TOTAL		14-12-18	
JOB NO		608	
SCALE		1:200	
DATE		14-12-18	
DRAWN BY		RB	
CHECKED BY		RB	
JOB TITLE		TOWN CONSTRUCTION	
JOB ADDRESS		4 CYRENE STREET NOBLE PARK	
JOB SIZE		A3	
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SHEET TOTAL		14-12-18	

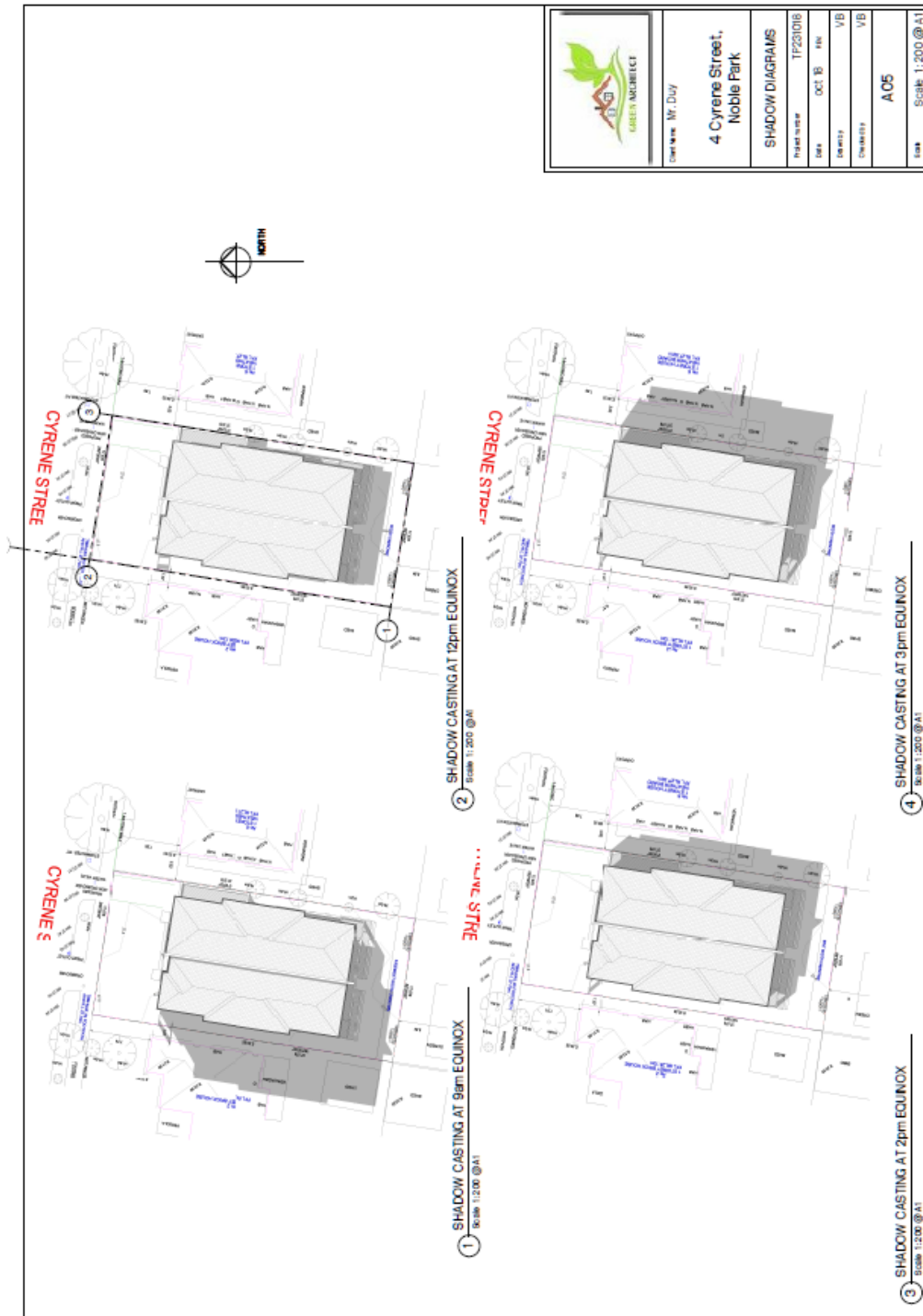
2.4.3 Town Planning Application - No. 4 Cyrene Street, Noble Park (Planning Application No. PLN18/0647) (Cont.)



2.4.3 Town Planning Application - No. 4 Cyrene Street, Noble Park (Planning Application No. PLN18/0647) (Cont.)



2.4.3 Town Planning Application - No. 4 Cyrene Street, Noble Park (Planning Application No. PLN18/0647) (Cont.)



Consultant: Mr. Duy	
4 Cyrene Street, Noble Park	
SHADOW DIAGRAMS	
Project No.	TP23018
Date	OCT '18
Drawn by	VB
Checked by	VB
Appr.	AC5
Scale	1:200 @ A1

**2.4.3 Town Planning Application - No. 4 Cyrene Street, Noble Park (Planning Application No. PLN18/0647)
(Cont.)**

STATUTORY PLANNING APPLICATIONS

**TOWN PLANNING APPLICATION – NO. 4 CYRENE STREET, NOBLE PARK
(PLANNING APPLICATION NO. PLN18/0647)**

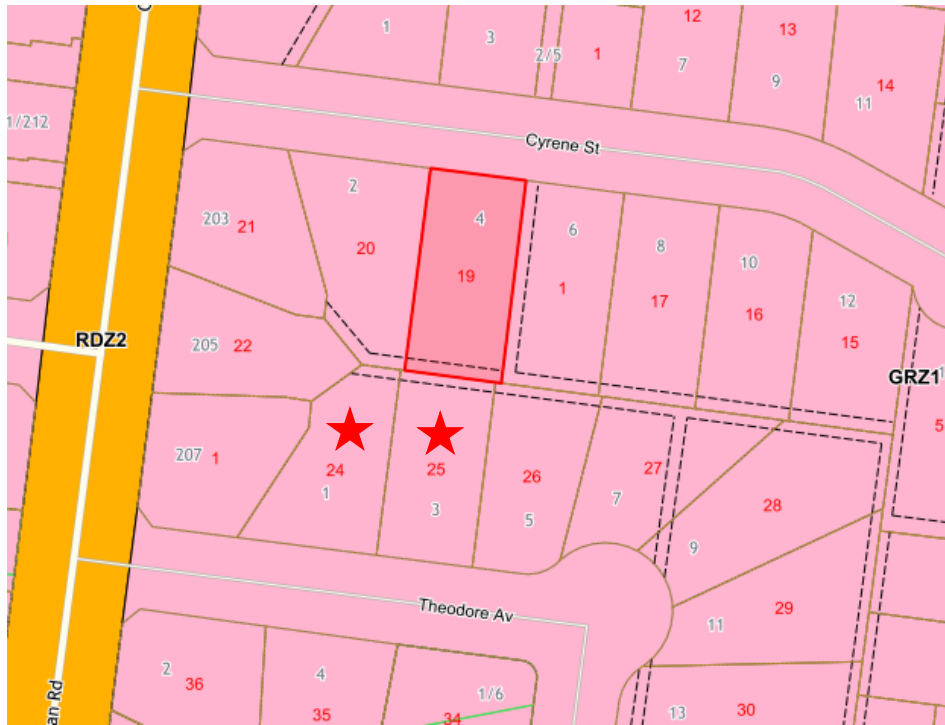
ATTACHMENT 2



LOCATION OF OBJECTORS

PAGES 2 (including cover)

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

**2.4.3 Town Planning Application - No. 4 Cyrene Street, Noble Park (Planning Application No. PLN18/0647)
(Cont.)**



-  = Subject Site
-  = Location of objectors

**2.4.3 Town Planning Application - No. 4 Cyrene Street, Noble Park (Planning Application No. PLN18/0647)
(Cont.)**

STATUTORY PLANNING APPLICATIONS

**TOWN PLANNING APPLICATION – NO. 4 CYRENE STREET, NOBLE PARK
(PLANNING APPLICATION NO PLN18/0647)**

ATTACHMENT 3

CLAUSE 22 ASSESSMENT

PAGES 11 (including cover)

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

2.4.3 Town Planning Application - No. 4 Cyrene Street, Noble Park (Planning Application No. PLN18/0647) (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	To encourage the provision of safer residential neighbourhoods, new development should enable passive surveillance through designs that: Incorporate active frontages including ground floor habitable room windows.	<p>✓ Principle met The proposal has incorporated ground floor habitable room windows to the frontage, including the living room and bedroom windows</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>✓ Principle met The side boundaries of both dwellings have an appropriate amount of windows to overlook the side setback.</p>
	Use semi-transparent fences to the street frontage.	<p>✓ Principle met 0.9m timber paling fence proposed</p>
	Light communal spaces including main entrances and car parking areas with high mounted sensor-lights.	<p>✓ Principle met External lighting has been provided for both dwellings to the garages.</p>
	Ensure that all main entrances are visible and easily identifiable from the street.	<p>✓ Principle met Well defined entry points</p>
	Locate non-habitable rooms such as bathrooms, away from entrances and street frontage.	<p>✓ Principle met Non habitable rooms are located to the sides and rear of the proposal</p>
Landscaping	Residential development should:	

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

ORDINARY COUNCIL MEETING - AGENDA

2.4.3 Town Planning Application - No. 4 Cyrene Street, Noble Park (Planning Application No. PLN18/0647) (Cont.)

<p>Provide substantial, high quality on-site landscaping, including screen planting and canopy trees along ground level front and side and rear boundaries.</p>	<p>✓ Principle met (through permit condition) A landscape plan has not been provided, however the proposal provides adequate side and rear setbacks demonstrating that there is adequate space for significant landscaping. This can be ensured through a permit condition if a permit is granted.</p>
<p>Provide substantial, high quality landscaping along vehicular accessways.</p>	<p>✓ Principle met The proposed setbacks suggest that the proposal would be capable of providing high quality landscaping along vehicular accessways.</p>
<p>Include the planting of at least one substantial canopy tree to each front setback and ground level secluded private open space area.</p>	<p>✓ Principle met (through permit condition) At least one canopy tree is able to be provided to the front setback and the private open space areas. This can be ensured through a permit condition if a permit is granted.</p>
<p>Planting trees that are common to and perform well in the area.</p>	<p>✓ Principle met (through permit condition) No species proposed, however can be through a permit condition of a complete landscaping plan, if a permit is granted.</p>
<p>Avoid the removal of existing mature trees by incorporating their retention into the site design.</p>	<p>✓ Principle met There are no apparent mature trees present on the site</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 There are appropriate setback distances for substantial landscaping in the front setback and in the rear yard for both dwellings to soften the built form.</p>
<p>Ensure that landscaping also addresses the Safety Design Principles.</p>	<p>✓ Principle met Future landscaping can be provided to address the safety design principals</p>

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ORDINARY COUNCIL MEETING - AGENDA

2.4.3 Town Planning Application - No. 4 Cyrene Street, Noble Park (Planning Application No. PLN18/0647) (Cont.)

	<p>Canopy trees should be planted in well proportioned setbacks/private open space that are sufficient to accommodate their future growth to maturity.</p> <p>Landscaping should minimise the impact of increased storm water runoff through water sensitive urban design and reduced impervious surfaces.</p> <p>Landscaping should be sustainable, drought tolerant, and include indigenous species and be supported through the provision of rainwater tanks.</p>	<p>✓ Principle met A landscape plan has not been provided, however the rear yard and front setbacks have adequate open space to allow for a substantial canopy tree</p> <p>✓ Principle met There is sufficient setback space to allow for adequate landscaping to increase stormwater retention and increase permeability. There are rainwater tanks proposed in the design.</p> <p>✓ Principle met Through a complete landscaping plan, this can be ensured that the species proposed are sustainable and typical for this design. Rainwater tanks are proposed</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 A 17.678m frontage along the northern boundary is appropriate for two crossovers to be proposed to maintain the existing on-street parking</p> <p>✓ Principle met Car parking is well integrated into the design by incorporating garages within the side setbacks, which is appropriate for this type of development.</p> <p>✓ Principle met Car parking is fully located to the side of either dwelling</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

2.4.3 Town Planning Application - No. 4 Cyrene Street, Noble Park (Planning Application No. PLN18/0647) (Cont.)

boundary and width	Provide a front setback with fence design and height in keeping with the predominant street pattern.	<p>✓ Principle met Front setback is in line with surrounding sites which range between no front fence to 1.7m high fences by proposing to retain the existing 0.9m high paling fence</p> <p>✓ Principle met The frontage width pattern is maintained with two clearly identified dwellings with a garage to either side</p> <p>✓ Principle met At least one generous side setback has been provided to the western boundary to allow for the retention of mature canopy trees</p> <p>✓ Principle met Low scale front fence proposed to be retained and front setback space allows for tree planting</p>
	Maintain the apparent frontage width pattern.	
	Provide appropriate side setbacks between buildings to enable screen planting where required, and at least one generous side setback to enable the retention of trees and/or the planting and future growth of trees to maturity.	
	Provide open or low scale front fences to allow a visual connection between landscaping in front gardens and street tree planting.	
Private open space	All residential developments should provide good quality, useable private open space for each dwelling directly accessible from the main living area.	<p>✓ Principle met Private open spaces are easily accessible from the main ground floor living areas</p> <p>✓ Principle met Private open spaces are directly accessible from living area, can accommodate boundary landscaping, services and outdoor furniture.</p>
	Ground level private open space areas should be able to accommodate boundary landscaping, domestic services and outdoor furniture so as to maximise the useability of the space.	
	Private open space should be positioned to maximise solar access.	<p>✓ Principle met The provided secluded private open spaces are located predominantly to the south, with an appropriate setback to maximising the use of solar access</p>

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ORDINARY COUNCIL MEETING - AGENDA

2.4.3 Town Planning Application - No. 4 Cyrene Street, Noble Park (Planning Application No. PLN18/0647) (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 The first floor levels to dwelling 1 encroaches 3 square meters of the rear private open space and dwelling 2 encroaches 2.8 square meters. These are considered insignificant as it is overhanging covered decking areas and does not restrict the usability and amenity of the spaces.</p> <p>✓ Principle met The first floor levels do not encroach on the private open spaces of separate dwellings</p>
<p>Bulk & Built Form</p>	<p>All residential developments should respect the dominant façade pattern of the streetscape by:</p> <ul style="list-style-type: none"> Using similarly proportioned roof forms, windows, doors and verandahs; and Maintaining the proportion of wall space to windows and door openings. <p>Balconies should be designed to reduce the need for screening from adjoining dwellings and properties.</p> <p>The development of new dwellings to the rear of existing retained dwellings is discouraged where:</p> <ul style="list-style-type: none"> The siting of the retained dwelling would not enable an acceptable future site layout for either the proposed or future dwelling; or The retention of the existing dwelling detracts from the identified future character. <p>On sites adjacent to identified heritage buildings, infill development should respect the adjoining heritage by:</p> <ul style="list-style-type: none"> Not exceeding the height of the neighbouring significant building; Minimising the visibility of higher sections of the new building; and Setting higher sections back at least the depth of one room from the frontage. 	<p>✓ Principle met The proposal has a similar brick and render façade, and tiled roof formation to the surrounding sites while completing by using different materials per level.</p> <p>✓ Principle met Single balcony proposed to the front of dwelling 1</p> <p>✓ Principle met Two dwelling development consisting of two double storey dwellings correlating with the existing surrounding sites while appropriately developing the site corresponding with the future character</p> <p>✓ Principle met There are no heritage buildings adjacent to the site</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 No overlooking or overshadowing issues as mentioned in Clause 55 assessment above</p>

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

ORDINARY COUNCIL MEETING - AGENDA

2.4.3 Town Planning Application - No. 4 Cyrene Street, Noble Park (Planning Application No. PLN18/0647) (Cont.)

	<p>Maximise thermal performance and energy efficiency of the built form by addressing orientation, passive design and fabric performance</p> <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 Large windows are proposed and where possible, north facing to maximise thermal performance and energy efficiency and lessen reliance for artificial heating and cooling</p> <p>✓ Principle met The front and rear setbacks are compliant without the need for excess screening, the side setbacks are appropriate</p> <p>✓ Principle met Sufficient space has been provided for the rear and front setbacks for landscaping</p> <p>✓ Principle met Bins are conveniently located for both dwellings</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>Use a consistent simple palette of materials, colours finishes and architectural detailing.</p>	<p>✓ Principle met The brick and render façade correlates with the surrounding sites</p> <p>✓ Principle met Materials are suited for residential developments</p> <p>✓ Principle met Materials are a combination of brick walls, and rendering</p> <p>✓ Principle met The materials are consistent throughout the development, ranging in colours and materials per level</p>

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

ORDINARY COUNCIL MEETING - AGENDA

2.4.3 Town Planning Application - No. 4 Cyrene Street, Noble Park (Planning Application No. PLN18/0647) (Cont.)

Domestic services normal to a dwelling and Building services	<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>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 The materials are durable and typical for this type of development</p> <p>✓ Principle met Bin and recycling enclosures, mailboxes, meter boxes, clothes lines and water tanks have all been provided and are easily accessible for each dwelling</p> <p>✓ Principle met (through permit condition) Domestic services located within the secluded private open spaces of either dwelling. The location of these domestic services in the secluded private open space area would not reduce the useability except in the instance of the large storage shed to dwelling 2. This is required to be relocated outside of the secluded private open space through a permit condition, if a permit is granted.</p>
Internal Amenity	<p>Residential development should:</p> <p>Ensure that dwelling layouts have connectivity between the main living area and private open space.</p> <p>Be designed to avoid reliance on borrowed light to habitable rooms.</p> <p>Ensure that balconies and habitable room windows are designed and located to reduce the need for excessive screening.</p> <p>Ensure that dwellings without ground level main living areas meet the Standards of Clauses 55.03-5, 55.04-1, 6 & 7, 55.05-3, 4 & 5.</p>	<p>✓ Principle met Main living areas and private open space have good connectivity</p> <p>✓ Principle met No borrowed light is relied upon into habitable rooms</p> <p>✓ Principle met Single balcony proposed to the front of the development, reducing the need for screening as this overlooks to Cyrene Street</p> <p>✓ Principle met Ground level living proposed.</p>

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

2.4.3 Town Planning Application - No. 4 Cyrene Street, Noble Park (Planning Application No. PLN18/0647) (Cont.)

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

Preferred housing type	The preferred housing type for the Incremental Change Area is medium density.	<p>✓ Principle met The proposal is for two double storey dwellings</p>
Building Height	The preferred maximum building height for land within the GRZ1 and GRZ2 is up to 2 storeys, including ground level.	<p>✓ Principle met The maximum height is two storey</p>
Landscaping	Residential development should use landscaping to create a landscaped character, particularly canopy trees in front and rear gardens; and to protect the outlook of adjoining properties	<p>✓ Principle met Appropriate setbacks have been provided, demonstrating the preferred landscape character is possible to the front, side and rear gardens</p>
Setbacks, front boundary and width	Parking, paving and car access within the front boundary setback should be limited in order to maximise the opportunity for soft landscaping and prevent the over dominance of carports and garages in the street.	<p>✓ Principle met A side garage is proposed per dwelling, maintaining the front setback for landscaping</p>
Private open space	Residential development should provide secluded private open space at the side or rear of each dwelling to avoid the need for excessive screening or high front fencing.	<p>✓ Principle met Private open space is located to the side and rear boundaries of the development</p>
Bulk & Built Form	Residential development should: Ensure that the built form respects the scale of existing prevailing built form character and responds to site circumstances and streetscape;	<p>✓ Principle met Complies as there are two dwellings facing Cyrene Street, each with their own sense of identity with a pitched roof and garage to the side, corresponding with the surrounding sites</p>

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

ORDINARY COUNCIL MEETING - AGENDA

2.4.3 Town Planning Application - No. 4 Cyrene Street, Noble Park (Planning Application No. PLN18/0647) (Cont.)

	<p>Provide separation between dwellings at the upper level;</p> <p>Retain spines of open space at the rear of properties to maximise landscaping opportunities and protect private secluded open space;</p> <p>Position more intense and higher elements of built form towards the front and centre of a site, transitioning to single storey elements to the rear of the lot.</p> <p>The rearmost dwelling on a lot should be single storey to ensure the identified future character of the area and the amenity of adjoining properties is respected by maximising landscaping opportunities and protecting adjoining private secluded open space.</p> <p>Two storey dwellings to the rear of a lot may be considered where:</p> <ul style="list-style-type: none"> • The visual impact of the building bulk does not adversely affect the identified future character of the area; • Overlooking and/or overshadowing does not adversely affect the amenity of neighbouring properties; • The building bulk does not adversely affect the planting and future growth of canopy trees to maturity; • Sufficient side and rear boundary landscaping can be provided to screen adjoining properties; • Upper storey components are well recessed from adjoining sensitive interfaces. 	<p>✓ Principle met Two double storey dwellings proposed, there is no proposed separation at the upper level. This has been accommodated for with the individualised frontages to each dwelling, giving them each its own sense of identity with a pitched roof and recessed first floors. It is considered that principle is met through the increased side and rear setbacks, recessed first floors and distinct separation of roof formation to each dwelling. A condition is to be included, if a permit is granted, to differentiate the colours and materials per articulation to further enhance the visual impact of separation.</p> <p>✓ Principle met Landscaping is maximised to the rear of both dwellings retaining the spines of open space</p> <p>✓ Principle met More intense and higher elements of the built form are orientated towards the front and centre of the site with a significant rear setback</p> <p>✓ Principle met The proposal is for two side-by-side double storey dwellings. This incorporates the double storey form to the centre of the site, rather than the rear. This permits an increased rear setback to protect existing adjoining private open space and maximise landscaping opportunities. Appropriate setbacks from sensitive interfaces have been provided to limit overlooking and overshadowing.</p>
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If the details of the attachment are unclear please contact Governance on 8571 5309.

ORDINARY COUNCIL MEETING - AGENDA

2.4.3 Town Planning Application - No. 4 Cyrene Street, Noble Park (Planning Application No. PLN18/0647) (Cont.)

	<p>Residential development should be well articulated through the use of contrast, texture, variation in forms, materials and colours.</p>	<p>✓ Principle met The proposal uses a contrast of textures and materials per floor for each dwelling correlating with surrounding sites. There is limited variation in forms along the sideages, however the proposed streetscape is well articulated in its use of materials and forms. A condition is to be placed onto the permit, if granted, to ensure that the visual bulk along the sideages are broken up by the alternating use of materials and colours.</p>
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Note: Other requirements also apply. These can be found at the schedule to the applicable zone.

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

**2.4.3 Town Planning Application - No. 4 Cyrene Street, Noble Park (Planning Application No. PLN18/0647)
(Cont.)**

STATUTORY PLANNING APPLICATIONS

**TOWN PLANNING APPLICATION – NO. 4 CYRENE STREET, NOBLE PARK
(PLANNING APPLICATION NO PLN18/0647)**

ATTACHMENT 4

CLAUSE 55 ASSESSMENT

PAGES 43 (including cover)

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

2.4.3 Town Planning Application - No. 4 Cyrene Street, Noble Park (Planning Application No. PLN18/0647) (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. The neighbourhood and site description. The design response.</p>	
Objectives	<p>To ensure that the design respects the existing neighbourhood character or contributes to a preferred neighbourhood character.</p>	

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

**2.4.3 Town Planning Application - No. 4 Cyrene Street, Noble Park (Planning Application No. PLN18/0647)
(Cont.)**

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

2.4.3 Town Planning Application - No. 4 Cyrene Street, Noble Park (Planning Application No. PLN18/0647) (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>	

2.4.3 Town Planning Application - No. 4 Cyrene Street, Noble Park (Planning Application No. PLN18/0647) (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 two (2) dwellings proposed.
Objective	To encourage a range of dwellings sizes and types in developments of ten or more dwellings.	

ORDINARY COUNCIL MEETING - AGENDA

2.4.3 Town Planning Application - No. 4 Cyrene Street, Noble Park (Planning Application No. PLN18/0647) (Cont.)

Clause 55.02-4 Infrastructure objectives

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

2.4.3 Town Planning Application - No. 4 Cyrene Street, Noble Park (Planning Application No. PLN18/0647) (Cont.)

Clause 55.02-5 Integration with the street objective

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B5	<p>Developments should provide adequate vehicle and pedestrian links that maintain or enhance local accessibility.</p> <p>Developments should be oriented to front existing and proposed streets.</p> <p>High fencing in front of dwellings should be avoided if practicable.</p> <p>Development next to existing public open space should be laid out to complement the open space.</p> <p>Any relevant urban design objective, policy or statement set out in this scheme.</p> <p>The design response.</p>	<p>Standard met The vehicle and pedestrian links provided are appropriate</p> <p>Standard met Both dwellings are orientated towards Cyrene Street</p> <p>Standard met 0.9 meter high timber paling fence proposed to be retained</p> <p>Standard met The development is not next to public open space</p>
Decision Guidelines		
Objective	To integrate the layout of development with the street.	

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2.4.3 Town Planning Application - No. 4 Cyrene Street, Noble Park (Planning Application No. PLN18/0647) (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:</p> <p>RGZ: 5 metres or as per Table B1, whichever is the lesser.</p> <p>GRZ: 7.5 metres or as per Table B1, whichever is the lesser.</p> <p>NRZ: As per Table B1.</p> <p>Table B1 Street setback</p> <table border="1" data-bbox="443 896 1189 1624"> <thead> <tr> <th data-bbox="443 1344 497 1624">Development context</th> <th data-bbox="443 1120 497 1344">Minimum setback from front street (metres)</th> <th data-bbox="443 896 497 1120">Minimum setback from a side street (metres)</th> </tr> </thead> <tbody> <tr> <td data-bbox="497 1344 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 1120 630 1344"> <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="497 896 630 1120"> <p>Not applicable</p> </td> </tr> <tr> <td data-bbox="630 1344 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 1120 750 1344"> <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="630 896 750 1120"> <p>Not applicable</p> </td> </tr> <tr> <td data-bbox="750 1344 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 1120 829 1344"> <p>6 metres for streets in a Road Zone, Category 1, and 4 metres for other streets.</p> </td> <td data-bbox="750 896 829 1120"> <p>Not applicable</p> </td> </tr> <tr> <td data-bbox="829 1344 1189 1624"> <p>The site is on a corner.</p> </td> <td data-bbox="829 1120 1189 1344"> <p>If there is a building on the abutting allotment facing the front street, the same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 9 metres, whichever is the lesser.</p> <p>If there is no building on the abutting allotment facing the front street, 6 metres for streets in a Road Zone, Category 1, and 4 metres for other streets.</p> </td> <td data-bbox="829 896 1189 1120"> <p>Front walls of new development fronting the side street of a corner site should be setback at least the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 3 metres, whichever is the lesser.</p> <p>Side walls of new development on a corner site should be setback the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 2 metres, whichever is the lesser.</p> </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.</p> <p>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.</p> <p>Side walls of new development on a corner site should be setback the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 2 metres, whichever is the lesser.</p>	<p>Standard met</p> <p>2 Cyrene Street setback – 7.74 m</p> <p>6 Cyrene Street setback – 7.56 m</p> <p>The proposal has provided a 7.5m street setback to the ground floor of both dwellings fronting Cyrene Street.</p> <p>This complies with the GRZ1 standard of 7.5m which is less than the average of the two adjoining setbacks.</p> <p>The porch height varies and would have a maximum height of 3.2 metres. The porch is an allowable encroachment into the setback.</p> <p>The balcony to dwelling 1 is setback 7.5m from the street, in line with the ground floor setback. This complies with the standard.</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>																	
<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.</p> <p>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.</p> <p>Side walls of new development on a corner site should be setback the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 2 metres, whichever is the lesser.</p>																	

2.4.3 Town Planning Application - No. 4 Cyrene Street, Noble Park (Planning Application No. PLN18/0647) (Cont.)

<p>Decision Guide lines</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>	

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2.4.3 Town Planning Application - No. 4 Cyrene Street, Noble Park (Planning Application No. PLN18/0647) (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>RGZ: 13.5 metres <i>discretionary maximum</i> (refer Clause 32.07-8 for details)</p> <p>GRZ: 11 metres / 3 storeys <i>mandatory maximum</i> (refer Clause 32.08-9)</p> <p>NRZ: 9 metres / 2 storeys <i>mandatory maximum</i> (refer Clause 32.09-9)</p> <p>If no maximum height is specified in the zone, schedule to the zone or an overlay, the maximum building height should not exceed 9 metres, unless the slope of the natural ground level at any cross section wider than 8 metres of the site of the building is 2.5 degrees or more, in which case the maximum building height should not exceed 10 metres.</p> <p>Changes of building height between existing buildings and new buildings should be graduated.</p>	<p>Standard met</p> <p>Dwelling 1 and 2 have a maximum proposed height of 7.5m</p> <p>The proposal complies with the GRZ1 maximum building height of 11m</p> <p>Not Applicable</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>Upper floor of the double storey is setback from the ground floor to the eastern boundary. There are no existing dwellings proposed to be retained</p>
<p>Objective</p>	<p>To ensure that the height of buildings respects the existing or preferred neighbourhood character</p>	

2.4.3 Town Planning Application - No. 4 Cyrene Street, Noble Park (Planning Application No. PLN18/0647) (Cont.)

Clause 55.03-3 Site coverage objective		Standard Met/Standard Not Met/NA
Title & Objective	Standards	
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</p> <p>The proposal has site coverage of 353.9 sqm (54%) of the site, which complies with the GRZ1 maximum of 60%</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> <p>To ensure that the site coverage respects the existing or preferred neighbourhood character and responds to the features of the site.</p>	
Objective		

ORDINARY COUNCIL MEETING - AGENDA

2.4.3 Town Planning Application - No. 4 Cyrene Street, Noble Park (Planning Application No. PLN18/0647) (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</p> <p>The proposal has a permeable area of 223.35 sqm (36%) which complies with the GRZ 1 minimum of 30%</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>	

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2.4.3 Town Planning Application - No. 4 Cyrene Street, Noble Park (Planning Application No. PLN18/0647) (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>Standard met</p> <p>Living areas and habitable room windows for Dwelling 1 are located to the side eastern boundary which is appropriate due to orientation of the site.</p> <p>Living areas and habitable room windows for Dwelling 2 are orientated towards the western boundary.</p> <p>The ground floor windows to both dwellings are limited to solar access due to the design of the development with the garage restricting north facing windows, however the first floor has a high accessibility to north and east or west facing windows.</p> <p>Generally, dwellings have been oriented to make appropriate use of solar energy. The dwellings have been sited and designed to not unreasonably reduce the energy efficiency of adjoining dwellings.</p> <p>Neighbouring dwellings do not feature rooftop solar panels, the energy efficiency of existing dwellings on adjoining lots is not unreasonably reduced.</p> <p>Standard met</p> <p>The private open space to each dwelling is located along the southern boundary. This has been appropriately setback, assessed in Clause 55.05-5 Solar access to open space.</p> <p>Standard met</p> <p>The development has south facing private open space which is suitable for this design, with an increased south setback and utilises larger windows to the north where possible.</p>
<p>Decision Guidelines</p>	<p>Living areas and private open space should be located on the north side of the development, if practicable.</p> <p>Developments should be designed so that solar access to north-facing windows is maximised.</p>	
<p>Objectives</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>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>	

2.4.3 Town Planning Application - No. 4 Cyrene Street, Noble Park (Planning Application No. PLN18/0647) (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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2.4.3 Town Planning Application - No. 4 Cyrene Street, Noble Park (Planning Application No. PLN18/0647) (Cont.)

Clause 55.03-7 Safety objective

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B12	<p>Entrances to dwellings and residential buildings should not be obscured or isolated from the street and internal accessways.</p> <p>Planting which creates unsafe spaces along streets and accessways should be avoided.</p> <p>Developments should be designed to provide good lighting, visibility and surveillance of car parks and internal accessways.</p> <p>Private spaces within developments should be protected from inappropriate use as public thoroughfares.</p>	<p>Standard met Each dwelling entry is visible from the street and have no obscured or isolated access points.</p> <p>Standard met Planting that has been provided does not reduce visibility, and unsafe planting has been avoided.</p> <p>Standard met The development has visibility and natural surveillance of car parks, external lighting has been provided along the accessway and outside of each garage and pedestrian access point.</p> <p>Standard met Private open space for both dwellings are appropriately fenced preventing public thoroughfares</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

2.4.3 Town Planning Application - No. 4 Cyrene Street, Noble Park (Planning Application No. PLN18/0647) (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>Development should provide for the retention or planting of trees, where these are part of the character of the neighbourhood.</p> <p>Development should provide for the replacement of any significant trees that have been removed in the 12 months prior to the application being made</p> <p>The landscape design should specify landscape themes, vegetation (location and species), paving and lighting.</p> <p>Development should meet any additional landscape requirements specified in a schedule to the zone.</p> <p>All schedules to all residential zones: "70% of ground level front setback, and side and rear setbacks, planted with substantial landscaping and canopy trees."</p>	<p>Standard met (with permit condition) A landscape plan has not been provided, this is required to show the species of plants to be planted and to allow for vegetation to appropriately grow</p> <p>Standard met (with permit condition) A landscape plan has not been provided, however can be conditioned to correspond with the landscaped character of the area. There is no significant vegetation to be retained.</p> <p>Standard met No significant vegetation known to be removed in the last 12 months.</p> <p>Standard met (with permit condition) A complete landscape plan to be conditioned</p> <p>Standard met The front setback is 133 square meters, of that 93 square meters has been set aside for landscaping which equates to 70% of the front setback.</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> <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>The proposed development does not address which species will be planted; an assessment in unable to be completed if the design meets the predominant type of the neighbourhood. This will be conditioned if a permit is granted.</p>
Objectives		<p>There are no existing trees or proposed landscaping on the submitted drawing, creating no cohesion between the street face and the neighbouring properties and limiting habitat possibilities. This will be conditioned if a permit is granted.</p>

**2.4.3 Town Planning Application - No. 4 Cyrene Street, Noble Park (Planning Application No. PLN18/0647)
(Cont.)**

	To provide appropriate landscaping. To encourage the retention of mature vegetation on the site.	granted.
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2.4.3 Town Planning Application - No. 4 Cyrene Street, Noble Park (Planning Application No. PLN18/0647) (Cont.)

Clause 55.03-9 Access objective

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B14	The width of accessways or car spaces should not exceed: <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. 	Standard met The proposal is for two accessways, one for each dwelling and 3m in width with landscaping on either of the sides. The street frontage is 17.67m permitting the dual crossover. Street frontage – 17.678m Accessway – 6m = 33% complies with the standard of no more than 33%
	No more than one single-width crossover should be provided for each dwelling fronting a street.	Standard met Two crossovers proposed for two dwellings facing Cyrene Street
	The location of crossovers should maximise retention of on-street car parking spaces.	Standard met On street parking available as the frontage larger than 17m will allow for an on street car space if two crossovers are proposed
	The number of access points to a road in a Road Zone should be minimised.	Standard met Road not in a Road Zone
	Developments must provide for access for service, emergency and delivery vehicles.	Standard met The 3m accessways would be accessible for emergency and delivery vehicles
Decision Guide lines	The design response. The impact on neighbourhood character. The reduction of on-street car parking spaces. The effect on any significant vegetation on the site and footpath.	
Objectives	To ensure the number and design of vehicle crossovers respects the neighbourhood character.	

2.4.3 Town Planning Application - No. 4 Cyrene Street, Noble Park (Planning Application No. PLN18/0647) (Cont.)

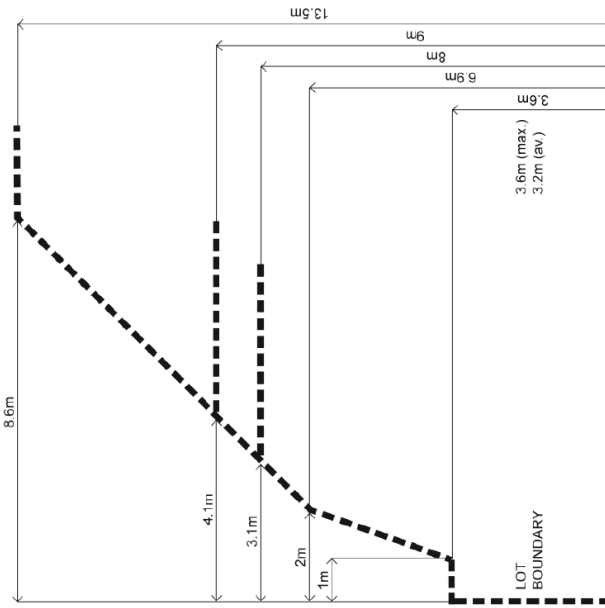
Clause 55.03-10 Parking location objectives

Title & Objective	Standards	Standard Met/Standard Not Met/NA
<p>Standard B15</p>	<p>Car parking facilities should:</p> <ul style="list-style-type: none"> • Be reasonably close and convenient to dwellings and residential buildings. • Be secure. • Be well ventilated if enclosed. <p>Shared accessways or car parks of other dwellings and residential buildings should be located at least 1.5 metres from the windows of habitable rooms. This setback may be reduced to 1 metre where there is a fence at least 1.5 metres high or where window sills are at least 1.4 metres above the accessway.</p>	<p>Standard met Proposed garages are well connected and integrated into the design of the site and will allow safe and efficient movement on and off the site. There are 5 bedrooms proposed per dwelling and each has provided the required 2 car spaces.</p> <p>Standard met There are no proposed shared accessways</p>
<p>Decision Guidelines</p>	<p>The design response.</p>	
<p>Objectives</p>	<p>To provide convenient parking for residents and visitors vehicles. To protect residents from vehicular noise within developments.</p>	

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2.4.3 Town Planning Application - No. 4 Cyrene Street, Noble Park (Planning Application No. PLN18/0647) (Cont.)

Clause 55.04-1 Side and rear setbacks objective

Title & Objective	Standards	Standard Met/Standard Not Met/NA
<p>Standard B17</p> <ul style="list-style-type: none"> A new building not on or within 200mm of a boundary should be setback from side or rear boundaries: At least the distance specified in a schedule to the zone, or 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." 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 the side and rear setbacks for a building. A dashed line represents the lot boundary. A solid line shows the building footprint. Key setbacks are labeled: 8.6m (side), 4.1m (side), 3.1m (side), 2m (side), 1m (side), 3.6m (max) (side), and 3.2m (av) (side). A 13.5m setback is shown for a building with a height of 9m. The diagram also shows a 6.9m setback for a building with a height of 6.9m.</p>	<p>Standard met</p> <p>Dwelling 1</p> <p>Ground Floor North (frontage) – 7.5 m setback East (side) – Garage wall on boundary, dwelling 1.2 m setback West (side) – sideage fully attached to dwelling 2 South (rear) – 5.96 m setback</p> <p>First Floor North (frontage) – 8.18 m setback East (side) – 1.86 m setback West (side) – sideage fully attached to dwelling 2 South (rear) – 7.5 m setback</p> <p>Dwelling 2</p> <p>Ground Floor North (frontage) – 7.5 m setback East (side) – sideage fully attached to dwelling 1 West (side) – 1.9 m setback South (rear) – 5.96 m setback</p> <p>First Floor North (frontage) – 8.18 m setback East (side) – sideage fully attached to dwelling 1 West (side) – 1.99 m setback South (rear) – 7.5 m setback</p> <p>The side and rear setbacks are compliant with the GRZ1 standard of 1 m plus 0.3 m for every meter of height over 3.6 m.</p>	<p>Standard met</p> <p>Sunblinds, veranda's, porches, eaves, fascias, gutters, masonry chimneys, flues, pipes,</p>

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2.4.3 Town Planning Application - No. 4 Cyrene Street, Noble Park (Planning Application No. PLN18/0647) (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>There are no encroachments more than 0.5m</p>
<p>Decision Guide lines</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>✓ Standard met</p> <p>There are no specified landings that encroach into the setback standard more than 2sqm and 1m high</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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2.4.3 Town Planning Application - No. 4 Cyrene Street, Noble Park (Planning Application No. PLN18/0647) (Cont.)

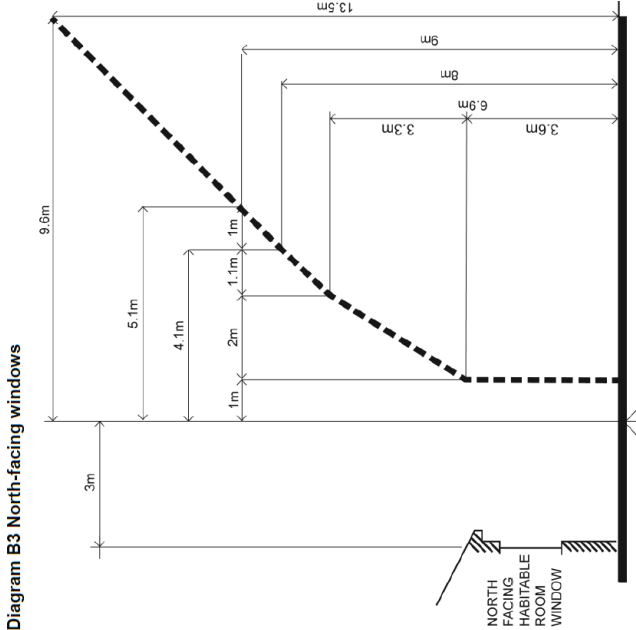
Clause 55.04-2 Walls on boundaries objective

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 of 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 Garage 1 along the eastern boundary is proposed to be 8.56 m in length and not more than 3.2 m in height There are no other walls within 1m of a boundary</p> <p>Standard met Not Applicable as the site is relatively flat</p> <p>Standard met There are no walls apart from Garage 1 within 200mm of a boundary</p> <p>Standard met Garage 1 along the boundary has no part higher than 3.2m</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> <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>	

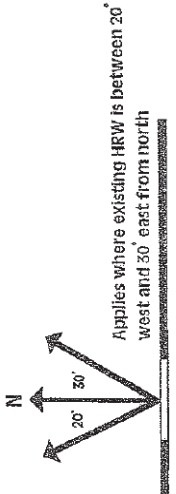
2.4.3 Town Planning Application - No. 4 Cyrene Street, Noble Park (Planning Application No. PLN18/0647) (Cont.)

<p>Objectives</p>	<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>	
<p>Clause 55.04-3 Daylight to existing windows objective</p>		
<p>Title & Objective</p>	<p>Standards</p>	<p>Standard Met/Standard Not Met/NA</p>
<p>Standard B19</p>	<p>Buildings opposite an existing habitable room window should provide for a light court to the existing window that has a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky. The calculation of the area may include land on the abutting lot.</p> <p>Walls or carpents 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>✓ Standard met</p> <p>All shown existing habitable room windows have a light court to the existing window that has a minimum area of 3sqm and minimum dimension of 1m clear to the sky.</p> <p>✓ Standard met</p> <p>Garage 1 is setback at least 50 percent of the height of the new wall within a 55 degree arc from the centre of the existing neighbouring habitable room windows</p>
<p>Diagram B2 Daylight to existing windows</p>		
<p>Where the existing window is above ground floor level, the wall height is measured from the floor level of the room containing the window.</p>		
<p>Decision Guidelines</p>	<p>The design response.</p> <p>The extent to which the existing dwelling has provided for reasonable daylight access to its habitable rooms through the siting and orientation of its habitable room windows.</p> <p>The impact on the amenity of existing dwellings.</p>	
<p>Objective</p>	<p>To allow adequate daylight into existing habitable room windows.</p>	

2.4.3 Town Planning Application - No. 4 Cyrene Street, Noble Park (Planning Application No. PLN18/0647) (Cont.)

<p>Clause 55.04-4 North-facing windows objective</p>		<p>Standards</p>	<p>Standard Met/Standard Not Met/NA</p>
<p>Title & Objective</p> <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>The north facing windows to the south of the proposed development are setback 14.49 m from the ground floor wall</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>		

2.4.3 Town Planning Application - No. 4 Cyrene Street, Noble Park (Planning Application No. PLN18/0647) (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>	

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2.4.3 Town Planning Application - No. 4 Cyrene Street, Noble Park (Planning Application No. PLN18/0647) (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 There is no significant overshadowing into open spaces.</p> <p>Standard met There is minimal additional overshadowing to the secluded private open space of existing dwellings.</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> <p>To ensure buildings do not significantly overshadow existing secluded private open space.</p>	
Objective		

2.4.3 Town Planning Application - No. 4 Cyrene Street, Noble Park (Planning Application No. PLN18/0647) (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>The upper floors have been appropriately screened to prevent overlooking into habitable room windows and secluded private open space in the following ways:</p> <ul style="list-style-type: none"> • Windows have sill heights of at least 1.7m above floor level; and • Windows have fixed, obscure glazing in any part of the window below 1.7meters above floor level <p>This has been proposed to all east, west and south facing windows preventing any potential overlooking.</p>
	<p>A habitable room window, balcony, terrace, deck or patio with a direct view into a habitable room window of existing dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio should be either:</p> <ul style="list-style-type: none"> • Offset a minimum of 1.5 metres from the edge of one window to the edge of the other. • Have sill heights of at least 1.7 metres above floor level. 	<p>Standard met</p> <p>The upper floors have been appropriately screened to prevent overlooking into habitable room windows and SPOS in the following ways:</p> <ul style="list-style-type: none"> • Windows have sill heights of at least 1.7m above

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2.4.3 Town Planning Application - No. 4 Cyrene Street, Noble Park (Planning Application No. PLN18/0647) (Cont.)

	<ul style="list-style-type: none"> Have fixed, obscure glazing in any part of the window below 1.7 metre above floor level. Have permanently fixed external screens to at least 1.7 metres above floor level and be no more than 25 per cent transparent. <p>Obscure glazing in any part of the window below 1.7 metres above floor level may be openable provided that there are no direct views as specified in this standard.</p> <p>Screens used to obscure a view should be:</p> <ul style="list-style-type: none"> Perforated panels or trellis with a maximum of 25 per cent openings or solid translucent panels. Permanent, fixed and durable. Designed and coloured to blend in with the development. <p>The standard does not apply to a new habitable room window, balcony, terrace, deck or patio which faces a property boundary where there is a visual barrier at least 1.8 metres high and the floor level of the habitable room, balcony, terrace, deck or patio is less than 0.8 metres above ground level at the boundary.</p>	<p>floor level; and</p> <ul style="list-style-type: none"> Windows have fixed, obscure glazing in any part of the window below 1.7meters above floor level <p>✓ Standard met First floor windows have been fixed obscured or highlighted to 1.7m above floor level for all required windows.</p> <p>N/A No screens proposed</p> <p>✓ Standard met The finished floor levels are all below 0.8 meters above ground level at the boundary, ranging between 0.1m and 0.5m above ground level</p>
<p>Decision Guide lines</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>Objective</p>		

2.4.3 Town Planning Application - No. 4 Cyrene Street, Noble Park (Planning Application No. PLN18/0647) (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</p> <p>Internal views are restricted due to the fixed obscure glazing proposed to all south facing, first floor windows. The finished floor level to the south is 0.5m about ground level limiting ground floor overlooking.</p>
Decision Guidelines	The design response.	
Objective	To limit views into the secluded private open space and habitable room windows of dwellings and residential buildings within a development.	

2.4.3 Town Planning Application - No. 4 Cyrene Street, Noble Park (Planning Application No. PLN18/0647) (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 in immediately adjacent dwellings.</p> <p>Standard met Dwellings not located near busy roads, railway lines or industry.</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>	

2.4.3 Town Planning Application - No. 4 Cyrene Street, Noble Park (Planning Application No. PLN18/0647) (Cont.)

Clause 55.05-1 Accessibility objective

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B25	The dwelling entries of the ground floor of dwellings and residential buildings should be accessible or able to be easily made accessible to people with limited mobility.	<p>✓ Standard met</p> <p>The standard to the clause is met, as the design ensures easy accessibility to into both dwellings. Amenities are provided at ground floor.</p>
Objective	To encourage the consideration of the needs of people with limited mobility in the design of developments.	

2.4.3 Town Planning Application - No. 4 Cyrene Street, Noble Park (Planning Application No. PLN18/0647) (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>The standard to the clause is met, as the design is easily identifiable to the street view, provide shelter and has its own sense of identity. 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>	

2.4.3 Town Planning Application - No. 4 Cyrene Street, Noble Park (Planning Application No. PLN18/0647) (Cont.)

Clause 55.05-3 Daylight to new windows objective

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

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2.4.3 Town Planning Application - No. 4 Cyrene Street, Noble Park (Planning Application No. PLN18/0647) (Cont.)

Clause 55.05-4 Private open space objective

Title & Objective	Standards	Standard Met/Standard Not Met/NA
<p>Standard B28</p>	<p>A dwelling or residential building should have private open space of an area and dimensions specified in a schedule to the zone.</p> <p>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>Standard met</p> <p>Dwelling 1 Secluded private open space – 53.84 sqm with a minimum dimension of 5 metres and convenient access from a living room (dimensioned 5.96m x 9.02m), 30 sqm required Private open space – 78.5 sqm, 50 sqm required</p> <p>Dwelling 2 Secluded private open space – 54.84 sqm with a minimum dimension of 5 metres and convenient access from a living room (dimensioned 5.96m x 8.69m), 30 sqm required Private open space – 103 sqm, 50 sqm required</p> <p>Proposal complies with the standard</p>

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2.4.3 Town Planning Application - No. 4 Cyrene Street, Noble Park (Planning Application No. PLN18/0647) (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)</p>
<p>Decision Guidelines</p>	<p>The design response.</p> <p>The useability of the private open space, including its size and accessibility.</p> <p>The availability of and access to public or communal open space.</p> <p>The orientation of the lot to the street and the sun.</p>	
<p>Objective</p>	<p>To provide adequate private open space for the reasonable recreation and service needs of residents.</p>	

2.4.3 Town Planning Application - No. 4 Cyrene Street, Noble Park (Planning Application No. PLN18/0647) (Cont.)

Clause 55.05-5 Solar access to open space objective

Standards		Standard Met/Standard Not Met/NA
<p>Title & Objective</p> <p>Standard B29</p> <p>The private open space should be located on the north side of the dwelling or residential building, if appropriate.</p>	<p>The southern boundary of secluded private open space should be set back from any wall on the north of the space at least $(2 + 0.9h)$ metres, where 'h' is the height of the wall.</p> <p>Diagram B5 Solar access to open space</p>	<p>✓ Standard met</p> <p>Living areas and POS for dwelling 1 are orientated towards the south east, and to the south west for dwelling 2. This is due to the orientation of the site and type of development.</p> <p>Generally, dwellings have been orientated to make appropriate use of solar energy due to the 5.9 m rear setback to the ground floor and recessed first floor to restrict overshadowing.</p>
<p>Decision Guide lines</p> <p>The design response.</p> <p>The useability and amenity of the secluded private open space based on the sunlight it will receive.</p>	<p>✓ Standard met</p> <p>The secluded private open space to the southern boundary for both dwellings have been setback an appropriate 5.9m, complying with the standard.</p>	
<p>Objective</p> <p>To allow solar access into the secluded private open space of new dwellings and residential buildings.</p>		

2.4.3 Town Planning Application - No. 4 Cyrene Street, Noble Park (Planning Application No. PLN18/0647) (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>Dwelling 1 has provided accessible storage within an alcove in the garage, and dwelling 2 within the rear secluded private open space, both are a minimum of 6 cubic meters.</p>
Objective	To provide adequate storage facilities for each dwelling.	

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2.4.3 Town Planning Application - No. 4 Cyrene Street, Noble Park (Planning Application No. PLN18/0647) (Cont.)

Clause 55.06-1 Design detail objective

Standards		Standard Met/Standard Not Met/NA
<p>Title & Objective</p> <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>The proposal provides a pitched roof form to each dwelling which is common within the area. Appropriately sized windows would be provided at each elevation with a mixed application of building materials and colours complementing the building articulation. The double storey to the front is in keeping with numerous developments throughout the area.</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>To encourage design detail that respects the existing or preferred neighbourhood character.</p>		<p>Standard met</p> <p>Both garages have been provided within the side setbacks, which is appropriate for this type of development.</p>
<p>Objective</p>		

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2.4.3 Town Planning Application - No. 4 Cyrene Street, Noble Park (Planning Application No. PLN18/0647) (Cont.)

Clause 55.06-2 Front fences objective

Title & Objective	Standards	Standard Met/Standard Not Met/NA						
<p>Standard B32</p>	<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>Standard met Directly adjoining properties have no fence and a 0.4m concrete wall, whereas throughout the street have varied heights in front fences ranging from 1.7m to no fence. The design proposal of retaining the existing 0.9m paling fence is appropriate.</p>						
<p>A front fence within 3 metres of a street should not exceed:</p> <ul style="list-style-type: none"> The maximum height specified in a schedule to the zone, or <p>All schedules to all residential zones:</p> <p>“Maximum 1.5 metre height in streets in Road Zone Category 1 1.2 metre maximum height for other streets”</p> <ul style="list-style-type: none"> If no maximum height is specified in a schedule to the zone, the maximum height specified in Table B3. 	<p>Standard met A 0.9m paling fence is proposed to be retained complying with the standard of 1.2m high maximum.</p>							
<p>Table B3 Maximum front fence height</p>	<table border="1"> <thead> <tr> <th data-bbox="614 846 646 896">Street Context</th> <th data-bbox="614 896 646 940">Maximum front fence height</th> </tr> </thead> <tbody> <tr> <td data-bbox="646 846 678 896">Streets in a Road Zone, Category 1</td> <td data-bbox="646 896 678 940">2 metres</td> </tr> <tr> <td data-bbox="678 846 710 896">Other streets</td> <td data-bbox="678 896 710 940">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	
Street Context	Maximum front fence height							
Streets in a Road Zone, Category 1	2 metres							
Other streets	1.5 metres							
<p>Decision Guide lines</p>	<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>Objective</p>	<p>To encourage front fence design that respects the existing or preferred neighbourhood character.</p>							

2.4.3 Town Planning Application - No. 4 Cyrene Street, Noble Park (Planning Application No. PLN18/0647) (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 There is no apparent common property proposed. ✓ Standard met There is no apparent common property proposed.
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.	

ORDINARY COUNCIL MEETING - AGENDA

2.4.3 Town Planning Application - No. 4 Cyrene Street, Noble Park (Planning Application No. PLN18/0647) (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 The western setback of 1.9m has sufficient space for services to be maintained efficiently and economically</p> <p>Standard met Bin and recycling enclosures, mailboxes, meter boxes, gas, water tanks and clotheslines are all provided on the ground floor plan</p> <p>Standard met Bin and recycling enclosures located to the secluded private open space to each dwelling</p> <p>Standard met Mail boxes are appropriately located adjacent to the vehicular accessway per dwelling</p>
Decision Guidelines	The design response.	
Objectives	To ensure that site services can be installed and easily maintained.	
	To ensure that site facilities are accessible, adequate and attractive.	

2.4.3 Town Planning Application - No. 4 Cyrene Street, Noble Park (Planning Application No. PLN18/0647) (Cont.)

Assessment Table – Schedule 1 to Clause 32.08 General Residential Zone

3.0 Requirements of Clause 55

Standard	Requirement	Standard Met/Standard Not Met/NA
Minimum street setback B6	As per B6 or 7.5 metres, whichever is lesser	Standard met Complies. Required street setback: 7.5 metres. Proposed street setback: 7.5 metres. The porch height varies and would have a maximum height of 3.2 metres. The porch is an allowable encroachment into the setback.
Site coverage B8	None specified	Standard met The proposal has site coverage of 353.9 sqm (54%) of the site, which complies with the GRZ1 maximum of 60%
Permeability B9	Minimum of 30%	Standard met The proposal has a permeable area of 223.35 sqm (36%) which complies with the GRZ1 minimum of 30%
Landscaping B13	70% of ground level front setback, and side and rear setbacks, planted with substantial landscaping and canopy trees	Standard met The front setback is 133 square meters, of that 93 square meters has been set aside for landscaping which equates to 70% of the front setback.
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.
Walls on boundaries B18	None specified	Standard met Garage 1 along the eastern boundary is proposed to be 8.56 m in length and not more than 3.2 m in height. The wall on boundary complies with the standard. There are no other walls within 1m of a boundary

ORDINARY COUNCIL MEETING - AGENDA

2.4.3 Town Planning Application - No. 4 Cyrene Street, Noble Park (Planning Application No. PLN18/0647) (Cont.)

Private open space	B28	<p>An area of 50 square metres of ground level, private open space, with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling with a minimum area of 30 square metres, a minimum dimension of 5 metres and convenient access from a living room; 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>✓ Standard met</p> <p>Dwelling 1 Secluded private open space – 53.84 sqm with a minimum dimension of 5 metres and convenient access from a living room (dimensioned 5.96m x 9.02m), 30 sqm required</p> <p>Private open space – 78.5 sqm, 50 sqm required</p> <p>Dwelling 2 Secluded private open space – 54.84 sqm with a minimum dimension of 5 metres and convenient access from a living room (dimensioned 5.96m x 8.69m), 30 sqm required</p> <p>Private open space – 103 sqm, 50 sqm required</p> <p>Proposal complies with the standard</p>
Front fence height	B32	<p>Maximum 1.5 metre height in street in Road Zone Category 1</p> <p>1.2 metre maximum height for other streets</p>	<p>✓ Standard met</p> <p>0.9 meter high timber paling fence proposed to be retained complying with the standard of a maximum 1.2m height</p>

**2.4.3 Town Planning Application - No. 4 Cyrene Street, Noble Park (Planning Application No. PLN18/0647)
(Cont.)**

STATUTORY PLANNING APPLICATIONS

**TOWN PLANNING APPLICATION - NO. 4 CYRENE STREET, NOBLE PARK
(PLANNING APPLICATION NO. PLN18/0647)**

ATTACHMENT 5

CLAUSE 52.06 ASSESSMENT

PAGES 7 (including cover)

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

2.4.3 Town Planning Application - No. 4 Cyrene Street, Noble Park (Planning Application No. PLN18/0647) (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.

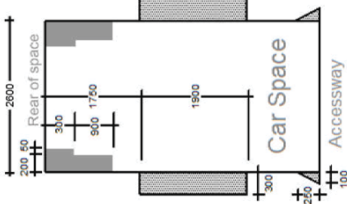
Design Standards	Assessment	Requirement met/Requirement not met/NA
<p>Design standard 1 - Accessways</p>	<p>Accessways must:</p> <ul style="list-style-type: none"> • Be at least 3 metres wide. • Have an internal radius of at least 4 metres at changes of direction or intersection or be at least 4.2 metres wide. • Allow vehicles parked in the last space of a dead-end accessway in public car parks to exit in a forward direction with one manoeuvre. • Provide at least 2.1 metres headroom beneath overhead obstructions, calculated for a vehicle with a wheel base of 2.8 metres. • If the accessway serves four or more car spaces or connects to a road in a Road Zone, the accessway must be designed to that cars can exit the site in a forward direction. • Provide a passing area at the entrance at least 5 metres wide and 7 metres long if the accessway serves ten or more car parking spaces and is either more than 50 metres long or connects to a road in Road Zone. • Have a corner splay or area at least 50 percent clear of visual obstructions extending at least 2 metres along the frontage road from the edge of an exit lane and 2.5 metres along the exit lane from the frontage, to provide a clear view of pedestrians on the footpath of the frontage road. The area clear of visual obstructions may include an adjacent entry or exit lane where more than one lane is provided, or adjacent landscaped areas, provided the landscaping in those areas is less than 900mm in height. 	<p>✓ Standard met Accessway is a minimum of 3m throughout</p> <p>✓ Standard met</p> <p>Not Applicable Public parking not proposed</p> <p>✓ Standard met There is no overhead obstructions over the accessway</p> <p>✓ Standard met The accessways serve two car spaces each and is not connected to a Road Zone</p> <p>✓ Standard met Four car spaces, with a single garage and tandem space proposed. The site does not adjoin to a Road Zone</p> <p>✓ Standard met Landscaping, and mailboxes provided within the splay area are proposed to have a height less than 900mm. Condition to be placed, if a permit is granted, ensuring these heights remain less than 900mm and that everything within the splay has a notation to comply</p> <p>✓ Standard met Site is not adjacent to a Road Zone</p> <p>Not Applicable As above</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>If entry to the car space is from a road, the width of the accessway may include the road.</p>	

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

2.4.3 Town Planning Application - No. 4 Cyrene Street, Noble Park (Planning Application No. PLN18/0647) (Cont.)

<p>Design standard 2 – Car parking spaces</p>	<p>Car parking spaces and accessways must have the minimum dimensions as outlined in Table 2.</p> <p>Table 2: Minimum dimensions of car parking spaces and accessways</p> <table border="1"> <thead> <tr> <th>Angle of car parking spaces to access way</th> <th>Accessway width</th> <th>Car space width</th> <th>Car space length</th> </tr> </thead> <tbody> <tr> <td>Parallel</td> <td>3.6 m</td> <td>2.3 m</td> <td>6.7 m</td> </tr> <tr> <td>45°</td> <td>3.5 m</td> <td>2.6 m</td> <td>4.9 m</td> </tr> <tr> <td>60°</td> <td>4.9 m</td> <td>2.6 m</td> <td>4.9 m</td> </tr> <tr> <td>90°</td> <td>6.4 m</td> <td>2.6 m</td> <td>4.9 m</td> </tr> <tr> <td></td> <td>5.8 m</td> <td>2.8 m</td> <td>4.9 m</td> </tr> <tr> <td></td> <td>5.2 m</td> <td>3.0 m</td> <td>4.9 m</td> </tr> <tr> <td></td> <td>4.8 m</td> <td>3.2 m</td> <td>4.9 m</td> </tr> </tbody> </table> <p><i>Note to Table 2: Some dimensions in Table 2 vary from those shown in the Australian Standard AS2890.1-2004 (off street). The dimensions shown in Table 2 allocate more space to aisle widths and less to marked spaces to provide improved operation and access. The dimensions in Table 2 are to be used in preference to the Australian Standard AS2890.1-2004 (off street) except for disabled spaces which must achieve Australian Standard AS2890.6-2009 (disabled).</i></p>	Angle of car parking spaces to access way	Accessway width	Car space width	Car space length	Parallel	3.6 m	2.3 m	6.7 m	45°	3.5 m	2.6 m	4.9 m	60°	4.9 m	2.6 m	4.9 m	90°	6.4 m	2.6 m	4.9 m		5.8 m	2.8 m	4.9 m		5.2 m	3.0 m	4.9 m		4.8 m	3.2 m	4.9 m	<p>✓ Standard met See assessment below</p>
Angle of car parking spaces to access way	Accessway width	Car space width	Car space length																															
Parallel	3.6 m	2.3 m	6.7 m																															
45°	3.5 m	2.6 m	4.9 m																															
60°	4.9 m	2.6 m	4.9 m																															
90°	6.4 m	2.6 m	4.9 m																															
	5.8 m	2.8 m	4.9 m																															
	5.2 m	3.0 m	4.9 m																															
	4.8 m	3.2 m	4.9 m																															

2.4.3 Town Planning Application - No. 4 Cyrene Street, Noble Park (Planning Application No. PLN18/0647) (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 ■ Clearance required ■ Tree or column permitted</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 (with permit condition) The single garages proposed to be dimensioned as followed: Garage 1 is dimensioned 3.6m x 5.9m Garage 2 is dimensioned 3.5m x 6m A condition is to be placed on the permit, if granted, to ensure these garage spaces are correctly dimensioned to a minimum of 3.5m x 6m is met.</p>
<p>✓ Standard met No apparent structures are encroaching the car spaces</p>	<p>Where parking spaces are provided in tandem (one space behind the other) an additional 500mm in length must be provided between each space.</p>	<p>✓ Standard met (with permit condition) The tandem car spaces behind each garage are shown to be 2.6m x 4.9m each with a 500mm shown to garage 1. A condition to be placed on the permit, if granted, to ensure both tandem spaces annotate the appropriate 500mm between each space</p>	

ORDINARY COUNCIL MEETING - AGENDA

2.4.3 Town Planning Application - No. 4 Cyrene Street, Noble Park (Planning Application No. PLN18/0647) (Cont.)

<p>Design standard 3: Gradients</p>	<p>Where two or more car parking spaces are provided for a dwelling, at least one space must be under cover.</p> <p>Disabled car parking spaces must be designed in accordance with Australian Standard AS2890.6-2009 (disabled) and the Building Code of Australia. Disabled car parking spaces may encroach into an accessway width specified in Table 2 by 500mm.</p> <p>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> <p>Table 3: Ramp gradients</p> <table border="1" data-bbox="600 902 810 1581"> <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>	Type of car park	Length of ramp	Maximum grade	Public car parks	20 metres or less	1:5 (20%)	longer than 20 metres	1:6 (16.7%)	Private or residential car parks	20 metres or less	1:4 (25%)	longer than 20 metres	1:5 (20%)	<p>✓ Standard met A single garage is proposed per dwelling.</p> <p>Not Applicable No disabled spaces proposed</p> <p>✓ Standard met Subject site is relatively flat with a slight incline away from Cyrene Street, with no accessway grades steeper than 1:10 within 5m of the frontage</p> <p>✓ Standard met Subject site is relatively flat.</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>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> <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 the require the operation of the system are not allowed to visitors unless used in a valet parking situation. 	<p>✓ Standard met There are no differences in two sections of a accessway greater than 1:8. No ramps proposed.</p> <p>✓ Standard met No ramps proposed</p> <p>NA No mechanical parking proposed</p> <p>NA No mechanical parking proposed</p>													

ORDINARY COUNCIL MEETING - AGENDA

2.4.3 Town Planning Application - No. 4 Cyrene Street, Noble Park (Planning Application No. PLN18/0647) (Cont.)

	<ul style="list-style-type: none"> The design and operation is to the satisfaction of the responsible authority. 	<p>NA No mechanical parking proposed</p>
<p>Design standard 5: Urban design</p>	<p>Ground level car parking, garage doors and accessways must not visually dominate public space.</p> <p>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.</p> <p>Design of car parks must take into account their use as entry points to the site.</p> <p>Design of new internal streets in developments must maximise on street parking opportunities.</p>	<p>✓ Standard met Dwellings 1 and 2 garages would be located within the side setbacks, not dominating the street view.</p> <p>✓ Standard met Dwellings 1 and 2 garages would not dominate the street view.</p> <p>✓ Standard met All car spaces are orientated within close vicinity to the street</p> <p>NA No internal streets proposed</p>
<p>Design standard 6: Safety</p>	<p>Car parking must be well lit and clearly signed.</p> <p>The design of car parks must maximise natural surveillance and pedestrian visibility from adjacent buildings.</p> <p>Pedestrian access to car parking areas from the street must be convenient.</p>	<p>✓ Standard met All garages would be provided with high mounted security sensor lights.</p> <p>✓ 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.</p> <p>✓ Standard met Pedestrian access is provided via the common accessway. As only 2 dwellings are proposed, it is not considered that there will be large amounts of traffic entering or exiting the site causing conflict with pedestrians.</p>
<p>Design standard 7: Landscaping</p>	<p>The layout of car parking areas must provide for water sensitive urban design treatment and landscaping.</p>	<p>NA Only 2 dwellings proposed. Pedestrian routes not required to be marked.</p> <p>✓ Standard met Landscaping plan has not been provided, but can be required as a permit condition. There is adequate space for landscaping provided in car parking areas.</p>

ORDINARY COUNCIL MEETING - AGENDA

2.4.3 Town Planning Application - No. 4 Cyrene Street, Noble Park (Planning Application No. PLN18/0647) (Cont.)

	<p>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.</p>	<p>✓ Standard met Landscaping plan has not been provided, but can be required as a permit condition. Indicative landscaping along either accessway.</p>
	<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. Front setback is appropriate for landscaping to soften the car parking spaces, a landscaping strip has been provided to the side of either accessway.</p>

2.4.4 Town Planning Application - No. 405A Princes Highway, Noble Park (Planning Application No. PLN19/0065)

File Id:	154550
Responsible Officer:	Director City Planning, Design and Amenity
Attachments:	Submitted Plan Location of Objectors

Application Summary

Applicant:	J.S + H.A Pty Ltd
Proposal:	The use of the land for a restricted recreation facility, the display of business identification signage and alteration to a road in a road zone, category 1
Zone:	Mixed Use Zone
Overlay:	No Overlays applicable
Ward:	Paperbark

This application has been brought before the Council because it has received two (2) objections during the advertising process.

The application proposes the use of the land for a restricted recreation facility (gym) and alteration to a road in a road zone, category 1. A permit is required:

- To use the land for a Restricted Recreation Facility pursuant to 32.04-2.
- To display business identification signage pursuant to Clause 52.05-13.
- To create or alter access to a Road in a Road Zone, Category 1 pursuant to Clause 52.29.

Objectors Summary

The application was advertised to the surrounding area through the erection of a notice on-site notices and the mailing of notices to adjoining and surrounding owners and occupiers. Four (4) objections were initially received to the application, two (2) were then subsequently withdrawn and a further was then subsequently resubmitted. Currently, there are three (3) outstanding objections. Issues raised generally relate to matters of:

- Car parking;
- Traffic and congestion;
- Accuracy of traffic impact assessment; and

2.4.4 Town Planning Application - No. 405A Princes Highway, Noble Park (Planning Application No. PLN19/0065) (Cont.)

- Noise.

Assessment Summary

The application has been assessed against the relevant policies under the Greater Dandenong Planning Scheme pertaining primarily to land use, signage, amenity impacts and car parking.

Overall, it is considered that the restricted recreation facility will provide a net-community benefit to the wider region and further complement the mixed-use functionality of the locality without resulting in unacceptable offsite amenity impacts from noise or traffic and congestion.

Whilst the site does not afford any allocated parking spaces, the traffic impact assessment submitted with the application demonstrates and provides evidence that parking spaces available on the Princes Highway service road and wider road network is sufficient to cater for the use, subject to conditions being imposed on any permit issued.

Recommendation Summary

As assessed, the proposal is consistent with and appropriately responds to the provisions of the Greater Dandenong Planning Scheme with this report recommending that the application be supported and a **Notice of Decision to Grant a Planning Permit** (which provides appeal rights to objectors) be issued containing the conditions as set out in the recommendation.

2.4.4 Town Planning Application - No. 405A Princes Highway, Noble Park (Planning Application No. PLN19/0065) (Cont.)**Subject Site and Surrounds****Subject Site**

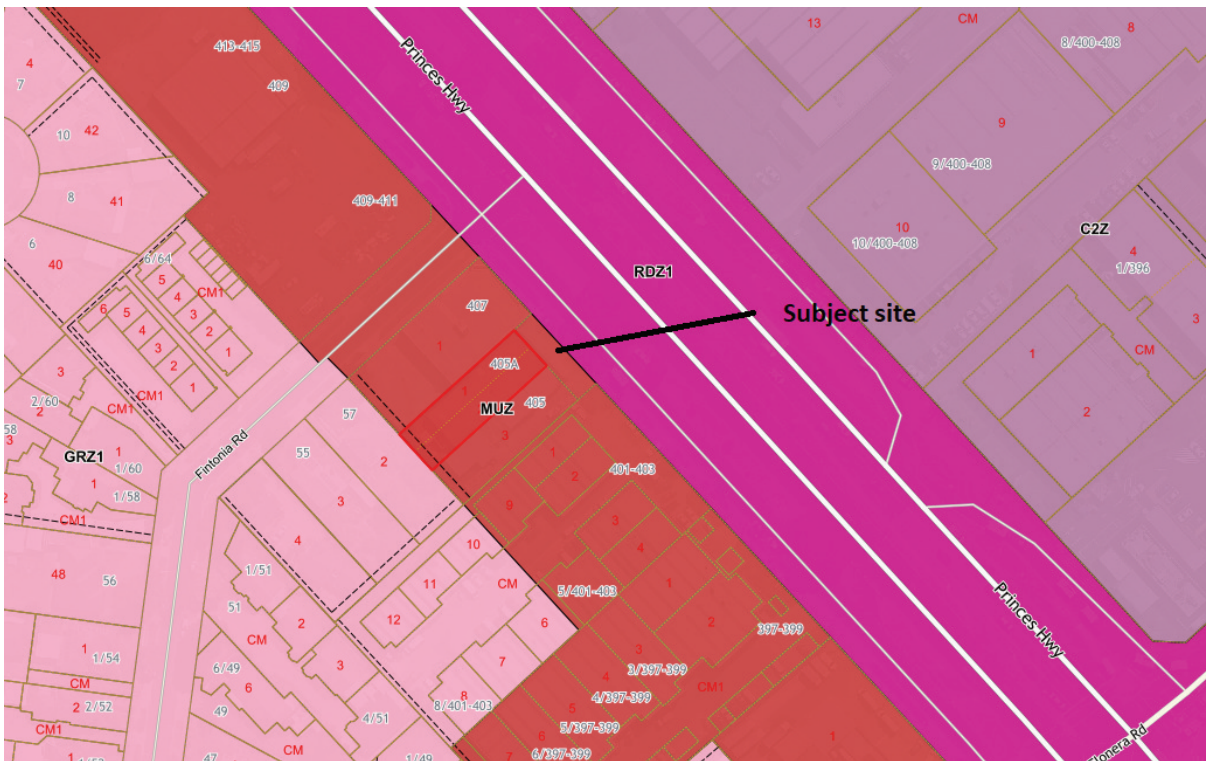
- The site is rectangular in shape and oriented to Princes Highway.
- The site is on located on the southern side of Princes Highway a Road Zone, Category 1.
- The site is accessed via the service road which runs parallel to Princes Highway.
- Five (5) car parking spaces are located to the front of the site for public use and timed for 1 hour parking.
- There is an existing building on the site with an approximate area of 370sqm.
- The existing building is constructed to all boundaries except at the rear, which includes a small service yard area.

Surrounding Area

- The site is located within a mixed use area bound by residential properties to the south and Princes Highway to the north. The mixed use area is generally used for commercial purposes.
- Adjoining to the east is a Place of Assembly; adjoining to the west is a vacant retail premises and adjoining to the south is the private open space area of a residential property.
- There is a large mature tree located on the nature strip separating the service road and Princes Highway to the front of the building.
- The surrounding buildings along the service road and Princes Highway are typically commercial style buildings with incorporated business colours and large business identification signs on the buildings parapet, doors and windows.

2.4.4 Town Planning Application - No. 405A Princes Highway, Noble Park (Planning Application No. PLN19/0065) (Cont.)

Locality Plan



Background

Previous Applications

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

- PLN10/0016: Planning Permit to erect and display a non-illuminated business identification sign approved 12/03/2010.
- PLN16/0081: Planning Permit for the development of the site for the purpose of a Restricted Recreation Facility (Gymnasium), to display one (1) internally illuminated business identification sign and alter access to a road in a Road Zone, Category 1 approved 12/06/2016. No evidence has been provided to demonstrate that this use ever commenced, and as such it is considered that this permit has expired.

2.4.4 Town Planning Application - No. 405A Princes Highway, Noble Park (Planning Application No. PLN19/0065) (Cont.)

Proposal

The application proposes the use of the land for a restricted recreation facility, the display of business identification signage and alteration to a road in a road zone, category 1. Specifically, the proposal entails:

Land use

- The use of the land is for a restricted recreation facility in the form of a fitness studio that provides circuit training to clientele.
- The land use will operated between the hours of 5:15am to 8am and again at 5:30pm to 7:15pm. Classes will run for approximately 45 minutes with a 15 minute break between each class.
- Maximum of 27 patrons and 2 staff on site at any given time.
- The internal area of the gym will include gym equipment, staff and customer amenities to the rear and a small office space to the rear. There will be bicycle storage opportunities internal to the building.
- No car parking spaces are allocated to the site.

Signage

- The application proposes a number of business identification signs located to the buildings parapet, windows and doors. The signage is non-illuminated with no external lighting required
- The table below clearly explains all of the proposed signage.

	Signage type	Location	Design	Size and area
Sign 1	Business identification sign	Located on the building parapet above the entry	'Functional 45 / F45 Training' logo with a blue, red and white background and colour scheme	9.8 metres (l) x 2 metres (h) with a total area of 19.6sqm
Sign 2	Business identification sign (two in total)	Located on above and below doorway	'F45' logo' with a blue and white colour scheme	0.5 metres (l) x 0.5 metres (h) with a total area of 0.25sqm
Sign 3	Business identification sign (two in total)	Located on windows	Blue, red and white coloured stripe	3 metres (l) x 0.3 metres (h) with a total area of 0.9sqm
Total area				21.9sqm of signage

2.4.4 Town Planning Application - No. 405A Princes Highway, Noble Park (Planning Application No. PLN19/0065) (Cont.)

Road Zone alterations

- Whilst there are no physical alterations to the road zone, there is a definitive change in the total volume of persons utilising the service road due to the proposed use, thus a trigger is established under Clause 52.29 for the alterations of access.

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 use the land for a Restricted Recreation Facility pursuant to 32.04-2.
- To display business identification signage pursuant to Clause 52.05-13.
- To create or alter access to a Road in a Road Zone, Category 1 pursuant to Clause 52.29.

The relevant controls and policies are as follows:

Zoning Controls

The subject site is located in a Mixed Use Zone.

The purpose of the **Mixed Use Zone** outlined at **Clause 32.04** is:

- *To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.*
- *To provide for a range of residential, commercial, industrial and other uses which complement the mixed-use function of the locality.*
- *To provide for housing at higher densities.*
- *To encourage development that responds to the existing or preferred neighbourhood character of the area.*
- *To facilitate the use, development and redevelopment of land in accordance with the objectives specified in a schedule to this zone.*

Pursuant to Clause 32.04-2, a Restricted Recreation Facility is a Section 2 (permit required) use.

The advertising sign requirements for the Mixed Use Zone are listed as Category 3 pursuant to Clause 52.05-13.

2.4.4 Town Planning Application - No. 405A Princes Highway, Noble Park (Planning Application No. PLN19/0065) (Cont.)

Overlays

No overlays affect the subject site.

State Planning Policy Framework

There are a number of specific objectives contained within the Planning Policy Framework that need to be considered under this application.

The objective of **Clause 13.05-1S Noise Abatement** seeks to assist the control of noise effects on sensitive land uses by ensuring that development is not prejudiced and community amenity is not reduced by noise emissions, using a range of building design, urban design and land use separation techniques as appropriate to the land use functions and character of the area. The provision of SEPP No. N-1 is relevant.

The objective of **Clause 13.07-1S Land Use Compatibility** seek to safeguard community amenity while facilitating appropriate commercial uses with potential off-site effects by ensuring the compatibility of a use or development as appropriate to the land use functions and character of the area.

The objective of **Clause 17.02-1S Business** seeks to encourage development that meets the community's needs for retail, entertainment, office and other commercial services. This can be achieved by:

- Ensure commercial facilities are aggregated and provide net community benefit in relation to their viability, accessibility and efficient use of infrastructure.
- Providing small scale shopping opportunities that meet the needs of local residents and workers in convenient locations.
- Locating commercial facilities in existing or planned activity centres

Local Planning Policy Framework

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

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

- *Greater Dandenong is a net provider of jobs, providing the third highest number of jobs in metropolitan Melbourne, with the employment sector largely orientated towards the manufacturing occupations. Within metropolitan Melbourne, in terms of job stock Greater Dandenong is ranked first in manufacturing, second in storage, third in road transport and fourth in wholesale trade (Clause 21.02-1).*
- *Greater Dandenong is one of Australia's premier industrial regions with exporting strengths in manufacturing, wholesale trade and transport and storage (Clause 21.02-2).*

2.4.4 Town Planning Application - No. 405A Princes Highway, Noble Park (Planning Application No. PLN19/0065) (Cont.)

Under

Clause 21.4 Land Use

, the matter of 'Retail, Commerce and Entertainment and 'industrial' are discussed at length. Specifically,

Clause 21.04-2

outlines that entertainment and associated uses are important in maintaining local cultural vitality but need to be managed to avoid late night disturbances to surrounding residents and inadequate provision of car parking.

The policy at **Clause 22.11 Advertising Signs Policy** sets out the local expectations for signage within this municipality. The objectives of this policy are:

- *To ensure that signs are designed, positioned and displayed in an appropriate and attractive manner.*
- *To encourage signs that make a positive contribution to both the day and night time character of activity centres.*
- *To improve the appearance of City gateways through the effective, sensitive display of signs and the avoidance of proliferation of signs and visual clutter.*

Particular Provisions

Clause 52.05 Advertising Signs

The purpose of Clause 52.05 – Advertising Signs is:

- *To regulate the display of signs and associated structures.*
- *To provide for signs that are compatible with the amenity and visual appearance of an area, including the existing or desired future character.*
- *To ensure signs do not contribute to excessive visual clutter or visual disorder.*
- *To ensure that signs do not cause loss of amenity or adversely affect the natural or built environment or the safety, appearance or efficiency of a road.*

Pursuant to Clause 52.05-13, a permit is required to display business identification signs.

Clause 52.06 Car Parking needs to be considered. The purposes of this provision are:

- *To ensure that car parking is provided in accordance with the State Planning Policy Framework and Local Planning Policy Framework.*
- *To ensure the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated, the activities on the land and the nature of the locality.*
- *To support sustainable transport alternatives to the motor car.*
- *To promote the efficient use of car parking spaces through the consolidation of car parking facilities.*

2.4.4 Town Planning Application - No. 405A Princes Highway, Noble Park (Planning Application No. PLN19/0065) (Cont.)

- *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 car parking rate for a Restricted Recreation Facility is not identified in the table to Clause 52.06-5.

Clause 52.06-6 notes that where a use of land is not specified in Table 1 or where a car parking requirement is not specified for the use in another provision of the planning scheme or in a schedule to the Parking Overlay, before a new use commences or the floor area or site area of an existing use is increased, car parking spaces must be provided to the satisfaction of the responsible authority.

The provision of **Clause 52.29** is to monitor planning applications that are on land adjacent to a Road Zone, Category 1 or a Public Acquisition Overlay for a Category 1 Road. The purpose of the provision is:

- *To ensure appropriate access to identified roads.*
- *To ensure appropriate subdivision of land adjacent to identified roads.*

The proposal would require trigger planning permission to alter access to a road in a Road Zone, Category 1 as there would be a resulting intensification in the volume of traffic to and from the site from the proposed land use.

The application was referred to VicRoads under Section 55 of the *Act*.

General Provisions

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

Restrictive Covenants

The subject site is affected by Registered Covenant 1184341 which outlines that no excavation is to be carried out on the land which would remove earth, stone, clay, gravel or sand unless for the purpose of excavating the foundations of any buildings to be erected on the land. The proposal is not contrary to this restriction.

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.

2.4.4 Town Planning Application - No. 405A Princes Highway, Noble Park (Planning Application No. PLN19/0065) (Cont.)

Community Safety

It is considered that there would be no adverse community safety implications in permitting the proposal.

Safe Design Guidelines

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

Referrals

External

The application was externally referred to the following under Section 55 of the *Planning and Environment Act 1987*:

Referral	Response
Vic Roads	No objection

Internal

The application was internally referred to the following for their consideration:

Council Referrals	Response
Transport	No objections subject to planning permit conditions capping total patron numbers
Planning Compliance	No objections subject to planning permit conditions

Advertising

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

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

The notification has been carried out correctly and a statutory declaration has been received.

Council initially received four (4) objections, however two (2) were subsequently withdrawn. As such, two (2) objections remain for consideration.

The location of the objectors / submitters is shown in Attachment 2.

2.4.4 Town Planning Application - No. 405A Princes Highway, Noble Park (Planning Application No. PLN19/0065) (Cont.)

Consultation

A consultative meeting was not held as the application pertains to commercial property.

Summary of Grounds of Submissions/Objections

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

Car Parking

The car parking requirements for a restricted recreational facility pursuant to Clause 52.06-6 is to the satisfaction of the Responsible Authority. Whilst the site has no allocated car parking spaces, a number of on-street car parking spaces (including the 5 directly adjacent to the site frontage) are available within the vicinity of the site to cater to persons attending fitness classes. These matters are further assessed under the Car Parking section of this report.

Traffic and Congestion

The proposed use is unlikely to generate significant volumes of persons to and from the site, noting that the traffic impact assessment applies a peak demand in the order of 22 spaces. This is not expected to result in offsite amenity impacts of traffic and congestion around the site.

Accuracy of traffic impact assessment

Whilst concerns have been raised over some of the assumptions provided in the traffic impact assessment, Council officers have reviewed the material and deemed that the assessment submitted with the application is satisfactory. Specifically:

- *Inappropriate traffic assumptions: The anticipated travel modes have been assumed based on the Central Dandenong F45. This is not considered to be adequate given the significant difference in site context. These matters are discussed further below. In summary, Council officers expect a higher rate of private vehicle use to and from the subject site.*
- *Overlap of classes: The applicant has provided class details which stipulate that there is a 15 minute period between classes. There is a reasonable expectation that persons attending classes would leave within that period of time to reduce overlap. A condition of permit could be recommended to that effect (Condition 4).*
- *Consideration of nearby uses: Based on the current road network and on-street parking spaces available, there is sufficient space available for all uses in the surrounding area, noting that the nearby Place of Assembly will not be open during the uses morning hours as proposed. In addition, the car parking demand surveys provide a level of certainty that there would be no significant conflict between any land uses.*
- *Time of survey: The car parking demand surveys were taken on the 31/01/2019 and 02/02/2019 which are not within school holiday times.*

2.4.4 Town Planning Application - No. 405A Princes Highway, Noble Park (Planning Application No. PLN19/0065) (Cont.)

Noise

Concerns have been raised by an objector with respect to noise and vibration within the early hours of the morning whilst in operation. To ensure that local amenity is not an issue a condition of permit will require that the proposal must at all times comply with the relevant Statement Environment Protection Policy (SEPP) N-1 and N-2 for noise. Any non-compliance with these SEPP provisions will result in further enforcement action.

Assessment

Use

The proposal is supported by the Planning Policy Framework (PPF), Local Planning Policy Framework (LPPF) and Mixed Use Zone (MUZ) noting that the overall purpose of these policies is to encourage commercial land uses in appropriate locations capable of servicing the needs of the community.

It is considered that the site is ideally located for a commercial land use such as this, with access to public transport along Princes Highway as well as nearby residential properties making it more accessible to the wider area.

The operational hours proposed accommodate for a diverse range of needs, with morning and evening classes available with permit conditions in place to ensure that it complies with noise emissions.

It is considered that the proposed use of the site for the purpose of a restricted recreation facility is consistent with the provisions of the PPF, LPPF and zone.

Signage

The proposal would include the display of business identification signs with an approximate total area of 21.9sqm on the front facade of the building. The scale and location of the signs are considered to be consistent with the commercial buildings fronting Princes Highway in the surrounding area and commensurate with the scale of the existing building.

The proposed signage is considered reasonable as it provides identification of a legitimate business and in addition seeks to respect the existing building and surrounding amenity of the locality without resulting in visual clutter.

As required for all signage applications, the proposed sign has been assessed against the provisions of Clause 22.11 of the Greater Dandenong Planning Scheme noting general compliance with the policy preferences and design outcomes sought for shop front signage.

It is therefore considered that the proposal is acceptable when having regard to the decision guidelines and the broader urban design requirements of the Planning Scheme.

2.4.4 Town Planning Application - No. 405A Princes Highway, Noble Park (Planning Application No. PLN19/0065) (Cont.)

Road Zone alterations

The proposal includes the alteration of access to a road zone, category 1 (Princes Highway service road). As described above, whilst there are no physical alterations to the road zone, there is a definitive change in the total volume of persons utilising the service road due to the proposed use, thus a permit trigger is established.

The application was referred to VicRoads as a determining authority under Section 55 of the *Act*

for review, with comments provided and no objections or concerns raised. Council officers are therefore satisfied that the proposal complies with the relevant provisions of Clause 52.29.

Car Parking

The applicant has submitted a Traffic Impact Assessment prepared by a traffic consultant to demonstrate and provide evidence that sufficient parking is available for the site.

The traffic consultant has utilised the existing F45 studio in Central Dandenong to ascertain a peak parking demand on the site. As noted above, it is not considered appropriate to use Central Dandenong F45 as a reference point to ascertain the anticipated modes of transport due to the different site context and lack of suitable public transport options at the application site. Rather, in this context Council's Transport Planners consider it is likely that approximately 90-95% of patrons will use private vehicles.

Using this assumed mode of travel rates and the proposed maximum of 27 persons per class plus 2 staff, a peak parking demand of 24 to 25 spaces is expected.

The traffic consultants also undertook parking occupancy surveys at the following dates and times to ascertain whether there is sufficient on street parking available:

- Thursday 31st January between 5:15am and 12pm and 3pm and 6:45pm; and
- Saturday 2nd February between 7am and 10am.

The parking demand survey identified a total of 61 on street car parking spaces available within 250 metres of the site, with 25 of those being on the Princes Highway service road. However, it is noted by Council's Transport Planning department that parking spaces identified on the residential sections of Fintonia Road are not suitable to be used by patrons to the site and that a 250 metre walking distance is not considered to be conveniently located. Notwithstanding the above, the following tables demonstrate the respective vacancies and occupancies.

2.4.4 Town Planning Application - No. 405A Princes Highway, Noble Park (Planning Application No. PLN19/0065) (Cont.)

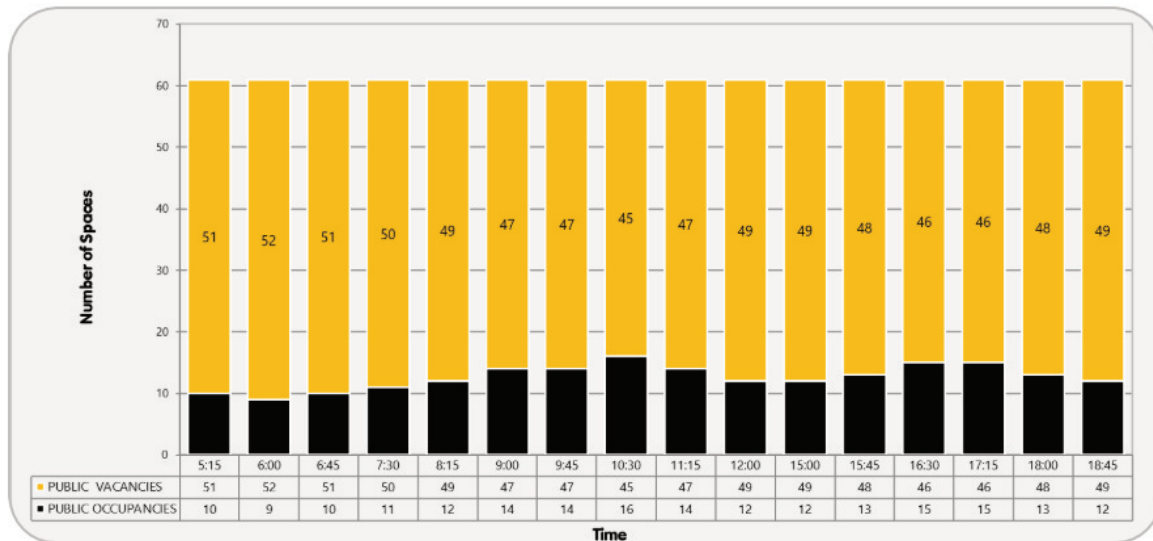


Figure 1 : January 31 Car Parking Demand Assessment

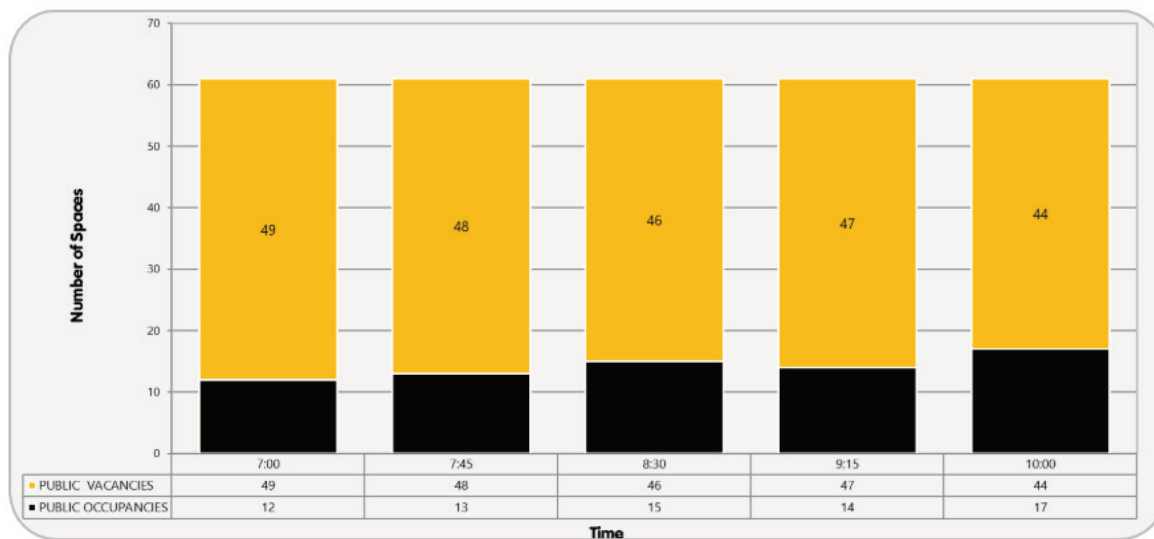


Figure 2 : February 2 Car Parking Demand Assessment

It is quite clear from the images above that there is sufficient vacancies available nearby the site to cater for the proposed peak demand of 24 to 25 car parking spaces with a peak occupancy of 16 spaces at 10:30am on 31 January and 17 spaces at 10am on 2 February, both being times in which the use will not be in operation. However, noting that the report fails to exclude parking within the residential sections of Fintonia Road and fails to demonstrate a suitable walking distance to the site, Council’s Transport Planning department have stated that there would only be 28 suitable car parking spaces available for use by patrons, 10 of which will be occupied during the peak with the remaining spaces available for use.

2.4.4 Town Planning Application - No. 405A Princes Highway, Noble Park (Planning Application No. PLN19/0065) (Cont.)

With the above figures in mind, Council officers find that a total capacity of 18 persons (16 patrons and 2 staff) is a much more appropriate figure for the proposed use and conditions will be applied to cap the total numbers to 18 (Condition 5). This would result in a need for 16 to 17 car parking spaces, which based on the information above would be available within a suitable walking distance.

It is important to note that Figure 1 and 2 demonstrates a number of parking vacancies during business hours and at times in conflict with other abutting uses such as the abutting Place of Assembly at 407 Princes Highway.

Therefore, based on the traffic impact assessment prepared and the comments received by Council's Transport Planning department, it is considered that there are sufficient car parking spaces available for the proposed land use to operate without ongoing traffic or amenity concerns, subject to permit conditions.

Conclusion

The application has been assessed against the relevant sections of the Greater Dandenong Planning Scheme and is considered consistent with those policies. Overall, the use would result in a net community benefit to the wider area and is recommended for approval, subject to planning permit conditions.

Recommendation

That Council resolves to issue a Notice of Decision to Grant a Planning Permit in respect of the land known and described as 405A Princes Highway NOBLE PARK VIC 3174 for the purpose of the use of the land for a restricted recreation facility, the display of business identification signage and alteration to a road in a road zone, category 1 in accordance with the plans submitted with the application subject to the following conditions:

- 1. The use as shown on the endorsed plans must not be altered without the further written consent of the Responsible Authority.**
- 2. The location, type and dimensions of the sign(s), including the words, colours and supporting structure shown on the endorsed plan/s must not be altered without the consent of the Responsible Authority.**
- 3. Once the use is commenced, the land may only be used for the permitted use and the use must be conducted to the satisfaction of the Responsible Authority.**
- 4. The approved use must only operate between the hours of 5:15am to 8:00am and 5:30pm to 7:15pm every day of the week. There must be a minimum 15 minute gap between a class finishing and the next class commencing.**
- 5. Not more than eighteen (18) persons may be present on the site at any one time.**
- 6. Persons attending the restricted recreation facility must make all reasonable attempts to clear the site once classes have concluded.**

2.4.4 Town Planning Application - No. 405A Princes Highway, Noble Park (Planning Application No. PLN19/0065) (Cont.)

- 7. The amenity of the area must not be adversely affected by the use or development as a result of the:**
 - 7.1. Transport of materials, goods or commodities to or from the land.**
 - 7.2. Appearance of any building, works, stored goods, or materials.**
 - 7.3. Emission of noise, artificial light, vibration and waste products.**
 - 7.4. Adverse behaviour of patrons to or from the land.**
 - 7.5. In any other way.**
- 8. Noise levels must not exceed the permissible noise levels stipulated in State and Environmental Protection Policy N-1 (Control of Noise from Industrial Commercial and Trade Premises within the Melbourne Metropolitan Area) and State Environmental Protection Policy N-2 (Control of Music Noise from Public Premises).**
- 9. Goods, materials, equipment and the like associated with the use of the land must not be displayed or stored outside the building, without the further written consent of the Responsible Authority.**
- 10. The location, type and dimensions of the signage including those of the supporting structure, as shown on the endorsed plan/s must not be altered unless with the consent of the Responsible Authority.**
- 11. The signage must not:**
 - 12.1. Dazzle or distract drivers due to its colouring.**
 - 12.2. Be able to be mistaken for a traffic signal because it has, for example similar colours, red circles, octagons, crosses or triangles.**
 - 12.3. Be able to be mistaken as an instruction to drivers.**

All to the satisfaction of the Responsible Authority.
- 12. The signage must not be internally or externally illuminated, animated or electronic and no flashing or intermittent lights shall be displayed.**
- 13. The signage must be wholly located within the subject property. That is, no part of the sign may encroach into the road reserve.**
- 14. No bunting, streamers and festooning shall be displayed**
- 15. The signage shall be constructed and maintained to the satisfaction of the Responsible Authority.**

2.4.4 Town Planning Application - No. 405A Princes Highway, Noble Park (Planning Application No. PLN19/0065) (Cont.)

16. This permit will expire if:-

16.1. The use does not start within one (1) year of the completion of the development, or

16.2. The use is discontinued for a period of two (2) years.

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.

17. This permit will expire ten (10) years after the date of this permit for the signage hereby permitted.

2.4.4 Town Planning Application - No. 405A Princes Highway, Noble Park (Planning Application No. PLN19/0065) (Cont.)

STATUTORY PLANNING APPLICATIONS

**TOWN PLANNING APPLICATION - NO. 405A PRINCES HIGHWAY, NOBLE
PARK (PLANNING APPLICATION NO. PLN19/0065)**

ATTACHMENT 1

SUBMITTED PLANS

PAGES 3 (including cover)

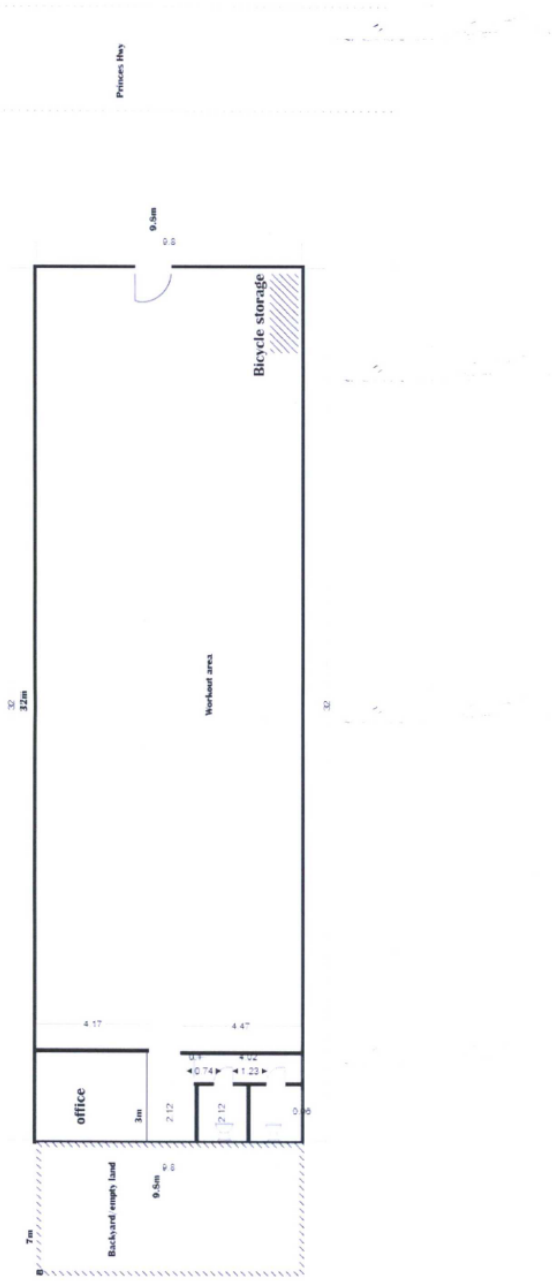
If the details of the attachment are unclear please contact Governance on 8571 5235.

2.4.4 Town Planning Application - No. 405A Princes Highway, Noble Park (Planning Application No. PLN19/0065) (Cont.)

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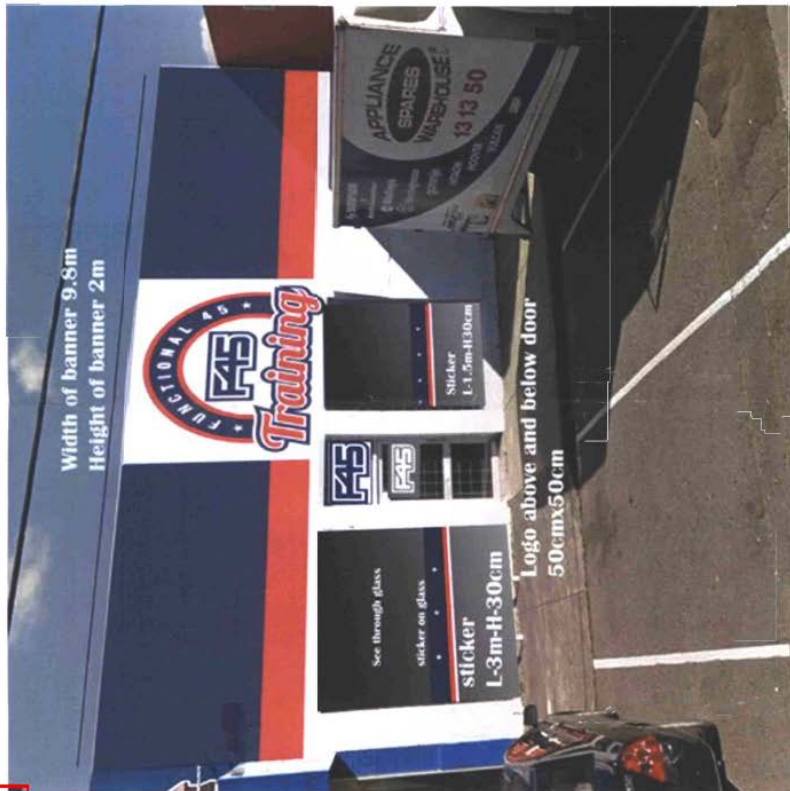
405A Princes Hwy Noble Park - Floor plan

Warehouse size 313sqm
Land size 350sqm
Ceiling height 3.4m



2.4.4 Town Planning Application - No. 405A Princes Highway, Noble Park (Planning Application No. PLN19/0065) (Cont.)

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2.4.4 Town Planning Application - No. 405A Princes Highway, Noble Park (Planning Application No. PLN19/0065) (Cont.)

STATUTORY PLANNING APPLICATIONS

**TOWN PLANNING APPLICATION - NO. 405A PRINCES HIGHWAY, NOBLE
PARK (PLANNING APPLICATION NO. PLN19/0065)**

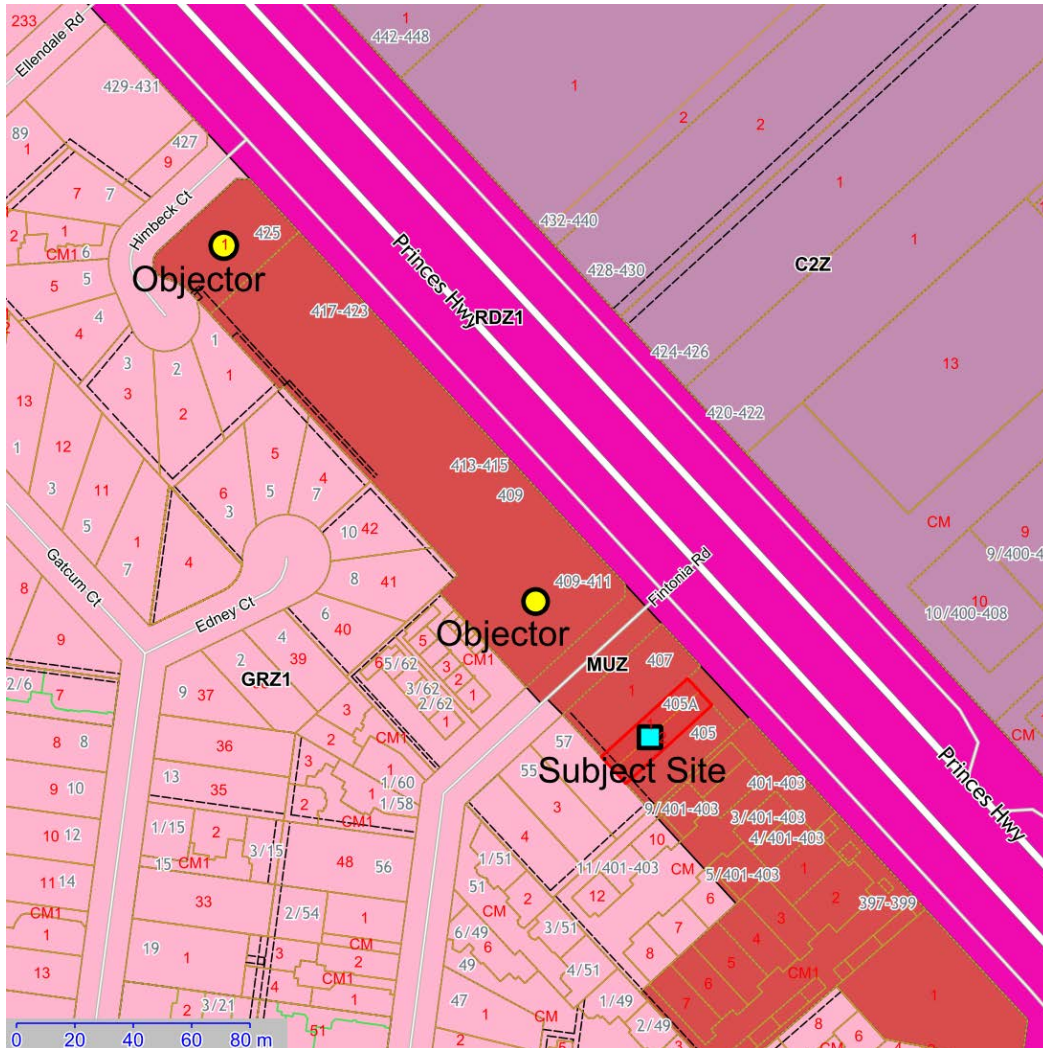
ATTACHMENT 2

LOCATION OF OBJECTORS

PAGES 2 (including cover)

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

2.4.4 Town Planning Application - No. 405A Princes Highway, Noble Park (Planning Application No. PLN19/0065) (Cont.)



2.5 FINANCE AND BUDGET

2.5.1 Supplementary Valuation Returns 2019-4, 2019-4A, 2019-4B and 2019-4.3

File Id:	A5572421, A5572667, A5591180, A5790458
Responsible Officer:	Director Corporate Services
Attachments:	Supplementary Valuation Returns 2019-4 Supplementary Valuation Returns 2019-4A Supplementary Valuation Returns 2019-4B Supplementary Valuation Returns 2019-4.3

Report Summary

ProVal (Vic) Pty Ltd, the contract valuers assigned to Council has assessed Supplementary Valuation Returns 2019-4, 2019-4A, 2019-4B and 2019-4.3 that comprises a total of 705 supplementary valuations.

Recommendation Summary

This report recommends that Council notes the new valuations in Supplementary Valuation Returns 2019-4, 2019-4A, 2019-4B and 2019-4.3.

2.5.1 Supplementary Valuation Returns 2019-4, 2019-4A, 2019-4B and 2019-4.3 (Cont.)

Background

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

Proposal

It is proposed that Council notes the new valuations listed in Supplementary Valuation Returns 2019-4, 2019-4A, 2019-4B and 2019-4.3.

Community Plan 'Imagine 2030' and Council Plan 2017-2021 – Strategic

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

Financial Implications

Most of the supplementary valuations in Returns 2019-4, 2019-4A, 2019-4B and 2019-4.3 have been made effective from 1 January 2019. The 2018-19 Annual Mid-Year Budget for supplementary rate income is \$1.5 million. The net supplementary rates increase from these four Returns is approximately \$277,000. The year to date supplementary rates is approximately \$2,094,000.

Consultation

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

Conclusion

It is recommended that Council note the new valuations in Supplementary Valuation Returns 2019-4, 2019-4A, 2019-4B and 2019-4.3.

Recommendation

That Council notes the new valuations in Supplementary Valuation Returns 2019-4, 2019-4A, 2019-4B and 2019-4.3.

2.5.1 Supplementary Valuation Returns 2019-4, 2019-4A, 2019-4B and 2019-4.3 (Cont.)

FINANCE AND BUDGET

**SUPPLEMENTARY VALUATION RETURNS 2019-4, 2019-4A, 2019-4B AND
2019-4.3**

ATTACHMENT 1

**SUPPLEMENTARY VALUATION RETURN
2019-4**

PAGES 20 (including cover)

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

2.5.1 Supplementary Valuation Returns 2019-4, 2019-4A, 2019-4B and 2019-4.3 (Cont.)

Council Report
 Supplementary Valuation
 SV 2019/04 - 1 January 2019

Property No.	Street No.	Street	Suburb	Supp Reason	Supp Effective Date	Current SV	Current CV	Current NAV	Pending Supp SV	Pending Supp CV	Pending Supp NAV	Prev AVPCC	New AVPCC	FSP/L	Lands Area
509260	1/101	Ann Street	Dandenong	Change In Occupancy/Affecting NAV	01-Jan-2019				\$ 270,000	\$ 430,000	\$ 21,500		129.3	RAFSL	
501160	1/79	Ann Street	Dandenong	Change In Occupancy/Affecting the AVPCC	01-Jan-2019				\$ 52,000	\$ 280,000	\$ 14,000		125.4	RAFSL	
292235	101	Ann Street	Dandenong	Erection/Construction Of Buildings	01-Jan-2019	\$ 610,000	\$ 700,000	\$ 35,000				110.3	010	RAFSL	715
501190	101/79	Ann Street	Dandenong	Change In Occupancy/Affecting the AVPCC	01-Jan-2019				\$ 54,000	\$ 300,000	\$ 15,000		125.4	RAFSL	
501195	102/79	Ann Street	Dandenong	Change In Occupancy/Affecting the AVPCC	01-Jan-2019				\$ 52,000	\$ 280,000	\$ 14,500		125.4	RAFSL	
501200	103/79	Ann Street	Dandenong	Change In Occupancy/Affecting the AVPCC	01-Jan-2019				\$ 54,000	\$ 295,000	\$ 14,750		125.4	RAFSL	
501205	104/79	Ann Street	Dandenong	Change In Occupancy/Affecting the AVPCC	01-Jan-2019				\$ 54,000	\$ 295,000	\$ 14,750		125.4	RAFSL	
501210	105/79	Ann Street	Dandenong	Change In Occupancy/Affecting the AVPCC	01-Jan-2019				\$ 43,000	\$ 235,000	\$ 11,750		125.4	RAFSL	
292255	109	Ann Street	Dandenong	Demolition of Improvements	01-Jan-2019	\$ 850,000	\$ 970,000	\$ 48,500	\$ 850,000	\$ 850,000	\$ 42,500	110.3	100	RAFSL	988
509785	2/101	Ann Street	Dandenong	Erection/Construction Of Buildings	01-Jan-2019				\$ 340,000	\$ 530,000	\$ 26,500		120.4	RAFSL	
501165	2/79	Ann Street	Dandenong	Change In Occupancy/Affecting the AVPCC	01-Jan-2019				\$ 45,000	\$ 245,000	\$ 12,250		125.4	RAFSL	
501220	201/79	Ann Street	Dandenong	Change In Occupancy/Affecting the AVPCC	01-Jan-2019				\$ 54,000	\$ 295,000	\$ 14,750		125.4	RAFSL	
501225	202/79	Ann Street	Dandenong	Change In Occupancy/Affecting the AVPCC	01-Jan-2019				\$ 45,000	\$ 245,000	\$ 12,250		125.4	RAFSL	
501230	203/79	Ann Street	Dandenong	Change In Occupancy/Affecting the AVPCC	01-Jan-2019				\$ 48,000	\$ 250,000	\$ 12,500		125.4	RAFSL	
501235	204/79	Ann Street	Dandenong	Change In Occupancy/Affecting the AVPCC	01-Jan-2019				\$ 46,000	\$ 250,000	\$ 12,500		125.4	RAFSL	
501240	205/79	Ann Street	Dandenong	Change In Occupancy/Affecting the AVPCC	01-Jan-2019				\$ 45,000	\$ 245,000	\$ 12,250		125.4	RAFSL	
501170	3/79	Ann Street	Dandenong	Change In Occupancy/Affecting the AVPCC	01-Jan-2019				\$ 50,000	\$ 280,000	\$ 14,000		125.4	RAFSL	
501175	4/79	Ann Street	Dandenong	Change In Occupancy/Affecting the AVPCC	01-Jan-2019				\$ 45,000	\$ 245,000	\$ 12,250		125.4	RAFSL	
501180	5/79	Ann Street	Dandenong	Change In Occupancy/Affecting the AVPCC	01-Jan-2019				\$ 56,000	\$ 310,000	\$ 15,500		125.4	RAFSL	
501185	6/79	Ann Street	Dandenong	Change In Occupancy/Affecting the AVPCC	01-Jan-2019				\$ 50,000	\$ 280,000	\$ 14,000		125.4	RAFSL	
292150	7/9	Ann Street	Dandenong	Change In Occupancy/Affecting the AVPCC	01-Jan-2019	\$ 800,000	\$ 800,000	\$ 40,000				100	010	RAFSL	880
509550	11	Annabelle Boulevard	Keyborough	House Erected	01-Jan-2019	\$ 570,000	\$ 570,000	\$ 28,500	\$ 570,000	\$ 560,000	\$ 47,500	100	110.2	RAFSL	400
509655	14	Annabelle Boulevard	Keyborough	Erection/Construction Of Buildings	01-Jan-2019	\$ 520,000	\$ 520,000	\$ 26,000	\$ 520,000	\$ 740,000	\$ 37,000	100	110.2	RAFSL	350
509670	15	Annabelle Boulevard	Keyborough	House Erected	01-Jan-2019	\$ 570,000	\$ 570,000	\$ 28,500	\$ 570,000	\$ 910,000	\$ 45,500	100	110.2	RAFSL	400
509675	16	Annabelle Boulevard	Keyborough	House Erected	01-Jan-2019	\$ 520,000	\$ 520,000	\$ 26,000	\$ 520,000	\$ 830,000	\$ 41,500	100	110.2	RAFSL	350
509685	19	Annabelle Boulevard	Keyborough	House Erected	01-Jan-2019	\$ 640,000	\$ 640,000	\$ 32,000	\$ 640,000	\$ 910,000	\$ 45,500	100	110.2	RAFSL	450
509695	23	Annabelle Boulevard	Keyborough	Erection/Construction Of Buildings	01-Jan-2019	\$ 570,000	\$ 570,000	\$ 28,500	\$ 570,000	\$ 810,000	\$ 40,500	100	110.2	RAFSL	400
507030	25	Annabelle Boulevard	Keyborough	Change of Legal Description and/or Sale of Land	01-Jan-2019				\$ 570,000	\$ 570,000	\$ 28,500		100	RAFSL	
509605	6	Annabelle Boulevard	Keyborough	Erection/Construction Of Buildings	01-Jan-2019	\$ 520,000	\$ 520,000	\$ 26,000	\$ 520,000	\$ 730,000	\$ 36,500	100	110.2	RAFSL	350
499735	11	Appleton Avenue	Keyborough	House Erected	01-Jan-2019	\$ 640,000	\$ 640,000	\$ 32,000	\$ 640,000	\$ 1,060,000	\$ 54,000	100	110.2	RAFSL	457
499715	12	Appleton Avenue	Keyborough	House Erected	01-Jan-2019	\$ 570,000	\$ 570,000	\$ 28,500	\$ 570,000	\$ 1,060,000	\$ 53,000	100	110.2	RAFSL	400
499695	4	Appleton Avenue	Keyborough	House Erected	01-Jan-2019	\$ 640,000	\$ 640,000	\$ 32,000	\$ 640,000	\$ 1,120,000	\$ 56,000	100	110.2	RAFSL	459
499655	5	Appleton Avenue	Keyborough	House Erected	01-Jan-2019	\$ 425,000	\$ 425,000	\$ 21,250	\$ 425,000	\$ 670,000	\$ 33,500	100	110.2	RAFSL	266
292645	3	Arulla Street	Dandenong	Demolition of Improvements	01-Jan-2019	\$ 1,030,000	\$ 1,200,000	\$ 60,000	\$ 1,030,000	\$ 1,030,000	\$ 51,500	110.3	100	RAFSL	1034
166925	5	Arena Square	Noble Park	House Erected	01-Jan-2019	\$ 680,000	\$ 730,000	\$ 36,500	\$ 680,000	\$ 1,150,000	\$ 57,500	110.3	110.2	RAFSL	888
131635	4/7	Ascot Drive	Noble Park North	House Erected	01-Jan-2019	\$ 560,000	\$ 560,000	\$ 28,000	\$ 560,000	\$ 830,000	\$ 41,500	100	110.2	RAFSL	562
495310	11/4	Assembly Drive	Dandenong South	Erection/Construction Of Buildings	01-Jan-2019	\$ 540,000	\$ 540,000	\$ 27,000				300	010	RAFSL	1821

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2.5.1 Supplementary Valuation Returns 2019-4, 2019-4A, 2019-4B and 2019-4.3 (Cont.)

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Property No.	Street No.	Street	Suburb	Supp Reason	Supp Effective Date	Current SV	Current CV	Current NAV	Pending Supp SV	Pending Supp CV	Pending Supp NAV	Prev AVPCC	New AVPCC	FSP/L	Lands Area
507810 114	Assembly Drive	Dandenong South	Erection/Construction Of Buildings	01-Jan-2019					\$ 250,000	\$ 670,000	\$ 46,000		310.5	RAFSL	
507815 116	Assembly Drive	Dandenong South	Erection/Construction Of Buildings	01-Jan-2019					\$ 290,000	\$ 770,000	\$ 50,000		310.5	RAFSL	
506250 1/11	Alford Road	Noble Park	Erection/Construction Of Buildings	01-Jan-2019					\$ 240,000	\$ 480,000	\$ 24,500		120.3	RAFSL	
161195 11	Alford Road	Noble Park	Erection/Construction Of Buildings	01-Jan-2019					\$ -	\$ -	\$ -	110.3	010	RAFSL	992
162240 148	Alford Road	Springvale South	House Erected	01-Jan-2019					\$ 520,000	\$ 740,000	\$ 37,000	100	110.2	RAFSL	484
506255 2/11	Alford Road	Noble Park	Erection/Construction Of Buildings	01-Jan-2019					\$ 265,000	\$ 550,000	\$ 27,500		120.3	RAFSL	
506260 3/11	Alford Road	Noble Park	Erection/Construction Of Buildings	01-Jan-2019					\$ 265,000	\$ 540,000	\$ 27,000		120.3	RAFSL	
234555	Communication Tow/Alford Road	Springvale South	Objection To Valuation	01-Jul-2018					\$ 130,000	\$ 230,000	\$ 15,800	684.2	684.2	RAFSL	0
456655	Keok 162-170	Springvale South	Objection To Valuation	01-Jul-2018					\$ 120,000	\$ 200,000	\$ 14,100	246	246	RAFSL	0
234535	Shup 3-5 162-170	Springvale South	Objection To Valuation	01-Jul-2018					\$ 1,870,000	\$ 3,180,000	\$ 223,600	218	218	RAFSL	0
234540	SS 1/162-170	Springvale South	Objection To Valuation	01-Jul-2018					\$ 93,500	\$ 780,000	\$ 93,500	210.4	210.4	RAFSL	0
234565	SS 10/162-170	Springvale South	Objection To Valuation	01-Jul-2018					\$ 210,000	\$ 340,000	\$ 24,600	210.4	210.4	RAFSL	12070
234590	SS 11/162-170	Springvale South	Objection To Valuation	01-Jul-2018					\$ 670,000	\$ 1,130,000	\$ 79,700	210.4	210.4	RAFSL	0
234545	SS 14/162-170	Springvale South	Objection To Valuation	01-Jul-2018					\$ 270,000	\$ 450,000	\$ 32,100	210.4	210.4	RAFSL	0
234550	SS 2/162-170	Springvale South	Objection To Valuation	01-Jul-2018					\$ 240,000	\$ 380,000	\$ 28,200	210.4	210.4	RAFSL	0
234565	SS 6/162-170	Springvale South	Objection To Valuation	01-Jul-2018					\$ 300,000	\$ 510,000	\$ 35,800	210.4	210.4	RAFSL	0
234570	SS 7/162-170	Springvale South	Objection To Valuation	01-Jul-2018					\$ 280,000	\$ 450,000	\$ 31,600	210.4	210.4	RAFSL	0
234575	SS 8/162-170	Springvale South	Objection To Valuation	01-Jul-2018					\$ 240,000	\$ 380,000	\$ 28,200	210.4	210.4	RAFSL	0
234580	SS 9/162-170	Springvale South	Objection To Valuation	01-Jul-2018					\$ 350,000	\$ 600,000	\$ 42,200	210.4	210.4	RAFSL	0
502035 61	Atlantic Drive	Keyborough	Erection/Construction Of Buildings	01-Jan-2019					\$ -	\$ -	\$ -	300	010	RAFSL	1899
502040 65	Atlantic Drive	Keyborough	Erection/Construction Of Buildings	01-Jan-2019					\$ -	\$ -	\$ -	300	010	RAFSL	1844
515125 65	Atlantic Drive	Keyborough	Erection/Construction Of Buildings	01-Jan-2019					\$ 1,230,000	\$ 3,080,000	\$ 200,000		310.5	RAFSL	
498910 10	Auburn Drive	Keyborough	House Erected	01-Jan-2019					\$ 630,000	\$ 910,000	\$ 46,500	100	110.2	RAFSL	448
498945 11	Auburn Drive	Keyborough	House Erected	01-Jan-2019					\$ 570,000	\$ 850,000	\$ 41,600	100	110.2	RAFSL	400
498915 12	Auburn Drive	Keyborough	House Erected	01-Jan-2019					\$ 670,000	\$ 1,280,000	\$ 64,000	100	110.2	RAFSL	512
50010 15	Auburn Drive	Keyborough	House Erected	01-Jan-2019					\$ 460,000	\$ 810,000	\$ 40,500	100	110.2	RAFSL	288
498925 16	Auburn Drive	Keyborough	House Erected	01-Jan-2019					\$ 670,000	\$ 1,200,000	\$ 60,000	100	110.2	RAFSL	512
498655 4	Auburn Drive	Keyborough	House Erected	01-Jan-2019					\$ 380,000	\$ 650,000	\$ 31,500	100	110.2	RAFSL	256
498660 6	Auburn Drive	Keyborough	House Erected	01-Jan-2019					\$ 650,000	\$ 1,150,000	\$ 57,500	100	110.2	RAFSL	478
498555 8	Auburn Drive	Keyborough	House Erected	01-Jan-2019					\$ 670,000	\$ 1,250,000	\$ 61,500	100	110.2	RAFSL	512
48370 22	Babbage Drive	Dandenong South	Erection/Construction Of Buildings	01-Jan-2019					\$ 1,910,000	\$ 1,910,000	\$ 122,000	300	310.5	RAFSL	1899
486495 26	Babbage Drive	Dandenong South	Erection/Construction Of Buildings	01-Jan-2019					\$ 616,000	\$ 616,000	\$ 190,000	300	310.5	RAFSL	1999
486505 36	Babbage Drive	Dandenong South	Erection/Construction Of Buildings	01-Jan-2019					\$ 1,232,000	\$ 3,610,000	\$ 250,000	300	310.5	RAFSL	4000
486510 42	Babbage Drive	Dandenong South	Erection/Construction Of Buildings	01-Jan-2019					\$ 1,232,000	\$ 1,232,000	\$ 295,000	300	310.5	RAFSL	4000
102005 11	Bailey Court	Springvale	House Erected	01-Jan-2019					\$ 700,000	\$ 700,000	\$ 63,000	100	110.2	RAFSL	586
506400 1	Baileys Way	Keyborough	Erection/Construction Of Buildings	01-Jan-2019					\$ 104,000	\$ 380,000	\$ 24,000		310.5	RAFSL	
506250 10	Baileys Way	Keyborough	Erection/Construction Of Buildings	01-Jan-2019					\$ 87,000	\$ 320,000	\$ 20,000		310.5	RAFSL	

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506450 2		Baileys Way	Keyborough	Erection/Construction Of Buildings	01-Jan-2019				\$ 87,000	\$ 320,000	\$ 20,000		310.5	RAFSL	
506405 3		Baileys Way	Keyborough	Erection/Construction Of Buildings	01-Jan-2019				\$ 104,000	\$ 380,000	\$ 24,000		310.5	RAFSL	
506355 4		Baileys Way	Keyborough	Erection/Construction Of Buildings	01-Jan-2019				\$ 87,000	\$ 320,000	\$ 20,000		310.5	RAFSL	
506410 5		Baileys Way	Keyborough	Erection/Construction Of Buildings	01-Jan-2019				\$ 104,000	\$ 380,000	\$ 24,000		310.5	RAFSL	
506500 6		Baileys Way	Keyborough	Erection/Construction Of Buildings	01-Jan-2019				\$ 87,000	\$ 320,000	\$ 20,000		310.5	RAFSL	
506415 7		Baileys Way	Keyborough	Erection/Construction Of Buildings	01-Jan-2019				\$ 104,000	\$ 380,000	\$ 24,000		310.5	RAFSL	
506525 8		Baileys Way	Keyborough	Erection/Construction Of Buildings	01-Jan-2019				\$ 87,000	\$ 320,000	\$ 20,000		310.5	RAFSL	
506420 9		Baileys Way	Keyborough	Erection/Construction Of Buildings	01-Jan-2019				\$ 104,000	\$ 380,000	\$ 24,000		310.5	RAFSL	
163645 1		Brambra Court	Noble Park	Demolition of Improvements	01-Jan-2019	\$ 570,000	\$ 630,000	\$ 31,500	\$ 570,000	\$ 570,000	\$ 28,500	110.3	100	RAFSL	588
242875 40		Burbara Avenue	Dandenong North	Demolition of Improvements	01-Jan-2019	\$ 480,000	\$ 540,000	\$ 27,000	\$ 480,000	\$ 480,000	\$ 24,000	110.3	100	RAFSL	585
503145 121		Bayliss Road	Dandenong South	Change In Occupancy Affecting NAV	01-Jan-2019				\$ 4,500,000	\$ 15,000,000	\$ 1,400,000		320.3	RAFSL	
503150 147		Bayliss Road	Dandenong South	Change In Occupancy Affecting NAV	01-Jan-2019				\$ 3,464,000	\$ 3,464,000	\$ 173,000		300	RAFSL	
493555 1		Beisza Way	Keyborough	House Erected	01-Jan-2019	\$ 530,000	\$ 530,000	\$ 26,500	\$ 530,000	\$ 1,000,000	\$ 90,000	100	110.2	RAFSL	366
492985 7		Beisza Way	Keyborough	Erection/Construction Of Buildings	01-Jan-2019	\$ 520,000	\$ 520,000	\$ 26,000	\$ 520,000	\$ 910,000	\$ 45,500	100	110.2	RAFSL	360
508425 21-31		Bend Road	Keyborough	Change of Legal Description and/or Sale of Land	01-Jan-2019	\$ 7,700,000	\$ 7,700,000	\$ 385,000	\$ -	\$ -	\$ -	101	010	RAFSL	11790
508845 7		Bend Road	Keyborough	House Erected	01-Jan-2019	\$ 640,000	\$ 640,000	\$ 32,000	\$ 640,000	\$ 1,000,000	\$ 54,500	100	110.2	RAFSL	460
328875 28		Bengra Avenue	Dandenong	House Erected	01-Jan-2019	\$ 470,000	\$ 470,000	\$ 23,500	\$ 470,000	\$ 990,000	\$ 49,500	100	110.2	RAFSL	580
328805 71		Bengra Avenue	Dandenong	Demolition of Improvements	01-Jan-2019	\$ 480,000	\$ 510,000	\$ 25,500	\$ 480,000	\$ 480,000	\$ 24,500	110.3	100	RAFSL	603
103420 21		Birmingham Street	Springvale	Demolition of Improvements	01-Jan-2019	\$ 720,000	\$ 760,000	\$ 38,000	\$ -	\$ -	\$ -	110.3	010	RAFSL	851
513190 21-23		Birmingham Street	Springvale	Change In Occupancy Affecting the AVPCC	01-Jan-2019				\$ 1,250,000	\$ 1,250,000	\$ 62,500		100	RAFSL	
103425 23		Birmingham Street	Springvale	Demolition of Improvements	01-Jan-2019	\$ 650,000	\$ 700,000	\$ 35,000	\$ -	\$ -	\$ -	110.3	010	RAFSL	687
243440 49		Bixland Drive	Dandenong North	Demolition of Improvements	01-Jan-2019	\$ 480,000	\$ 620,000	\$ 31,000	\$ 480,000	\$ 480,000	\$ 24,500	100	120.3	RAFSL	679
502230 1/2		Boronia Avenue	Dandenong North	Erection/Construction Of Buildings	01-Jan-2019	\$ 265,000	\$ 415,000	\$ 20,750	\$ 265,000	\$ 415,000	\$ 20,750		120.3	RAFSL	
243290 2		Boronia Avenue	Dandenong North	Erection/Construction Of Buildings	01-Jan-2019	\$ 550,000	\$ 640,000	\$ 32,000	\$ -	\$ -	\$ -	110.3	010	RAFSL	627
502235 2/2		Boronia Avenue	Dandenong North	Erection/Construction Of Buildings	01-Jan-2019	\$ 255,000	\$ 400,000	\$ 20,000	\$ 255,000	\$ 400,000	\$ 20,000		120.3	RAFSL	
505860 1/61		Bowmire Road	Noble Park	Erection/Construction Of Buildings	01-Jan-2019	\$ 185,000	\$ 550,000	\$ 27,500	\$ 185,000	\$ 550,000	\$ 27,500		120.4	RAFSL	
505865 2/61		Bowmire Road	Noble Park	Erection/Construction Of Buildings	01-Jan-2019	\$ 190,000	\$ 560,000	\$ 28,000	\$ 190,000	\$ 560,000	\$ 28,000		120.4	RAFSL	
505960 3/61		Bowmire Road	Noble Park	Erection/Construction Of Buildings	01-Jan-2019	\$ 195,000	\$ 570,000	\$ 28,500	\$ 195,000	\$ 570,000	\$ 28,500		120.4	RAFSL	
505965 4/61		Bowmire Road	Noble Park	Erection/Construction Of Buildings	01-Jan-2019	\$ 170,000	\$ 480,000	\$ 24,000	\$ 170,000	\$ 480,000	\$ 24,000		120.3	RAFSL	
135890 6/1		Bowmire Road	Noble Park	Erection/Construction Of Buildings	01-Jan-2019	\$ 740,000	\$ 830,000	\$ 41,500	\$ -	\$ -	\$ -	110.3	010	RAFSL	1011
288005 5		Boyd Street	Dandenong North	Demolition of Improvements	01-Jan-2019	\$ 510,000	\$ 550,000	\$ 27,500	\$ 510,000	\$ 510,000	\$ 25,500	130	100	RAFSL	678
506310 1/4		Braham Court	Dandenong North	Erection/Construction Of Buildings	01-Jan-2019				\$ 290,000	\$ 960,000	\$ 28,000		120.4	RAFSL	
506315 2/4		Braham Court	Dandenong North	Erection/Construction Of Buildings	01-Jan-2019				\$ 280,000	\$ 530,000	\$ 26,500		120.3	RAFSL	
244225 4		Braham Court	Dandenong North	Erection/Construction Of Buildings	01-Jan-2019	\$ 570,000	\$ 570,000	\$ 28,500	\$ -	\$ -	\$ -	100	010	RAFSL	940
225865 1544-156		Browns Road	Noble Park North	Erection/Construction Of Buildings	01-Nov-2018	\$ 1,450,000	\$ 2,020,000	\$ 152,500	\$ 1,450,000	\$ 2,680,000	\$ 198,000	310.5	310.5	RAFSL	4832
104590 15		Burden Street	Springvale	Erection/Construction Of Buildings	01-Jan-2019	\$ 670,000	\$ 670,000	\$ 33,500	\$ 670,000	\$ 670,000	\$ 99,100	100	715	RAFSL	669
134405 35		Callander Road	Noble Park	Demolition of Improvements	01-Jan-2019	\$ 610,000	\$ 650,000	\$ 32,500	\$ 610,000	\$ 610,000	\$ 30,500	110.3	100	RAFSL	585

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Property No.	Street No.	Street	Suburb	Supp Reason	Supp Effective Date	Current SV	Current CV	Current NAV	Pending Supp SV	Pending Supp CV	Pending Supp NAV	Prev AVPC	New AVPC	FSP/L	Land Area
270300 133		Carlton Road	Dandenong North	Demolition Of Improvements	01-Jan-2019	\$ 490,000	\$ 600,000	\$ 30,000	\$ 490,000	\$ 490,000	\$ 24,500	110.3	100	NRNL	585
270209 19		Carlton Road	Dandenong North	Demolition Of Improvements	01-Jan-2019	\$ 490,000	\$ 640,000	\$ 32,000	\$ 490,000	\$ 490,000	\$ 24,500	110.3	100	RAFSL	585
270670 72		Carlton Road	Dandenong North	Erection/Construction Of Buildings	01-Jan-2019	\$ 590,000	\$ 630,000	\$ 31,500	\$ 590,000	\$ 590,000	\$ 43,500	110.3	110.3	RAFSL	592
270675 74		Carlton Road	Dandenong North	Erection/Construction Of Buildings	01-Jan-2019	\$ 500,000	\$ 640,000	\$ 32,000	\$ 500,000	\$ 500,000	\$ 43,500	110.3	110.3	RAFSL	572
104980 2		Carlton Court	Springvale	Demolition Of Improvements	01-Jan-2019	\$ 610,000	\$ 710,000	\$ 35,500	\$ 610,000	\$ 610,000	\$ 30,500	110.3	100	RAFSL	585
507955 4		Celtic Court	Keyborough	Erection/Construction Of Buildings	01-Jan-2019				\$ 133,000	\$ 310,000	\$ 18,000		310.5	RAFSL	
136125 18		Charlton Street	Springvale	House Erected	01-Jan-2019	\$ 590,000	\$ 660,000	\$ 33,000	\$ 590,000	\$ 1,150,000	\$ 57,500	110.3	110.2	RAFSL	622
226235 296		Cheltenham Road	Keyborough	House Erected	01-Jan-2019	\$ 590,000	\$ 810,000	\$ 40,500	\$ 590,000	\$ 1,170,000	\$ 58,500	110.3	110.2	RAFSL	531
505495 1/5		Chester Court	Noble Park North	Change In Occupancy Affecting the AVPC	01-Jan-2019						\$ 25,000		120.3	RAFSL	
505500 2/5		Chester Court	Noble Park North	Change In Occupancy Affecting the AVPC	01-Jan-2019						\$ 25,000		120.4	RAFSL	
136255 5		Chester Court	Noble Park North	Change In Occupancy Affecting the AVPC	01-Jan-2019	\$ 620,000	\$ 800,000	\$ 40,000			\$ -		110.3	010	826
501475 19		Chi Avenue	Keyborough	House Erected	01-Jan-2019	\$ 570,000	\$ 570,000	\$ 28,500	\$ 570,000	\$ 1,040,000	\$ 52,000	100	110.2	RAFSL	405
501500 33		Chi Avenue	Keyborough	House Erected	01-Jan-2019	\$ 510,000	\$ 510,000	\$ 25,500	\$ 510,000	\$ 770,000	\$ 38,500	100	110.2	RAFSL	341
501505 35		Chi Avenue	Keyborough	House Erected	01-Jan-2019	\$ 510,000	\$ 510,000	\$ 25,500	\$ 510,000	\$ 850,000	\$ 42,500	100	110.2	RAFSL	341
501700 40		Chi Avenue	Keyborough	House Erected	01-Jan-2019	\$ 510,000	\$ 510,000	\$ 25,500	\$ 510,000	\$ 880,000	\$ 44,000	100	110.2	RAFSL	341
501520 41		Chi Avenue	Keyborough	House Erected	01-Jan-2019	\$ 570,000	\$ 570,000	\$ 28,500	\$ 570,000	\$ 970,000	\$ 48,500	100	110.2	RAFSL	405
501535 47		Chi Avenue	Keyborough	House Erected	01-Jan-2019	\$ 570,000	\$ 570,000	\$ 28,500	\$ 570,000	\$ 790,000	\$ 39,000	100	110.2	RAFSL	341
501550 53		Chi Avenue	Keyborough	House Erected	01-Jan-2019	\$ 570,000	\$ 570,000	\$ 28,500	\$ 570,000	\$ 1,040,000	\$ 52,000	100	110.2	RAFSL	405
502500 60		Chi Avenue	Keyborough	House Erected	01-Jan-2019	\$ 480,000	\$ 480,000	\$ 24,000	\$ 480,000	\$ 820,000	\$ 41,000	100	110.2	RAFSL	300
502505 62		Chi Avenue	Keyborough	House Erected	01-Jan-2019	\$ 480,000	\$ 480,000	\$ 24,000	\$ 480,000	\$ 810,000	\$ 40,500	100	110.2	RAFSL	300
502510 64		Chi Avenue	Keyborough	Erection/Construction Of Buildings	01-Jan-2019	\$ 480,000	\$ 480,000	\$ 24,000	\$ 480,000	\$ 820,000	\$ 41,000	100	110.2	RAFSL	300
501445 7		Chi Avenue	Keyborough	House Erected	01-Jan-2019	\$ 510,000	\$ 510,000	\$ 25,500	\$ 510,000	\$ 900,000	\$ 45,000	100	110.2	RAFSL	344
502605 70		Chi Avenue	Keyborough	House Erected	01-Jan-2019	\$ 480,000	\$ 480,000	\$ 24,000	\$ 480,000	\$ 820,000	\$ 41,000	100	110.2	RAFSL	300
501605 75		Chi Avenue	Keyborough	House Erected	01-Jan-2019	\$ 385,000	\$ 385,000	\$ 19,250	\$ 385,000	\$ 650,000	\$ 32,500	100	110.2	RAFSL	305
501610 77		Chi Avenue	Keyborough	House Erected	01-Jan-2019	\$ 385,000	\$ 385,000	\$ 19,250	\$ 385,000	\$ 690,000	\$ 34,500	100	110.2	RAFSL	304
501615 79		Chi Avenue	Keyborough	House Erected	01-Jan-2019	\$ 385,000	\$ 385,000	\$ 19,250	\$ 385,000	\$ 650,000	\$ 32,500	100	110.2	RAFSL	305
501620 81		Chi Avenue	Keyborough	House Erected	01-Jan-2019	\$ 385,000	\$ 385,000	\$ 19,250	\$ 385,000	\$ 770,000	\$ 38,500	100	110.2	RAFSL	305
502475 89		Chi Avenue	Keyborough	House Erected	01-Jan-2019	\$ 570,000	\$ 570,000	\$ 28,500	\$ 570,000	\$ 960,000	\$ 49,500	100	110.2	RAFSL	406
503065 126A		Church Road	Keyborough	House Erected	01-Jan-2019	\$ 590,000	\$ 590,000	\$ 29,500	\$ 590,000	\$ 1,010,000	\$ 50,500	100	110.2	RAFSL	417
503060 130		Church Road	Keyborough	House Erected	01-Jan-2019	\$ 570,000	\$ 570,000	\$ 28,500	\$ 570,000	\$ 1,060,000	\$ 54,000	100	110.2	RAFSL	403
503085 130A		Church Road	Keyborough	House Erected	01-Jan-2019	\$ 670,000	\$ 670,000	\$ 33,500	\$ 670,000	\$ 1,310,000	\$ 65,500	100	110.2	RAFSL	518
503090 132		Church Road	Keyborough	House Erected	01-Jan-2019	\$ 570,000	\$ 570,000	\$ 28,500	\$ 570,000	\$ 940,000	\$ 47,000	100	110.2	RAFSL	404
503095 132A		Church Road	Keyborough	House Erected	01-Jan-2019	\$ 680,000	\$ 680,000	\$ 34,000	\$ 680,000	\$ 1,240,000	\$ 62,000	100	110.2	RAFSL	518
501120 173		Clarke Road	Springvale South	Change In Occupancy Affecting the AVPC	01-Jan-2019						\$ -		101	010	7831
513185 173-213		Clarke Road	Springvale South	Change In Occupancy Affecting the AVPC	01-Jan-2019				\$ 5,920,000	\$ 7,500,000	\$ 586,000		142.2	RAFSL	
501420 201-213		Clarke Road	Springvale South	Change In Occupancy Affecting NAV	01-Jan-2019						\$ -		142.3	RAFSL	11050
501980 1211		Courtran Road	Noble Park	Erection/Construction Of Buildings	01-Jan-2019	\$ 3,090,000	\$ 7,000,000	\$ 552,000	\$ 180,000	\$ 470,000	\$ 23,500		120.4	RAFSL	

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2.5.1 Supplementary Valuation Returns 2019-4, 2019-4A, 2019-4B and 2019-4.3 (Cont.)

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 31/2019/4 - 1 January 2019

Property No.	Street No.	Street	Suburb	Supp Reason	Supp Effective Date	Current SV	Current CV	Current NAV	Pending Supp SV	Pending Supp CV	Pending Supp NAV	Prev AVPCC	New AVPCC	FSP/L	Lands Area	
470240/1248		Corrigan Road	Noble Park	Erection/Construction Of Buildings	01-Jan-2019	\$ 400,000	\$ 400,000	\$ 20,000	\$ 400,000	\$ 700,000	\$ 36,000	100	120.4	RAFSL	270	
501885/2/211		Corrigan Road	Noble Park	Erection/Construction Of Buildings	01-Jan-2019				\$ 200,000	\$ 510,000	\$ 25,500		120.4	RAFSL		
170865/211		Corrigan Road	Noble Park	Erection/Construction Of Buildings	01-Jan-2019	\$ 960,000	\$ 960,000	\$ 28,000				100	010	RAFSL	704	
501890/3/211		Corrigan Road	Noble Park	Erection/Construction Of Buildings	01-Jan-2019				\$ 180,000	\$ 470,000	\$ 23,500		120.3	RAFSL		
506790/13		Corrigans Run	Keyborough	House Erected	01-Jan-2019	\$ 520,000	\$ 520,000	\$ 26,000	\$ 520,000	\$ 740,000	\$ 37,000	100	110.2	RAFSL	360	
506740/3		Corrigans Run	Keyborough	House Erected	01-Jan-2019	\$ 520,000	\$ 520,000	\$ 26,000	\$ 520,000	\$ 740,000	\$ 37,000	100	110.2	RAFSL	360	
506765/8		Corrigans Run	Keyborough	House Erected	01-Jan-2019	\$ 520,000	\$ 520,000	\$ 26,000	\$ 520,000	\$ 740,000	\$ 35,000	100	110.2	RAFSL	350	
245770/7		Crawford Avenue	Dandenong North	Change In Occupancy Affecting the AVPCC	01-Jan-2019	\$ 500,000	\$ 500,000	\$ 25,000				100	010	RAFSL	638	
499330/7		Crawford Avenue	Dandenong North	Change In Occupancy Affecting the AVPCC	01-Jan-2019				\$ 245,000	\$ 480,000	\$ 24,500		120.3	RAFSL		
499325/7A		Crawford Avenue	Dandenong North	Change In Occupancy Affecting the AVPCC	01-Jan-2019				\$ 255,000	\$ 510,000	\$ 25,500		120.3	RAFSL		
499225/13		Cunningham Parade	Keyborough	House Erected	01-Jan-2019	\$ 570,000	\$ 570,000	\$ 28,500	\$ 570,000	\$ 950,000	\$ 47,500	100	110.2	RAFSL	404	
507825/1/6		David Street	Noble Park	Erection/Construction Of Buildings	01-Jan-2019				\$ 330,000	\$ 670,000	\$ 33,000		120.4	RAFSL		
298015/168		David Street	Dandenong	Demolition of Improvements	01-Jan-2019	\$ 550,000	\$ 620,000	\$ 31,000	\$ 550,000	\$ 550,000	\$ 27,500	110.3	100	RAFSL	708	
507830/2/6		David Street	Noble Park	Erection/Construction Of Buildings	01-Jan-2019				\$ 310,000	\$ 640,000	\$ 32,000		120.3	RAFSL		
503400/1		Dayly Drive	Keyborough	House Erected	01-Jan-2019	\$ 640,000	\$ 950,000	\$ 47,500				110.3	010	RAFSL	844	
505240/1/4		Daylight Court	Noble Park	Erection/Construction Of Buildings	01-Jan-2019	\$ 510,000	\$ 510,000	\$ 25,500	\$ 510,000	\$ 930,000	\$ 46,500	100	110.2	RAFSL	401	
505245/2/4		Daylight Court	Noble Park	Erection/Construction Of Buildings	01-Jan-2019				\$ 380,000	\$ 760,000	\$ 38,000		120.4	RAFSL		
138900/4		Daylight Court	Noble Park	Erection/Construction Of Buildings	01-Jan-2019	\$ 320,000	\$ 320,000	\$ 33,000	\$ 320,000	\$ 660,000	\$ 33,000		120.3	RAFSL		
246495/20		Dooninae Avenue	Noble Park North	Cancelled - Parent Assessment	01-Jan-2019	\$ 700,000	\$ 1,020,000	\$ 51,000				110.3	010	RAFSL	750	
507665/20A		Dooninae Avenue	Noble Park North	Erection/Construction Of Buildings	01-Jan-2019	\$ 510,000	\$ 620,000	\$ 31,000	\$ 510,000	\$ 620,000	\$ 31,000		110.3	010	RAFSL	674
507870/20B		Dooninae Avenue	Noble Park North	Erection/Construction Of Buildings	01-Jan-2019				\$ 220,000	\$ 365,000	\$ 17,750		120.3	RAFSL		
272510/12		Dorsel Road	Dandenong North	Demolition of Improvements	01-Jan-2019				\$ 280,000	\$ 460,000	\$ 23,000		120.4	RAFSL		
446880/16/21A		Douglas Street	Noble Park	Change In Occupancy Affecting the AVPCC	01-Jan-2019	\$ 530,000	\$ 680,000	\$ 34,000	\$ 530,000	\$ 530,000	\$ 26,500	110.3	100	RAFSL	728	
513830/16/21A		Douglas Street	Noble Park	Change In Occupancy Affecting NAV	01-Jan-2019	\$ 280,000	\$ 1,350,000	\$ 72,600				210.4	010	RAFSL	0	
513835/17/21A		Douglas Street	Noble Park	Change In Occupancy Affecting NAV	01-Jan-2019				\$ 130,000	\$ 680,000	\$ 34,000		210.4	RAFSL		
138840/65		Durblaine Road	Noble Park	Demolition of Improvements	01-Jan-2019	\$ 610,000	\$ 690,000	\$ 34,500	\$ 610,000	\$ 610,000	\$ 30,500	110.3	100	RAFSL	706	
140335/96		Durblaine Road	Noble Park	Demolition of Improvements	01-Jan-2019	\$ 700,000	\$ 770,000	\$ 38,500	\$ 700,000	\$ 700,000	\$ 35,000	110.3	100	RAFSL	810	
499600/29		Easberry Street	Keyborough	House Erected	01-Jan-2019	\$ 640,000	\$ 640,000	\$ 32,000	\$ 640,000	\$ 1,120,000	\$ 56,000	100	110.2	RAFSL	464	
499600/7		Easberry Street	Keyborough	House Erected	01-Jan-2019	\$ 620,000	\$ 620,000	\$ 31,000	\$ 620,000	\$ 1,170,000	\$ 58,500	100	110.2	RAFSL	441	
504815/1/6		Eden Court	Keyborough	House Erected	01-Jan-2019	\$ 630,000	\$ 630,000	\$ 31,500	\$ 630,000	\$ 950,000	\$ 47,500	100	110.2	RAFSL	443	
504820/2/6		Eden Court	Noble Park	Erection/Construction Of Buildings	01-Jan-2019				\$ 180,000	\$ 690,000	\$ 31,500		120.4	RAFSL		
504825/3/6		Eden Court	Noble Park	Erection/Construction Of Buildings	01-Jan-2019				\$ 140,000	\$ 460,000	\$ 23,000		120.4	RAFSL		
504830/4/6		Eden Court	Noble Park	Erection/Construction Of Buildings	01-Jan-2019				\$ 140,000	\$ 460,000	\$ 23,000		120.4	RAFSL		
504835/5/6		Eden Court	Noble Park	Erection/Construction Of Buildings	01-Jan-2019				\$ 140,000	\$ 460,000	\$ 23,000		120.4	RAFSL		
539010/6		Eden Court	Noble Park	Erection/Construction Of Buildings	01-Jan-2019	\$ 780,000	\$ 780,000	\$ 39,000	\$ 780,000	\$ 620,000	\$ 31,000	100	010	RAFSL	982	

ORDINARY COUNCIL MEETING - AGENDA

2.5.1 Supplementary Valuation Returns 2019-4, 2019-4A, 2019-4B and 2019-4.3 (Cont.)

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Supplementary Valuation
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Property No.	Street No.	Street	Suburb	Supp Reason	Supp Effective Date	Current SV	Current CV	Current NAV	Pending Supp SV	Pending Supp CV	Pending Supp NAV	Prev AVPCC	New AVPCC	FSP/L	Lands Area
507045 11		Emily Promenade	Keyborough	Change of Legal Description and/or Sale of Land	01-Jan-2019				\$ 570,000	\$ 570,000	\$ 28,500		100	RAFSL	
506825 12		Emily Promenade	Keyborough	House Erected	01-Jan-2019	\$ 520,000	\$ 520,000	\$ 26,000	\$ 520,000	\$ 520,000	\$ 46,000	100	110.2	RAFSL	387
507050 13		Emily Promenade	Keyborough	Change of Legal Description and/or Sale of Land	01-Jan-2019				\$ 570,000	\$ 570,000	\$ 28,500		100	RAFSL	
507055 15		Emily Promenade	Keyborough	Change of Legal Description and/or Sale of Land	01-Jan-2019				\$ 640,000	\$ 640,000	\$ 32,000		100	RAFSL	
507060 17		Emily Promenade	Keyborough	Change of Legal Description and/or Sale of Land	01-Jan-2019				\$ 640,000	\$ 640,000	\$ 32,000		100	RAFSL	
507035 1-7		Emily Promenade	Keyborough	Change of Legal Description and/or Sale of Land	01-Jan-2019				\$ 1,910,000	\$ 1,910,000	\$ 95,500		100	RAFSL	
50705 18		Emily Promenade	Keyborough	Change of Legal Description and/or Sale of Land	01-Jan-2019				\$ 540,000	\$ 540,000	\$ 27,000		100	RAFSL	
507065 19		Emily Promenade	Keyborough	Change of Legal Description and/or Sale of Land	01-Jan-2019				\$ 640,000	\$ 640,000	\$ 32,000		100	RAFSL	
507110 20		Emily Promenade	Keyborough	Change of Legal Description and/or Sale of Land	01-Jan-2019				\$ 540,000	\$ 540,000	\$ 27,000		100	RAFSL	
507070 21		Emily Promenade	Keyborough	Change of Legal Description and/or Sale of Land	01-Jan-2019				\$ 670,000	\$ 670,000	\$ 33,500		100	RAFSL	
507115 22		Emily Promenade	Keyborough	Change of Legal Description and/or Sale of Land	01-Jan-2019				\$ 520,000	\$ 520,000	\$ 26,000		100	RAFSL	
507075 23		Emily Promenade	Keyborough	Change of Legal Description and/or Sale of Land	01-Jan-2019				\$ 570,000	\$ 570,000	\$ 28,500		100	RAFSL	
507120 24		Emily Promenade	Keyborough	Change of Legal Description and/or Sale of Land	01-Jan-2019				\$ 540,000	\$ 540,000	\$ 27,000		100	RAFSL	
507080 25		Emily Promenade	Keyborough	Change of Legal Description and/or Sale of Land	01-Jan-2019				\$ 640,000	\$ 640,000	\$ 32,000		100	RAFSL	
507085 27		Emily Promenade	Keyborough	Change of Legal Description and/or Sale of Land	01-Jan-2019				\$ 570,000	\$ 570,000	\$ 28,500		100	RAFSL	
507090 29		Emily Promenade	Keyborough	Change of Legal Description and/or Sale of Land	01-Jan-2019				\$ 570,000	\$ 570,000	\$ 28,500		100	RAFSL	
507095 31		Emily Promenade	Keyborough	Change of Legal Description and/or Sale of Land	01-Jan-2019				\$ 570,000	\$ 570,000	\$ 28,500		100	RAFSL	
507100 33		Emily Promenade	Keyborough	Change of Legal Description and/or Sale of Land	01-Jan-2019				\$ 570,000	\$ 570,000	\$ 28,500		100	RAFSL	
507125 35		Emily Promenade	Keyborough	Change of Legal Description and/or Sale of Land	01-Jan-2019				\$ 2,250,000	\$ 2,250,000	\$ 112,500		100	RAFSL	
507040 9		Emily Promenade	Keyborough	Change of Legal Description and/or Sale of Land	01-Jan-2019				\$ 570,000	\$ 570,000	\$ 28,500		100	RAFSL	
496550 1		Endeavour Court	Dandenong South	Erection/Construction Of Buildings	01-Jan-2019	\$ 1,520,000	\$ 1,520,000	\$ 76,000	\$ 1,520,000	\$ 3,210,000	\$ 235,000	300	310.5	RAFSL	5168
496555 13		Endeavour Court	Dandenong South	Erection/Construction Of Buildings	01-Jan-2019	\$ 1,450,000	\$ 1,450,000	\$ 72,500	\$ 1,450,000	\$ 3,550,000	\$ 261,000	300	310.5	RAFSL	5168
496560 9		Endeavour Court	Dandenong South	Erection/Construction Of Buildings	01-Jan-2019	\$ 1,450,000	\$ 1,450,000	\$ 72,500	\$ 1,450,000	\$ 3,550,000	\$ 260,000	300	310.5	RAFSL	5168
471975 29-31		Evolution Drive	Dandenong North	Erection/Construction Of Buildings	01-Jan-2019	\$ 871,000	\$ 871,000	\$ 43,600	\$ 871,000	\$ 2,790,000	\$ 195,000	300	310.5	RAFSL	2903
505575 1/4		Exeter Court	Dandenong	Change In Occupancy Affecting the AVPCC	01-Jan-2019				\$ 250,000	\$ 435,000	\$ 21,750		120.3	RAFSL	
505860 2/4		Exeter Court	Dandenong	Change In Occupancy Affecting the AVPCC	01-Jan-2019				\$ 290,000	\$ 510,000	\$ 25,500		120.3	RAFSL	
29845 4		Exeter Court	Dandenong	Change In Occupancy Affecting the AVPCC	01-Jan-2019	\$ 540,000	\$ 590,000	\$ 29,500	\$ -	\$ -	\$ -	110.3	010	RAFSL	678
495870 1/24		Fairview Street	Springvale	Erection/Construction Of Buildings	01-Jan-2019				\$ 300,000	\$ 425,000	\$ 21,250		120.3	RAFSL	
108115 24		Fairview Street	Springvale	Change In Occupancy Affecting the AVPCC	01-Jan-2019	\$ 640,000	\$ 710,000	\$ 35,500	\$ -	\$ -	\$ -	110.3	010	RAFSL	754
498895 11		Fernleaf Avenue	Keyborough	House Erected	01-Jan-2019	\$ 570,000	\$ 570,000	\$ 28,500	\$ 570,000	\$ 850,000	\$ 42,500	100	110.2	RAFSL	400
498895 18		Fernleaf Avenue	Keyborough	House Erected	01-Jan-2019	\$ 630,000	\$ 630,000	\$ 31,500	\$ 630,000	\$ 1,210,000	\$ 60,500	100	110.2	RAFSL	448
498705 22		Fernleaf Avenue	Keyborough	House Erected	01-Jan-2019	\$ 420,000	\$ 420,000	\$ 21,000	\$ 420,000	\$ 640,000	\$ 32,000	100	110.2	RAFSL	262
498805 7		Fernleaf Avenue	Keyborough	House Erected	01-Jan-2019	\$ 630,000	\$ 630,000	\$ 31,500	\$ 630,000	\$ 990,000	\$ 49,500	100	110.2	RAFSL	448
274530 7		Fisher Crescent	Dandenong North	Demolition of Improvements	01-Jan-2019	\$ 480,000	\$ 530,000	\$ 26,500	\$ 480,000	\$ 480,000	\$ 24,800	110.3	100	RAFSL	537
300125 First Floor 145		Foster Street	Dandenong	Objection To Valuation	01-Jul-2018	\$ 330,000	\$ 820,000	\$ 60,000	\$ 1,140,000	\$ 3,200,000	\$ 235,600	240.6	240.6	RAFSL	0
274935 40		Francesco Drive	Dandenong North	Demolition of Improvements	01-Jan-2019	\$ 530,000	\$ 710,000	\$ 35,500	\$ 530,000	\$ 530,000	\$ 26,500	110.3	100	RAFSL	743

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2.5.1 Supplementary Valuation Returns 2019-4, 2019-4A, 2019-4B and 2019-4.3 (Cont.)

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Property No.	Street No.	Street	Suburb	Supp Reason	Supp Effective Date	Current SV	Current CV	Current NAV	Pending Supp SV	Pending Supp CV	Pending Supp NAV	Prev AVPCC	New AVPCC	FSP/L	Lands Area
248485/23		Froggat Drive	Noble Park North	Demolition of Improvements	01-Jan-2019	\$ 480,000	\$ 620,000	\$ 31,000	\$ 480,000	\$ 480,000	\$ 24,500	110.3	100	RAFSL	561
109110/10		Garnsworthy Street	Springvale	House Erected	01-Jan-2019	\$ 610,000	\$ 30,500	\$ 30,500	\$ 610,000	\$ 1,180,000	\$ 59,000	100	110.2	RAFSL	585
248185/108		Gladstone Road	Dandenong North	House Erected	01-Jan-2019	\$ 510,000	\$ 25,500	\$ 25,500	\$ 510,000	\$ 980,000	\$ 48,500	100	110.2	RAFSL	888
307255/26		Gladstone Road	Dandenong	Erection/Construction of Buildings	01-Jan-2019	\$ 480,000	\$ 560,000	\$ 28,000	\$ 480,000	\$ 640,000	\$ 32,000	110.3	100	RAFSL	603
506265/128		Glenhorne Drive	Keilorborough	Erection/Construction of Buildings	01-Jan-2019				\$ 280,000	\$ 550,000	\$ 26,500		120.4	RAFSL	
506270/228		Glenhorne Drive	Keilorborough	Erection/Construction of Buildings	01-Jan-2019				\$ 260,000	\$ 480,000	\$ 24,500		120.4	RAFSL	
176252/28		Glenhorne Drive	Keilorborough	Erection/Construction of Buildings	01-Jan-2019	\$ 540,000	\$ 630,000	\$ 31,500	\$ 540,000	\$ -	\$ -	110.3	010	RAFSL	554
455315/1-7		Grannik Court	Dandenong South	Erection/Construction of Buildings	01-Jan-2019	\$ 550,000	\$ 550,000	\$ 27,500	\$ 550,000	\$ 1,450,000	\$ 92,000	300	310.5	RAFSL	2101
506090/113		Grant Street	Dandenong	Erection/Construction of Buildings	01-Jan-2019	\$ 510,000	\$ 510,000	\$ 25,500	\$ 510,000	\$ -	\$ -	100	010	RAFSL	402
502955/117		Grant Street	Dandenong	Erection/Construction of Buildings	01-Jan-2019	\$ 720,000	\$ 720,000	\$ 38,000	\$ 720,000	\$ -	\$ -	100	010	RAFSL	708
503550/1A/17		Grant Street	Dandenong	Erection/Construction of Buildings	01-Jan-2019				\$ 250,000	\$ 530,000	\$ 26,500		120.4	RAFSL	
506085/213		Grant Street	Dandenong	Erection/Construction of Buildings	01-Jan-2019				\$ 180,000	\$ 480,000	\$ 24,500		120.4	RAFSL	
506090/313		Grant Street	Dandenong	Erection/Construction of Buildings	01-Jan-2019				\$ 180,000	\$ 480,000	\$ 24,000		120.4	RAFSL	
506095/413		Grant Street	Dandenong	Erection/Construction of Buildings	01-Jan-2019				\$ 180,000	\$ 470,000	\$ 23,800		120.4	RAFSL	
498810/177		Gray Street	Springvale	Erection/Construction of Buildings	01-Jan-2019	\$ 670,000	\$ 740,000	\$ 37,000	\$ 670,000	\$ 670,000	\$ 670,000	110.3	100	RAFSL	705
110655/2		Gray Street	Springvale	Demolition of Improvements	01-Jan-2019	\$ 670,000	\$ 740,000	\$ 37,000	\$ 670,000	\$ 670,000	\$ 670,000	110.3	100	RAFSL	705
498815/277		Gray Street	Springvale	Erection/Construction of Buildings	01-Jan-2019	\$ 340,000	\$ 510,000	\$ 25,500	\$ 340,000	\$ 510,000	\$ 25,500		120.3	RAFSL	
506255/54		Gray Street	Springvale	House Erected	01-Jan-2019	\$ 680,000	\$ 680,000	\$ 34,500	\$ 680,000	\$ 1,110,000	\$ 55,500	100	110.2	RAFSL	703
110655/7		Gray Street	Springvale	Change in Occupancy Affecting the AVPCC	01-Jan-2019	\$ 690,000	\$ 730,000	\$ 36,500	\$ 690,000	\$ -	\$ -	110.3	010	RAFSL	686
276055/11		Griffins Court	Dandenong North	Erection/Construction of Buildings	01-Jan-2019	\$ 540,000	\$ 760,000	\$ 38,000	\$ 540,000	\$ 620,000	\$ 41,000	110.3	100	RAFSL	803
250225/28		Hallon Road	Dandenong North	Demolition of Improvements	01-Jan-2019	\$ 500,000	\$ 620,000	\$ 31,000	\$ 500,000	\$ 500,000	\$ 25,000	110.3	100	RAFSL	593
344690/318-320		Hammond Road	Dandenong South	Erection/Construction of Buildings	01-Jan-2019	\$ 810,000	\$ 1,890,000	\$ 159,900	\$ 810,000	\$ 810,000	\$ 167,000	310.5	310.5	RAFSL	4060
345175/25		Hansatu Avenue	Dandenong	Demolition of Improvements	01-Jan-2019	\$ 500,000	\$ 550,000	\$ 27,500	\$ 500,000	\$ 500,000	\$ 25,000	110.3	100	RAFSL	631
218255/44		Harold Road	Springvale South	House Erected	01-Jan-2019	\$ 520,000	\$ 670,000	\$ 33,500	\$ 520,000	\$ 950,000	\$ 47,500	110.3	100	RAFSL	554
111310/11		Heather Grove	Springvale	Demolition of Improvements	01-Jan-2019	\$ 840,000	\$ 930,000	\$ 46,500	\$ 840,000	\$ 840,000	\$ 42,000	110.3	100	RAFSL	589
494290/17059		Heatherton Road	Noble Park	Erection/Construction of Buildings	01-Jan-2019	\$ 560,000	\$ 620,000	\$ 31,000	\$ 560,000	\$ 430,000	\$ 21,500		120.3	RAFSL	
144140/1059		Heatherton Road	Noble Park	Erection/Construction of Buildings	01-Jan-2019	\$ 560,000	\$ 620,000	\$ 31,000	\$ 560,000	\$ -	\$ -	110.3	010	RAFSL	585
494295/27059		Heatherton Road	Noble Park	Erection/Construction of Buildings	01-Jan-2019	\$ 335,000	\$ 630,000	\$ 31,500	\$ 335,000	\$ 630,000	\$ 31,500		120.3	RAFSL	
507130/134		Hemmings Street	Dandenong	Erection/Construction of Buildings	01-Jan-2019	\$ 180,000	\$ 400,000	\$ 20,000	\$ 180,000	\$ 400,000	\$ 20,000		120.4	RAFSL	
507135/234		Hemmings Street	Dandenong	Erection/Construction of Buildings	01-Jan-2019	\$ 190,000	\$ 415,000	\$ 20,750	\$ 190,000	\$ 415,000	\$ 20,750		120.4	RAFSL	
507140/334		Hemmings Street	Dandenong	Erection/Construction of Buildings	01-Jan-2019	\$ 180,000	\$ 405,000	\$ 20,250	\$ 180,000	\$ 405,000	\$ 20,250		120.4	RAFSL	
344965/34		Hemmings Street	Dandenong	Erection/Construction of Buildings	01-Jan-2019	\$ 590,000	\$ 550,000	\$ 27,500	\$ 590,000	\$ -	\$ -	100	010	RAFSL	487
502750/113		High Street	Dandenong	Erection/Construction of Buildings	01-Jan-2019				\$ 190,000	\$ 450,000	\$ 22,500		120.4	RAFSL	
502755/213		High Street	Dandenong	Erection/Construction of Buildings	01-Jan-2019				\$ 180,000	\$ 430,000	\$ 21,500		120.4	RAFSL	
505250/3		High Street	Dandenong	Change in Occupancy Affecting the AVPCC	01-Jan-2019	\$ 720,000	\$ 720,000	\$ 38,000	\$ 720,000	\$ -	\$ -	100	010	RAFSL	708

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2.5.1 Supplementary Valuation Returns 2019-4, 2019-4A, 2019-4B and 2019-4.3 (Cont.)

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502760/3/3		High Street	Dandenong	Erection/Construction Of Buildings	01-Jan-2019				\$ 180,000	\$ 490,000	\$ 21,500		120.4	RAFSL	
502765/4/3		High Street	Dandenong	Erection/Construction Of Buildings	01-Jan-2019				\$ 170,000	\$ 405,000	\$ 20,250		120.3	RAFSL	
450540/8		Highway Grove	Keyborough	House Erected	01-Jan-2019	\$ 720,000	\$ 720,000	\$ 38,000	\$ 720,000	\$ 1,280,000	\$ 64,000	100	110.2	RAFSL	572
509390/1/19		Hillside Avenue	Dandenong North	Change In Occupancy Affecting NAV	01-Jan-2019				\$ 250,000	\$ 455,000	\$ 22,750		120.3	RAFSL	
308960/19		Hillside Avenue	Dandenong North	Erection/Construction Of Buildings	01-Jan-2019	\$ 540,000	\$ 630,000	\$ 31,500				110.3	010	RAFSL	697
509395/2/19		Hillside Avenue	Dandenong North	Erection/Construction Of Buildings	01-Jan-2019				\$ 290,000	\$ 520,000	\$ 26,000		120.3	RAFSL	
509660/76		Hillside Street	Springvale	Erection/Construction Of Buildings	01-Jan-2019				\$ 270,000	\$ 610,000	\$ 30,500		120.4	RAFSL	
509655/78		Hillside Street	Springvale	Erection/Construction Of Buildings	01-Jan-2019				\$ 270,000	\$ 600,000	\$ 30,000		120.4	RAFSL	
49710/1/11		Homes Street	Noble Park	Erection/Construction Of Buildings	01-Jan-2019				\$ 140,000	\$ 340,000	\$ 17,000		120.4	RAFSL	
347035/11		Homes Street	Noble Park	Erection/Construction Of Buildings	01-Jan-2019	\$ 670,000	\$ 670,000	\$ 33,500				100	010	RAFSL	703
49715/2/11		Homes Street	Noble Park	Erection/Construction Of Buildings	01-Jan-2019				\$ 185,000	\$ 460,000	\$ 23,000		120.4	RAFSL	
49120/3/11		Homes Street	Noble Park	Erection/Construction Of Buildings	01-Jan-2019				\$ 185,000	\$ 460,000	\$ 23,000		120.4	RAFSL	
49125/4/11		Homes Street	Noble Park	Erection/Construction Of Buildings	01-Jan-2019				\$ 160,000	\$ 390,000	\$ 19,500		120.3	RAFSL	
213180/42		Homes Street	Keyborough	Demolition of Improvements	01-Jan-2019	\$ 13,150,000	\$ 13,150,000	\$ 657,500	\$ 13,150,000	\$ 13,150,000	\$ 657,500	117	100	RAFSL	20235
507815/1/30		Hope Street	Springvale	Erection/Construction Of Buildings	01-Jan-2019				\$ 310,000	\$ 470,000	\$ 23,500		120.3	RAFSL	
507820/2/30		Hope Street	Springvale	Erection/Construction Of Buildings	01-Jan-2019				\$ 320,000	\$ 480,000	\$ 24,000		120.3	RAFSL	
113955/30		Hope Street	Springvale	Erection/Construction Of Buildings	01-Jan-2019	\$ 630,000	\$ 690,000	\$ 34,500				110.3	010	RAFSL	697
494360/59		Hudson Court	Keyborough	Erection/Construction Of Buildings	01-Jan-2019	\$ 1,050,000	\$ 1,050,000	\$ 55,500	\$ 1,050,000	\$ 2,680,000	\$ 185,000	300	310.5	RAFSL	3864
494365/65		Hudson Court	Keyborough	Erection/Construction Of Buildings	01-Jan-2019	\$ 1,020,000	\$ 1,020,000	\$ 51,000	\$ 1,020,000	\$ 2,680,000	\$ 185,000	300	310.5	RAFSL	3787
179665/18		Huntsman Drive	Noble Park	Erection/Construction Of Buildings	01-Jan-2019	\$ 540,000	\$ 650,000	\$ 32,500	\$ 540,000	\$ 720,000	\$ 36,000	110.3	110.3	RAFSL	534
502550/1/138		Indian Drive	Keyborough	Erection/Construction Of Buildings	01-Jan-2019				\$ 222,000	\$ 610,000	\$ 38,000		310.5	RAFSL	
489290/101		Indian Drive	Keyborough	Erection/Construction Of Buildings	01-Jan-2019	\$ 410,000	\$ 410,000	\$ 20,500				300	010	RAFSL	1245
509515/101		Indian Drive	Keyborough	Erection/Construction Of Buildings	01-Jan-2019				\$ 205,000	\$ 600,000	\$ 38,000		310.5	RAFSL	
509520/103		Indian Drive	Keyborough	Erection/Construction Of Buildings	01-Jan-2019				\$ 205,000	\$ 600,000	\$ 38,000		310.5	RAFSL	
489295/105		Indian Drive	Keyborough	Erection/Construction Of Buildings	01-Jan-2019	\$ 410,000	\$ 410,000	\$ 20,500				300	010	RAFSL	1247
509505/105		Indian Drive	Keyborough	Erection/Construction Of Buildings	01-Jan-2019				\$ 205,000	\$ 600,000	\$ 38,000		310.5	RAFSL	
509510/107		Indian Drive	Keyborough	Erection/Construction Of Buildings	01-Jan-2019				\$ 205,000	\$ 600,000	\$ 38,000		310.5	RAFSL	
489300/109		Indian Drive	Keyborough	Erection/Construction Of Buildings	01-Jan-2019	\$ 410,000	\$ 410,000	\$ 20,500	\$ 410,000	\$ 1,130,000	\$ 72,000	300	310.5	RAFSL	1247
489110/138		Indian Drive	Keyborough	Erection/Construction Of Buildings	01-Jan-2019	\$ 1,470,000	\$ 1,470,000	\$ 73,500				300	010	RAFSL	4797
509295/2/138		Indian Drive	Keyborough	Erection/Construction Of Buildings	01-Jan-2019				\$ 251,000	\$ 660,000	\$ 44,000		310.5	RAFSL	
509260/3/138		Indian Drive	Keyborough	Erection/Construction Of Buildings	01-Jan-2019				\$ 229,000	\$ 630,000	\$ 40,000		310.5	RAFSL	
509265/4/138		Indian Drive	Keyborough	Erection/Construction Of Buildings	01-Jan-2019				\$ 153,000	\$ 420,000	\$ 26,000		310.5	RAFSL	
509270/5/138		Indian Drive	Keyborough	Erection/Construction Of Buildings	01-Jan-2019				\$ 182,000	\$ 500,000	\$ 31,000		310.5	RAFSL	
489655/54		Indian Drive	Keyborough	Erection/Construction Of Buildings	01-Jan-2019	\$ 450,000	\$ 430,000	\$ 21,500				300	010	RAFSL	1300
507950/54		Indian Drive	Keyborough	Erection/Construction Of Buildings	01-Jan-2019				\$ 297,000	\$ 660,000	\$ 40,000		310.5	RAFSL	
509275/6/138		Indian Drive	Keyborough	Erection/Construction Of Buildings	01-Jan-2019				\$ 135,000	\$ 370,000	\$ 23,000		310.5	RAFSL	
509280/7/138		Indian Drive	Keyborough	Erection/Construction Of Buildings	01-Jan-2019				\$ 149,000	\$ 410,000	\$ 26,000		310.5	RAFSL	

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2.5.1 Supplementary Valuation Returns 2019-4, 2019-4A, 2019-4B and 2019-4.3 (Cont.)

Council Report
Supplementary Valuation
SV 2019/04 - 1 January 2019

Property No.	Street No.	Street	Suburb	Supp Reason	Supp Effective Date	Current SV	Current CV	Current NAV	Pending Supp SV	Pending Supp CV	Pending Supp NAV	Prev AVPC	New AVPC	FSP/L	Lands Area
48835 74		Indian Drive	Keyborough	Erection/Construction Of Buildings	01-Jan-2019	\$ - 3,940,000	\$ 3,940,000	\$ 197,000	\$ -	\$ -	\$ -	- 300	010	RAFSL	17040
502855 8/138		Indian Drive	Keyborough	Erection/Construction Of Buildings	01-Jan-2019				\$ 149,000	\$ 410,000	\$ 26,000		310.5	RAFSL	
48815 377		Indian Drive	Keyborough	Erection/Construction Of Buildings	01-Jan-2019	\$ 400,000	\$ 400,000	\$ 20,000	\$ 400,000	\$ 1,070,000	\$ 88,000	300	310.5	RAFSL	1214
48870 1		Iris Court	Keyborough	House Erected	01-Jan-2019	\$ 570,000	\$ 570,000	\$ 28,500	\$ 570,000	\$ 1,020,000	\$ 51,000	100	110.2	RAFSL	400
48975 10		Iris Court	Keyborough	House Erected	01-Jan-2019	\$ 530,000	\$ 530,000	\$ 26,500	\$ 530,000	\$ 800,000	\$ 46,000	100	110.2	RAFSL	368
30715 50		James Street	Dandenong	Erection/Construction Of Buildings	01-Nov-2018	\$ 590,000	\$ 590,000	\$ 28,500	\$ 530,000	\$ 800,000	\$ 59,000	100	130	RAFSL	599
506235 1/6		Janica Grove	Dandenong	Erection/Construction Of Buildings	01-Jan-2019				\$ 190,000	\$ 540,000	\$ 27,000		120.4	RAFSL	
506240 2/6		Janica Grove	Dandenong	Erection/Construction Of Buildings	01-Jan-2019				\$ 185,000	\$ 520,000	\$ 26,000		120.4	RAFSL	
506245 3/6		Janica Grove	Dandenong	Erection/Construction Of Buildings	01-Jan-2019				\$ 185,000	\$ 520,000	\$ 26,000		120.4	RAFSL	
307760 6		Janica Grove	Dandenong	Erection/Construction Of Buildings	01-Jan-2019	\$ 590,000	\$ 590,000	\$ 33,500	\$ -	\$ -	\$ -	110.3	010	RAFSL	805
348285 44		Jellison Street	Noble Park	Erection/Construction Of Buildings	01-Jan-2019	\$ 560,000	\$ 560,000	\$ 28,000	\$ 275,000	\$ 640,000	\$ 32,000	100	126.4	RAFSL	585
49510 44A		Jellison Street	Noble Park	Erection/Construction Of Buildings	01-Jan-2019	\$ 490,000	\$ 490,000	\$ 27,500	\$ 285,000	\$ 670,000	\$ 33,500		120.4	RAFSL	
308260 104		Jesson Crescent	Dandenong	Erection/Construction Of Buildings	01-Jan-2019				\$ -	\$ -	\$ -	110.3	010	RAFSL	626
502825 104		Jesson Crescent	Dandenong	Erection/Construction Of Buildings	01-Jan-2019				\$ 285,000	\$ 520,000	\$ 26,000		120.3	RAFSL	
502830 104A		Jesson Crescent	Dandenong	Erection/Construction Of Buildings	01-Jan-2019				\$ 205,000	\$ 380,000	\$ 19,000		120.3	RAFSL	
458005 8/57-87		Jesson Crescent	Dandenong	Erection/Construction Of Buildings	01-Jul-2018	\$ 80,000	\$ 80,000	\$ 4,000	\$ 80,000	\$ 170,000	\$ 8,800	150.3	131	RANL	0
348175 74		Joy Road	Dandenong	Change In Occupancy Affecting the AVPC	01-Jan-2019	\$ 430,000	\$ 660,000	\$ 33,000	\$ 430,000	\$ 690,000	\$ 49,100	110.3	130	RAFSL	557
230715 1/21		Joy Parade	Noble Park	Demolition of Improvements	01-Jan-2019	\$ 510,000	\$ 510,000	\$ 25,500	\$ -	\$ -	\$ -	131	010	RAFSL	0
230720 2/21		Joy Parade	Noble Park	Demolition of Improvements	01-Jan-2019	\$ 320,000	\$ 320,000	\$ 16,000	\$ -	\$ -	\$ -	131	010	RAFSL	0
513250 21		Joy Parade	Noble Park	Demolition of Improvements	01-Jan-2019				\$ 830,000	\$ 830,000	\$ 41,500		100	RAFSL	
513255 1/17		Joyce Street	Springvale	Erection/Construction Of Buildings	01-Jan-2019				\$ 340,000	\$ 425,000	\$ 21,250		120.3	RAFSL	
113190 17		Joyce Street	Springvale	Erection/Construction Of Buildings	01-Jan-2019	\$ 700,000	\$ 786,000	\$ 39,000	\$ -	\$ -	\$ -	110.3	010	RAFSL	808
513860 2/17		Joyce Street	Springvale	Erection/Construction Of Buildings	01-Jan-2019				\$ 360,000	\$ 450,000	\$ 22,500		120.3	RAFSL	
504370 1/16		King George Parade	Dandenong	Change of Legal Description and/or Sale of Land	01-Jan-2019				\$ 230,000	\$ 360,000	\$ 18,000		110.3	RAFSL	
468830 1/42		King George Parade	Dandenong	Erection/Construction Of Buildings	01-Jan-2019	\$ -	\$ -	\$ -	\$ 200,000	\$ 430,000	\$ 21,500	0	120.4	RAFSL	0
350225 16		King George Parade	Dandenong	Cancelled - Parent Assessment	01-Jan-2019	\$ 510,000	\$ 590,000	\$ 29,000	\$ -	\$ -	\$ -	110.3	010	RAFSL	682
504375 2/16		King George Parade	Dandenong	Change of Legal Description and/or Sale of Land	01-Jan-2019				\$ 280,000	\$ 445,000	\$ 22,250		120.3	RAFSL	
468835 2/42		King George Parade	Dandenong	Erection/Construction Of Buildings	01-Jan-2019	\$ -	\$ -	\$ -	\$ 175,000	\$ 375,000	\$ 18,750	0	120.4	RAFSL	0
468840 3/42		King George Parade	Dandenong	Erection/Construction Of Buildings	01-Jan-2019	\$ -	\$ -	\$ -	\$ 165,000	\$ 350,000	\$ 17,500	0	120.3	RAFSL	0
350770 4/2		King George Parade	Dandenong	Erection/Construction Of Buildings	01-Jan-2019	\$ 540,000	\$ 540,000	\$ 27,000	\$ -	\$ -	\$ -	100	010	RAFSL	703
308240 36		King Street	Dandenong	Demolition of Improvements	01-Jan-2019	\$ 580,000	\$ 688,000	\$ 34,000	\$ 580,000	\$ 980,000	\$ 29,000	110.3	100	RAFSL	536
351820 88		Kirkham Road	Dandenong	Erection/Construction Of Buildings	01-Jan-2019	\$ 500,000	\$ 540,000	\$ 27,000	\$ -	\$ -	\$ -	110.3	010	RAFSL	632
508165 88A		Kirkham Road	Dandenong	Erection/Construction Of Buildings	01-Jan-2019				\$ 250,000	\$ 550,000	\$ 27,500		120.4	RAFSL	
508170 88B		Kirkham Road	Dandenong	Erection/Construction Of Buildings	01-Jan-2019				\$ 250,000	\$ 550,000	\$ 27,500		120.4	RAFSL	
50835 1/41		Kya Avenue	Dandenong	Erection/Construction Of Buildings	01-Jan-2019				\$ 345,000	\$ 480,000	\$ 24,000		120.3	RAFSL	
508640 2/41		Kya Avenue	Dandenong	Erection/Construction Of Buildings	01-Jan-2019				\$ 345,000	\$ 480,000	\$ 24,000		120.3	RAFSL	
460540 4/1		Kya Avenue	Dandenong	Erection/Construction Of Buildings	01-Jan-2019	\$ 690,000	\$ 690,000	\$ 34,500	\$ -	\$ -	\$ -	100	010	RAFSL	887
502885 19		Leaside Street	Dandenong, North	Erection/Construction Of Buildings	01-Jan-2019				\$ 200,000	\$ 405,000	\$ 20,250		120.4	RAFSL	
508005 1/46		Leonard Avenue	Noble Park	Erection/Construction Of Buildings	01-Jan-2019				\$ 170,000	\$ 570,000	\$ 28,500		120.4	RAFSL	

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2.5.1 Supplementary Valuation Returns 2019-4, 2019-4A, 2019-4B and 2019-4.3 (Cont.)

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 Supplementary Valuation
 SV 2019-04 - 1 January 2019

Property No.	Street No.	Street	Suburb	Supp Reason	Supp Effective Date	Current SV	Current CV	Current NAV	Pending Supp SV	Pending Supp CV	Pending Supp NAV	Prev AVPCC	New AVPCC	FSP/L	Lands Area
505010 2/46		Leonard Avenue	Noble Park	Erection/Construction Of Buildings	01-Jan-2019				\$ 135,000	\$ 460,000	\$ 23,000		120.4	RAFSL	
505019 3/46		Leonard Avenue	Noble Park	Erection/Construction Of Buildings	01-Jan-2019				\$ 135,000	\$ 460,000	\$ 23,000		120.4	RAFSL	
505020 4/46		Leonard Avenue	Noble Park	Erection/Construction Of Buildings	01-Jan-2019				\$ 135,000	\$ 460,000	\$ 23,000		120.4	RAFSL	
194640 46		Leonard Avenue	Noble Park	Cancelled - Parent Assessment	01-Jan-2019	\$ 1,010,000	\$ 1,020,000	\$ 51,000				118	010	RAFSL	1074
505025 5/46		Leonard Avenue	Noble Park	Erection/Construction Of Buildings	01-Jan-2019				\$ 135,000	\$ 460,000	\$ 23,000		120.4	RAFSL	
505030 6/46		Leonard Avenue	Noble Park	Erection/Construction Of Buildings	01-Jan-2019				\$ 135,000	\$ 460,000	\$ 23,000		120.4	RAFSL	
505035 7/46		Leonard Avenue	Noble Park	Erection/Construction Of Buildings	01-Jan-2019				\$ 165,000	\$ 540,000	\$ 27,000		126.4	RAFSL	
505860 1/31		Lighthood Road	Springvale	Erection/Construction Of Buildings	01-Jan-2019				\$ 230,000	\$ 670,000	\$ 33,900		120.4	RAFSL	
508865 2/31		Lighthood Road	Springvale	Erection/Construction Of Buildings	01-Jan-2019				\$ 200,000	\$ 590,000	\$ 29,000		120.4	RAFSL	
508970 3/31		Lighthood Road	Springvale	Erection/Construction Of Buildings	01-Jan-2019				\$ 210,000	\$ 630,000	\$ 31,500		120.4	RAFSL	
115930 31		Lighthood Road	Springvale	Change In Occupancy Affecting the AVPCC	01-Jan-2019	\$ 640,000	\$ 720,000	\$ 38,000				110.3	010	RAFSL	613
335860 141-145		Lonsdale Street	Dandenong	Objection To Valuation	01-Jul-2018	\$ 3,780,000	\$ 6,110,000	\$ 451,500	\$ 3,640,000	\$ 6,110,000	\$ 451,500	218		RAFSL	5209
312005 266-270		Lonsdale Street	Dandenong	Change Of Rating Category	01-Jan-2019	\$ 1,230,000	\$ 2,300,000	\$ 146,000	\$ 1,230,000	\$ 2,300,000	\$ 146,000	210.4		RAFSL	473
186000 46		Mackay Street	Springvale South	Demolition Of Improvements	01-Jan-2019	\$ 600,000	\$ 710,000	\$ 35,500	\$ 600,000	\$ 600,000	\$ 30,000	110.3	100	RAFSL	612
460995 46-61		Marconi Drive	Dandenong South	Erection/Construction Of Buildings	01-Jan-2019	\$ 5,000,000	\$ 5,000,000	\$ 290,000	\$ 5,000,000	\$ 13,420,000	\$ 1,075,000	300	320.3	RAFSL	22890
355035 9		Manion Street	Dandenong	Demolition Of Improvements	01-Jan-2019	\$ 480,000	\$ 530,000	\$ 26,500	\$ 480,000	\$ 480,000	\$ 24,000	110.3	100	RAFSL	557
513735 57		Mark Anthony Drive	Dandenong South	Erection/Construction Of Buildings	01-Jan-2019				\$ 1,570,000	\$ 5,130,000	\$ 490,000		310.5	RAFSL	
428790 57-67		Mark Anthony Drive	Dandenong South	Erection/Construction Of Buildings	01-Jan-2019	\$ 2,480,000	\$ 5,470,000	\$ 438,000				310.5	010	RAFSL	14890
513180 63		Mark Anthony Drive	Dandenong South	Erection/Construction Of Buildings	01-Jan-2019				\$ 890,000	\$ 2,900,000	\$ 245,000		310.5	RAFSL	
42920 23		Marront Drive	Keysborough	House Erected	01-Jan-2019	\$ 800,000	\$ 800,000	\$ 40,000	\$ 800,000	\$ 1,370,000	\$ 69,500	100	110.2	RAFSL	660
506455 10		Mediterranean Circuit	Keysborough	Erection/Construction Of Buildings	01-Jan-2019				\$ 113,000	\$ 420,000	\$ 26,000		310.5	RAFSL	
506450 12		Mediterranean Circuit	Keysborough	Erection/Construction Of Buildings	01-Jan-2019				\$ 100,000	\$ 370,000	\$ 23,000		310.5	RAFSL	
506445 14		Mediterranean Circuit	Keysborough	Erection/Construction Of Buildings	01-Jan-2019				\$ 79,000	\$ 290,000	\$ 18,000		310.5	RAFSL	
506440 16		Mediterranean Circuit	Keysborough	Erection/Construction Of Buildings	01-Jan-2019				\$ 74,000	\$ 280,000	\$ 17,000		310.5	RAFSL	
506435 18		Mediterranean Circuit	Keysborough	Erection/Construction Of Buildings	01-Jan-2019				\$ 65,000	\$ 240,000	\$ 15,000		310.5	RAFSL	
506475 2		Mediterranean Circuit	Keysborough	Erection/Construction Of Buildings	01-Jan-2019				\$ 113,000	\$ 420,000	\$ 26,000		310.5	RAFSL	
506425 20		Mediterranean Circuit	Keysborough	Erection/Construction Of Buildings	01-Jan-2019				\$ 52,000	\$ 200,000	\$ 12,000		310.5	RAFSL	
506430 22		Mediterranean Circuit	Keysborough	Erection/Construction Of Buildings	01-Jan-2019				\$ 61,000	\$ 230,000	\$ 14,000		310.5	RAFSL	
50615 24		Mediterranean Circuit	Keysborough	Erection/Construction Of Buildings	01-Jan-2019				\$ 70,000	\$ 270,000	\$ 16,000		310.5	RAFSL	
506510 26		Mediterranean Circuit	Keysborough	Erection/Construction Of Buildings	01-Jan-2019				\$ 65,000	\$ 250,000	\$ 15,000		310.5	RAFSL	
506505 28		Mediterranean Circuit	Keysborough	Erection/Construction Of Buildings	01-Jan-2019				\$ 214,000	\$ 760,000	\$ 48,000		310.5	RAFSL	
506500 30		Mediterranean Circuit	Keysborough	Erection/Construction Of Buildings	01-Jan-2019				\$ 187,000	\$ 690,000	\$ 43,000		310.5	RAFSL	
506495 32		Mediterranean Circuit	Keysborough	Erection/Construction Of Buildings	01-Jan-2019				\$ 204,000	\$ 740,000	\$ 47,000		310.5	RAFSL	
506490 34		Mediterranean Circuit	Keysborough	Erection/Construction Of Buildings	01-Jan-2019				\$ 222,000	\$ 800,000	\$ 51,000		310.5	RAFSL	
506485 36		Mediterranean Circuit	Keysborough	Erection/Construction Of Buildings	01-Jan-2019				\$ 265,000	\$ 950,000	\$ 61,000		310.5	RAFSL	
506480 38		Mediterranean Circuit	Keysborough	Erection/Construction Of Buildings	01-Jan-2019				\$ 135,000	\$ 500,000	\$ 31,000		310.5	RAFSL	
506470 4		Mediterranean Circuit	Keysborough	Erection/Construction Of Buildings	01-Jan-2019				\$ 113,000	\$ 420,000	\$ 26,000		310.5	RAFSL	
506395 40		Mediterranean Circuit	Keysborough	Erection/Construction Of Buildings	01-Jan-2019				\$ 122,000	\$ 450,000	\$ 28,000		310.5	RAFSL	
506390 42		Mediterranean Circuit	Keysborough	Erection/Construction Of Buildings	01-Jan-2019				\$ 122,000	\$ 450,000	\$ 28,000		310.5	RAFSL	

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2.5.1 Supplementary Valuation Returns 2019-4, 2019-4A, 2019-4B and 2019-4.3 (Cont.)

Council Report
Supplementary Valuation
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Property No.	Street No.	Street	Suburb	Supp Reason	Supp Effective Date	Current SV	Current CV	Current NAV	Pending Supp SV	Pending Supp NAV	Prev AVPCC	New AVPCC	FSP/L	Lands Area	
506385 44		Mediterranean Circuit	Keysborough	Erection/Construction Of Buildings	01-Jan-2019				\$ 122,000	\$ 450,000	\$ 28,000	310.5	RAFSL		
506380 46		Mediterranean Circuit	Keysborough	Erection/Construction Of Buildings	01-Jan-2019				\$ 122,000	\$ 450,000	\$ 28,000	310.5	RAFSL		
506375 48		Mediterranean Circuit	Keysborough	Erection/Construction Of Buildings	01-Jan-2019				\$ 140,000	\$ 510,000	\$ 32,000	310.5	RAFSL		
506465 6		Mediterranean Circuit	Keysborough	Erection/Construction Of Buildings	01-Jan-2019				\$ 113,000	\$ 420,000	\$ 26,000	310.5	RAFSL		
506460 8		Mediterranean Circuit	Keysborough	Erection/Construction Of Buildings	01-Jan-2019				\$ 113,000	\$ 420,000	\$ 26,000	310.5	RAFSL		
477395 15		Moshe Circuit	Springvale	House Erected	01-Jan-2019	\$ 690,000	\$ 690,000	\$ 34,500	\$ 690,000	\$ 1,140,000	\$ 57,000	110.2	RAFSL	500	
477410 21		Moshe Circuit	Springvale	House Erected	01-Jan-2019	\$ 690,000	\$ 690,000	\$ 34,500	\$ 690,000	\$ 1,130,000	\$ 56,500	110.2	RAFSL	500	
477430 29		Moshe Circuit	Springvale	House Erected	01-Jan-2019	\$ 690,000	\$ 690,000	\$ 34,500	\$ 690,000	\$ 1,100,000	\$ 55,000	110.2	RAFSL	503	
477445 35		Moshe Circuit	Springvale	House Erected	01-Jan-2019	\$ 720,000	\$ 720,000	\$ 36,000	\$ 720,000	\$ 1,150,000	\$ 57,500	110.2	RAFSL	500	
477555 4		Moshe Circuit	Springvale	House Erected	01-Jan-2019	\$ 560,000	\$ 560,000	\$ 28,000	\$ 560,000	\$ 880,000	\$ 44,000	110.2	RAFSL	314	
512515 121		Monsah Drive	Dandenong South	Change In Occupancy Affecting the AVPCC	01-Jan-2019				\$ 500,000	\$ 500,000	\$ 25,000	300	RAFSL		
456295 121-141		Monsah Drive	Dandenong South	Change In Occupancy Affecting the AVPCC	01-Jan-2019	\$ 3,820,000	\$ 3,820,000	\$ 191,000			\$ -	300	010	23,880	
509870 123		Monsah Drive	Dandenong South	Change In Occupancy Affecting the AVPCC	01-Jan-2019				\$ 1,340,000	\$ 2,070,000	\$ 162,000	310.5	RAFSL		
509875 127		Monsah Drive	Dandenong South	Change In Occupancy Affecting the AVPCC	01-Jan-2019				\$ 1,980,000	\$ 3,030,000	\$ 240,000	310.5	RAFSL		
480760 140-159		National Drive	Dandenong South	Change In Occupancy Affecting NAV	01-Jan-2019	\$ 4,244,000	\$ 6,100,000	\$ 521,000			\$ -	320.3	RAFSL	26527	
513065 140-152		National Drive	Dandenong South	Change In Occupancy Affecting NAV	01-Jan-2019				\$ 5,000,000	\$ 8,100,000	\$ 690,000				
505365 151		National Drive	Dandenong South	Change In Occupancy Affecting NAV	01-Jan-2019	\$ 8,720,000	\$ 8,720,000	\$ 435,000			\$ -	300	RAFSL	317500	
488255 34		Naxosa Way	Keysborough	Erection/Construction Of Buildings	01-Jan-2019	\$ 570,000	\$ 570,000	\$ 28,500	\$ 570,000	\$ 1,950,000	\$ 105,000	300	310.5	RAFSL	1783
258895 18		Neusham Drive	Dandenong North	Erection/Construction Of Buildings	01-Jan-2019	\$ 480,000	\$ 610,000	\$ 30,500			\$ -	110.3	010	532	
50605 18		Neusham Drive	Dandenong North	Erection/Construction Of Buildings	01-Jan-2019				\$ 230,000	\$ 455,000	\$ 22,750	120.3	RAFSL		
506070 18A		Neusham Drive	Dandenong North	Erection/Construction Of Buildings	01-Jan-2019				\$ 250,000	\$ 460,000	\$ 24,500	120.4	RAFSL		
50210 127		New Street	Dandenong	Erection/Construction Of Buildings	01-Jan-2019				\$ 130,000	\$ 450,000	\$ 21,500	120.4	RAFSL		
50215 2/27		New Street	Dandenong	Erection/Construction Of Buildings	01-Jan-2019	\$ 1,160,000	\$ 1,160,000	\$ 58,000			\$ -	100	010	1618	
515365 27		New Street	Dandenong	Erection/Construction Of Buildings	01-Jan-2019				\$ 130,000	\$ 430,000	\$ 21,500	120.4	RAFSL		
502320 3/27		New Street	Dandenong	Erection/Construction Of Buildings	01-Jan-2019				\$ 130,000	\$ 430,000	\$ 21,500	120.4	RAFSL		
502325 4/27		New Street	Dandenong	Erection/Construction Of Buildings	01-Jan-2019				\$ 130,000	\$ 430,000	\$ 21,500	120.4	RAFSL		
502330 5/27		New Street	Dandenong	Erection/Construction Of Buildings	01-Jan-2019				\$ 130,000	\$ 430,000	\$ 21,500	120.4	RAFSL		
502335 6/27		New Street	Dandenong	Erection/Construction Of Buildings	01-Jan-2019				\$ 130,000	\$ 430,000	\$ 21,500	120.4	RAFSL		
502440 7/27		New Street	Dandenong	Erection/Construction Of Buildings	01-Jan-2019				\$ 130,000	\$ 430,000	\$ 21,500	120.4	RAFSL		
502445 8/27		New Street	Dandenong	Erection/Construction Of Buildings	01-Jan-2019				\$ 130,000	\$ 430,000	\$ 21,500	120.4	RAFSL		
502550 9/27		New Street	Dandenong	Erection/Construction Of Buildings	01-Jan-2019				\$ 130,000	\$ 430,000	\$ 21,500	120.4	RAFSL		
502510 1/133		Noble Street	Noble Park	Erection/Construction Of Buildings	01-Jan-2019	\$ 610,000	\$ 610,000	\$ 30,500			\$ -	100	010	1351	
190660 153		Noble Street	Noble Park	Erection/Construction Of Buildings	01-Jan-2019	\$ 1,030,000	\$ 1,030,000	\$ 51,500			\$ -	100	010		
502215 2/133		Noble Street	Noble Park	Erection/Construction Of Buildings	01-Jan-2019				\$ 170,000	\$ 550,000	\$ 27,500	120.4	RAFSL		
502220 3/133		Noble Street	Noble Park	Erection/Construction Of Buildings	01-Jan-2019				\$ 170,000	\$ 550,000	\$ 27,500	120.4	RAFSL		
190170 31		Noble Street	Noble Park	Demolition of Improvements	01-Jan-2019				\$ 170,000	\$ 940,000	\$ 47,000	110.3	100	974	
50225 4/133		Noble Street	Noble Park	Erection/Construction Of Buildings	01-Jan-2019	\$ 940,000	\$ 1,080,000	\$ 54,000	\$ 170,000	\$ 580,000	\$ 28,000	120.4	RAFSL		
50230 5/133		Noble Street	Noble Park	Erection/Construction Of Buildings	01-Jan-2019				\$ 180,000	\$ 610,000	\$ 30,500	120.4	RAFSL		
50235 6/133		Noble Street	Noble Park	Erection/Construction Of Buildings	01-Jan-2019				\$ 160,000	\$ 540,000	\$ 27,000	120.3	RAFSL		

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ORDINARY COUNCIL MEETING - AGENDA

2.5.1 Supplementary Valuation Returns 2019-4, 2019-4A, 2019-4B and 2019-4.3 (Cont.)

Council Report
Supplementary Valuation
SV 2019/04 - 1 January 2019

Property No.	Street No.	Street	Suburb	Supp Reason	Supp Effective Date	Current SV	Current CV	Current NAV	Pending Supp SV	Pending Supp CV	Pending Supp NAV	Prev AVPC	New AVPC	FSP/L	Lands Area
216900 16		Northgate Drive	Springvale South	Erection/Construction Of Buildings	01-Jan-2019	\$ 700,000	\$ 870,000	\$ 43,500	\$ -	\$ -	\$ -	110.3	010	RAFSL	885
505630 16		Northgate Drive	Springvale South	Erection/Construction Of Buildings	01-Jan-2019				\$ 340,000	\$ 530,000	\$ 26,500			RAFSL	
505625 16A		Northgate Drive	Springvale South	Erection/Construction Of Buildings	01-Jan-2019				\$ 360,000	\$ 570,000	\$ 28,500			RAFSL	
255956 24		Oakwood Avenue	Dandenong North	Erection/Construction Of Buildings	01-Jan-2019	\$ 480,000	\$ 480,000	\$ 24,000	\$ -	\$ -	\$ -	100	010	RAFSL	585
502880 24		Oakwood Avenue	Dandenong North	Erection/Construction Of Buildings	01-Jan-2019				\$ 280,000	\$ 580,000	\$ 29,500			RAFSL	
498900 11		Olivetree Drive	Keyborough	House Erected	01-Jan-2019	\$ 570,000	\$ 570,000	\$ 28,500	\$ 570,000	\$ 1,000,000	\$ 50,000	100	110.2	RAFSL	407
498905 13		Olivetree Drive	Keyborough	House Erected	01-Jan-2019	\$ 640,000	\$ 640,000	\$ 32,000	\$ 640,000	\$ 1,120,000	\$ 56,000	100	110.2	RAFSL	453
498910 15		Olivetree Drive	Keyborough	House Erected	01-Jan-2019	\$ 570,000	\$ 570,000	\$ 28,500	\$ 570,000	\$ 960,000	\$ 46,500	100	110.2	RAFSL	405
498920 20		Olivetree Drive	Keyborough	House Erected	01-Jan-2019	\$ 430,000	\$ 430,000	\$ 21,500	\$ 430,000	\$ 670,000	\$ 33,500	100	110.2	RAFSL	280
498925 21		Olivetree Drive	Keyborough	House Erected	01-Jan-2019	\$ 580,000	\$ 580,000	\$ 29,000	\$ 580,000	\$ 800,000	\$ 45,000	100	110.2	RAFSL	408
498935 22		Olivetree Drive	Keyborough	House Erected	01-Jan-2019	\$ 415,000	\$ 415,000	\$ 20,750	\$ 415,000	\$ 640,000	\$ 32,000	100	110.2	RAFSL	248
498940 27		Olivetree Drive	Keyborough	House Erected	01-Jan-2019	\$ 580,000	\$ 580,000	\$ 29,000	\$ 580,000	\$ 1,070,000	\$ 53,000	100	110.2	RAFSL	410
498945 29		Olivetree Drive	Keyborough	House Erected	01-Jan-2019	\$ 640,000	\$ 640,000	\$ 32,000	\$ 640,000	\$ 1,060,000	\$ 54,500	100	110.2	RAFSL	460
498940 30		Olivetree Drive	Keyborough	House Erected	01-Jan-2019	\$ 425,000	\$ 425,000	\$ 21,250	\$ 425,000	\$ 660,000	\$ 33,000	100	110.2	RAFSL	297
498920 37		Olivetree Drive	Keyborough	House Erected	01-Jan-2019	\$ 580,000	\$ 580,000	\$ 29,000	\$ 580,000	\$ 1,040,000	\$ 52,000	100	110.2	RAFSL	414
509450 1/2/15		Outlook Drive	Dandenong North	Erection/Construction Of Buildings	01-Jan-2019				\$ 245,000	\$ 450,000	\$ 22,500			RAFSL	
509455 2/2/15		Outlook Drive	Dandenong North	Erection/Construction Of Buildings	01-Jan-2019				\$ 320,000	\$ 560,000	\$ 29,000			RAFSL	
283005 2/15		Outlook Drive	Dandenong North	Erection/Construction Of Buildings	01-Jan-2019	\$ 570,000	\$ 660,000	\$ 34,000	\$ -	\$ -	\$ -	110.3	010	RAFSL	1022
152810 1		Paicote Avenue	Springvale	Cancelled - Parent Assessment	01-Jan-2019	\$ 740,000	\$ 740,000	\$ 37,000	\$ -	\$ -	\$ -	100	010	RAFSL	686
498770 1/1		Paicote Avenue	Springvale	Erection/Construction Of Buildings	01-Jan-2019				\$ 390,000	\$ 750,000	\$ 37,500			RAFSL	
498775 2/1		Paicote Avenue	Springvale	Erection/Construction Of Buildings	01-Jan-2019				\$ 350,000	\$ 680,000	\$ 34,000			RAFSL	
485165 7/3		Patricia Loop	Keyborough	House Erected	01-Jan-2019	\$ 630,000	\$ 630,000	\$ 31,500	\$ 630,000	\$ 1,120,000	\$ 56,000	100	110.2	RAFSL	448
483180 7/9		Patricia Loop	Keyborough	House Erected	01-Jan-2019	\$ 660,000	\$ 660,000	\$ 33,000	\$ 660,000	\$ 1,000,000	\$ 50,000	100	110.2	RAFSL	497
505860 1		Perissos Place	Keyborough	Erection/Construction Of Buildings	01-Jan-2019				\$ 240,000	\$ 660,000	\$ 34,500			RAFSL	
505855 10		Perissos Place	Keyborough	Erection/Construction Of Buildings	01-Jan-2019				\$ 240,000	\$ 660,000	\$ 34,000			RAFSL	
505815 11		Perissos Place	Keyborough	Erection/Construction Of Buildings	01-Jan-2019				\$ 220,000	\$ 620,000	\$ 31,000			RAFSL	
505860 12		Perissos Place	Keyborough	Erection/Construction Of Buildings	01-Jan-2019				\$ 240,000	\$ 680,000	\$ 34,000			RAFSL	
505820 13		Perissos Place	Keyborough	Erection/Construction Of Buildings	01-Jan-2019				\$ 220,000	\$ 620,000	\$ 31,000			RAFSL	
505865 14		Perissos Place	Keyborough	Erection/Construction Of Buildings	01-Jan-2019				\$ 240,000	\$ 660,000	\$ 34,000			RAFSL	
505825 15		Perissos Place	Keyborough	Erection/Construction Of Buildings	01-Jan-2019				\$ 240,000	\$ 660,000	\$ 34,500			RAFSL	
505870 16		Perissos Place	Keyborough	Erection/Construction Of Buildings	01-Jan-2019				\$ 240,000	\$ 660,000	\$ 34,000			RAFSL	
505830 17		Perissos Place	Keyborough	Erection/Construction Of Buildings	01-Jan-2019				\$ 230,000	\$ 660,000	\$ 33,000			RAFSL	
505875 18		Perissos Place	Keyborough	Erection/Construction Of Buildings	01-Jan-2019				\$ 240,000	\$ 670,000	\$ 33,500			RAFSL	
505835 2		Perissos Place	Keyborough	Erection/Construction Of Buildings	01-Jan-2019				\$ 240,000	\$ 660,000	\$ 34,500			RAFSL	
505895 3		Perissos Place	Keyborough	Erection/Construction Of Buildings	01-Jan-2019				\$ 220,000	\$ 620,000	\$ 31,000			RAFSL	
505840 4		Perissos Place	Keyborough	Erection/Construction Of Buildings	01-Jan-2019				\$ 240,000	\$ 680,000	\$ 34,000			RAFSL	
505800 5		Perissos Place	Keyborough	Erection/Construction Of Buildings	01-Jan-2019				\$ 240,000	\$ 660,000	\$ 34,500			RAFSL	
505845 6		Perissos Place	Keyborough	Erection/Construction Of Buildings	01-Jan-2019				\$ 240,000	\$ 660,000	\$ 34,000			RAFSL	
505905 7		Perissos Place	Keyborough	Erection/Construction Of Buildings	01-Jan-2019				\$ 220,000	\$ 620,000	\$ 31,000			RAFSL	

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2.5.1 Supplementary Valuation Returns 2019-4, 2019-4A, 2019-4B and 2019-4.3 (Cont.)

Council Report
 Supplementary Valuation
 31/2019-4 - 1 January 2019

Property No.	Street No.	Street	Suburb	Supp Reason	Supp Effective Date	Current SV	Current CV	Current NAV	Pending Supp SV	Pending Supp CV	Pending Supp NAV	Prev AVPCC	New AVPCC	FSP/L	Lands Area
508560 g		Perissos Place	Keysborough	Erection/Construction Of Buildings	01-Jan-2019				\$ 240,000	\$ 680,000	\$ 34,000		126.4	RAFSL	
508810 g		Perissos Place	Keysborough	Erection/Construction Of Buildings	01-Jan-2019				\$ 240,000	\$ 690,000	\$ 34,500		126.4	RAFSL	
585830	205-321	Perry Road	Keysborough	Demolition of Improvements	01-Jan-2019	\$ 5,200,000	\$ 5,200,000	\$ 260,000	\$ -	\$ -	\$ -	117	010	RAFSL	67,800
51130	295-321	Perry Road	Keysborough	Demolition of Improvements	01-Jan-2019	\$ 200,000	\$ 200,000	\$ 10,000	\$ 5,400,000	\$ 5,400,000	\$ 270,000		300	RAFSL	
388800	265A	Peunia Drive	Keysborough	Demolition of Improvements	01-Jan-2019	\$ 690,000	\$ 690,000	\$ 31,500	\$ -	\$ -	\$ -	111	010	RAFSL	2,200
487460	18	Peunia Drive	Keysborough	House Erected	01-Jan-2019	\$ 500,000	\$ 500,000	\$ 25,000	\$ 630,000	\$ 1,170,000	\$ 98,500	100	110.2	RAFSL	448
487460	18	Peunia Drive	Keysborough	House Erected	01-Jan-2019	\$ 500,000	\$ 500,000	\$ 25,000	\$ 630,000	\$ 1,170,000	\$ 98,500	100	110.2	RAFSL	448
508260	1/13	Philip Street	Dandenong North	Change In Occupancy/Affecting NAV	01-Jan-2019	\$ 590,000	\$ 530,000	\$ 26,500	\$ -	\$ -	\$ -	100	010	RAFSL	660
284500	13	Philip Street	Dandenong North	Erection/Construction Of Buildings	01-Jan-2019	\$ 600,000	\$ 840,000	\$ 42,000	\$ 500,000	\$ 600,000	\$ 30,000	110.3	100	RAFSL	843
504265	2/13	Philip Street	Dandenong North	Erection/Construction Of Buildings	01-Jan-2019	\$ 550,000	\$ 550,000	\$ 27,500	\$ 550,000	\$ 1,030,000	\$ 51,500	100	110.2	RAFSL	387
218815	677	Piccadilly Crescent	Keysborough	Demolition of Improvements	01-Jan-2019	\$ 540,000	\$ 540,000	\$ 27,000	\$ -	\$ -	\$ -	100	010	RAFSL	515
482120	g	Pheasant Way	Keysborough	House Erected	01-Jan-2019	\$ 630,000	\$ 730,000	\$ 36,500	\$ -	\$ -	\$ -	100	010	RAFSL	515
158335	92	Police Road	Springvale	Erection/Construction Of Buildings	01-Jan-2019	\$ 630,000	\$ 630,000	\$ 30,000	\$ 125,000	\$ 630,000	\$ 32,400	310.5	310.5	RAFSL	728
317455	20	Power Street	Dandenong	Demolition of Improvements	01-Jan-2019	\$ 118,000	\$ 600,000	\$ 30,000	\$ -	\$ -	\$ -	100	010	RAFSL	0
498800	1/576-588	Primoso Highway	Noble Park North	Change In Occupancy/Affecting NAV	01-Jan-2019	\$ 118,000	\$ 600,000	\$ 30,000	\$ 125,000	\$ 630,000	\$ 32,400	310.5	310.5	RAFSL	0
498805	1/574-768	Primoso Highway	Springvale	Change In Occupancy/Affecting NAV	01-Jan-2019	\$ 315,000	\$ 1,440,000	\$ 75,600	\$ 301,000	\$ 1,460,000	\$ 76,000	310.5	310.5	RAFSL	0
498845	10/575-588	Primoso Highway	Noble Park North	Change In Occupancy/Affecting NAV	01-Jan-2019	\$ 395,000	\$ 1,400,000	\$ 73,300	\$ 292,000	\$ 1,450,000	\$ 75,700	310.5	310.5	RAFSL	0
498850	11/576-588	Primoso Highway	Noble Park North	Change In Occupancy/Affecting NAV	01-Jan-2019	\$ 248,000	\$ 1,140,000	\$ 59,500	\$ 238,000	\$ 1,180,000	\$ 61,800	310.5	310.5	RAFSL	0
498855	12/575-588	Primoso Highway	Noble Park North	Change In Occupancy/Affecting NAV	01-Jan-2019	\$ 12,180,000	\$ 26,686,000	\$ 1,602,000	\$ 12,180,000	\$ 25,460,000	\$ 1,602,000	210.6	210.6	RAFSL	98380
477590	125	Primoso Highway	Dandenong South	Objection To Valuation	01-Jul-2018	\$ 117,000	\$ 600,000	\$ 30,000	\$ 114,000	\$ 570,000	\$ 28,400	310.5	310.5	RAFSL	0
498860	13/576-588	Primoso Highway	Noble Park North	Change In Occupancy/Affecting NAV	01-Jan-2019	\$ 97,000	\$ 450,000	\$ 22,500	\$ 90,000	\$ 450,000	\$ 23,300	310.5	310.5	RAFSL	0
498865	14/575-588	Primoso Highway	Noble Park North	Change In Occupancy/Affecting NAV	01-Jan-2019	\$ 135,000	\$ 620,000	\$ 32,300	\$ 140,000	\$ 750,000	\$ 38,600	310.5	310.5	RAFSL	0
498870	15/576-588	Primoso Highway	Noble Park North	Change In Occupancy/Affecting NAV	01-Jan-2019	\$ 65,000	\$ 320,000	\$ 16,000	\$ 70,000	\$ 360,000	\$ 16,200	310.5	310.5	RAFSL	0
498875	16/575-588	Primoso Highway	Noble Park North	Change In Occupancy/Affecting NAV	01-Jan-2019	\$ 81,000	\$ 420,000	\$ 21,000	\$ 120,000	\$ 610,000	\$ 31,000	310.5	310.5	RAFSL	0
498880	17/576-588	Primoso Highway	Noble Park North	Change In Occupancy/Affecting NAV	01-Jan-2019	\$ 109,000	\$ 560,000	\$ 28,000	\$ 138,000	\$ 660,000	\$ 35,700	310.5	310.5	RAFSL	0
498885	18/575-588	Primoso Highway	Noble Park North	Change In Occupancy/Affecting NAV	01-Jan-2019	\$ 118,000	\$ 600,000	\$ 30,000	\$ 115,000	\$ 570,000	\$ 29,600	310.5	310.5	RAFSL	0
498890	19/576-588	Primoso Highway	Noble Park North	Change In Occupancy/Affecting NAV	01-Jan-2019	\$ 198,000	\$ 910,000	\$ 47,500	\$ 190,000	\$ 950,000	\$ 49,200	310.5	310.5	RAFSL	0
498895	2/576-588	Primoso Highway	Springvale	Change In Occupancy/Affecting NAV	01-Jan-2019	\$ 143,000	\$ 660,000	\$ 34,200	\$ 188,000	\$ 850,000	\$ 43,600	310.5	310.5	RAFSL	0
498900	3/576-588	Primoso Highway	Noble Park North	Change In Occupancy/Affecting NAV	01-Jan-2019	\$ 238,000	\$ 1,100,000	\$ 57,200	\$ 222,000	\$ 1,110,000	\$ 57,600	310.5	310.5	RAFSL	0
512845	3/754-768	Primoso Highway	Springvale	Change In Occupancy/Affecting NAV	01-Jan-2019	\$ 299,000	\$ 1,190,000	\$ 62,000	\$ 1,080,000	\$ 3,750,000	\$ 305,000	820.3	820.3	RAFSL	0
498915	4/575-588	Primoso Highway	Noble Park North	Change In Occupancy/Affecting NAV	01-Jan-2019	\$ 299,000	\$ 1,190,000	\$ 62,000	\$ 240,000	\$ 1,190,000	\$ 62,200	310.5	310.5	RAFSL	0
512850	4/754-768	Primoso Highway	Springvale	Change In Occupancy/Affecting NAV	01-Jan-2019	\$ 314,000	\$ 1,440,000	\$ 75,200	\$ 299,000	\$ 890,000	\$ 74,000	210.4	210.4	RAFSL	0
498920	5/576-588	Primoso Highway	Noble Park North	Change In Occupancy/Affecting NAV	01-Jan-2019	\$ 97,000	\$ 500,000	\$ 25,000	\$ 1,260,000	\$ 4,260,000	\$ 395,000	214.2	214.2	RAFSL	0
512855	5/754-768	Primoso Highway	Springvale	Change In Occupancy/Affecting NAV	01-Jan-2019	\$ 97,000	\$ 500,000	\$ 25,000	\$ 99,000	\$ 460,000	\$ 25,600	310.5	310.5	RAFSL	0
498925	6/576-588	Primoso Highway	Noble Park North	Change In Occupancy/Affecting NAV	01-Jan-2019	\$ 97,000	\$ 500,000	\$ 25,000	\$ 99,000	\$ 460,000	\$ 25,600	310.5	310.5	RAFSL	0
512845	6/754-768	Primoso Highway	Springvale	Erection/Construction Of Buildings	01-Jan-2019	\$ 950,000	\$ 1,850,000	\$ 154,000	\$ 950,000	\$ 1,850,000	\$ 154,000	240.6	240.6	RAFSL	0
498930	7/576-588	Primoso Highway	Noble Park North	Change In Occupancy/Affecting NAV	01-Jan-2019	\$ 148,000	\$ 680,000	\$ 35,600	\$ 140,000	\$ 700,000	\$ 38,200	310.5	310.5	RAFSL	0

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ORDINARY COUNCIL MEETING - AGENDA

2.5.1 Supplementary Valuation Returns 2019-4, 2019-4A, 2019-4B and 2019-4.3 (Cont.)

Council Report
Supplementary Valuation
31/2019-4 - 1 January 2019

Property No.	Street No.	Street	Suburb	Supp Reason	Supp Effective Date	Current SV	Current CV	Current NAV	Pending Supp SV	Pending Supp CV	Pending Supp NAV	Prev AV/PC	New AV/PC	FSP/L	Lands Area
515240	754	Princes Highway	Springvale	Erection/Construction Of Buildings	01-Jan-2019				\$ 1,150,000	\$ 3,800,000	\$ 324,000		245	RAFSL	
384650	754-758	Princes Highway	Springvale	Demolition of Improvements	01-Jan-2019	\$ 6,610,000	\$ 13,080,000	\$ 1,100,000	\$ -	\$ -	\$ -	210.6	010	RAFSL	31,280
498335	81576-598	Princes Highway	Noble Park North	Change In Occupancy/Affecting NAV	01-Jan-2019	\$ 117,000	\$ 600,000	\$ 30,000	\$ 114,000	\$ 570,000	\$ 28,400	310.5	310.5	RAFSL	0
498440	91676-598	Princes Highway	Noble Park North	Change In Occupancy/Affecting NAV	01-Jan-2019	\$ 250,000	\$ 1,140,000	\$ 59,000	\$ 239,000	\$ 1,180,000	\$ 61,500	310.5	310.5	RAFSL	0
477105	1/31	Pullney Street	Dandenong	Objection To Valuation	01-Jul-2018	\$ 180,000	\$ 370,000	\$ 27,400	\$ 130,000	\$ 370,000	\$ 27,400	210.4	210.4	RAFSL	520
477110	2/31	Pullney Street	Dandenong	Objection To Valuation	01-Jul-2018	\$ 200,000	\$ 410,000	\$ 30,200	\$ 150,000	\$ 410,000	\$ 30,200	210.4	210.4	RAFSL	0
318070	3/31	Pullney Street	Dandenong	Objection To Valuation	01-Jul-2018	\$ 200,000	\$ 410,000	\$ 30,200	\$ 150,000	\$ 410,000	\$ 30,200	210.4	210.4	RAFSL	0
318075	5/31	Pullney Street	Dandenong	Objection To Valuation	01-Jul-2018	\$ 200,000	\$ 410,000	\$ 30,200	\$ 150,000	\$ 410,000	\$ 30,200	210.4	210.4	RAFSL	0
319260	6/31	Pullney Street	Dandenong	Objection To Valuation	01-Jul-2018	\$ 180,000	\$ 370,000	\$ 27,400	\$ 130,000	\$ 370,000	\$ 27,400	210.4	210.4	RAFSL	0
431665	1-53	Quantum Close	Dandenong South	Erection/Construction Of Buildings	01-Jan-2019	\$ 7,840,000	\$ 16,330,000	\$ 1,553,000	\$ 7,840,000	\$ 16,950,000	\$ 1,610,000	320.3	320.3	RAFSL	92768
500480	1	Quarter Circuit	Springvale	Change In Occupancy/Affecting NAV	01-Jan-2019	\$ 420,000	\$ 630,000	\$ 31,500	\$ 68,000	\$ 630,000	\$ 31,500	110.2	120.4	RAFSL	173
500230	10	Quarter Circuit	Springvale	Change In Occupancy/Affecting NAV	01-Jan-2019	\$ 425,000	\$ 425,000	\$ 21,250	\$ 54,000	\$ 610,000	\$ 30,500	100	120.4	RAFSL	214
500455	100	Quarter Circuit	Springvale	Change In Occupancy/Affecting NAV	01-Jan-2019	\$ 425,000	\$ 425,000	\$ 21,250	\$ 54,000	\$ 610,000	\$ 30,500	100	120.4	RAFSL	208
500460	102	Quarter Circuit	Springvale	Change In Occupancy/Affecting NAV	01-Jan-2019	\$ 425,000	\$ 425,000	\$ 21,250	\$ 54,000	\$ 610,000	\$ 30,500	100	120.4	RAFSL	208
500465	104	Quarter Circuit	Springvale	Change In Occupancy/Affecting NAV	01-Jan-2019	\$ 405,000	\$ 405,000	\$ 20,250	\$ 52,000	\$ 600,000	\$ 30,000	100	120.4	RAFSL	108
500470	108	Quarter Circuit	Springvale	Change In Occupancy/Affecting NAV	01-Jan-2019	\$ 405,000	\$ 405,000	\$ 20,250	\$ 52,000	\$ 600,000	\$ 30,000	100	120.4	RAFSL	108
500475	108	Quarter Circuit	Springvale	Change In Occupancy/Affecting NAV	01-Jan-2019	\$ 405,000	\$ 405,000	\$ 20,250	\$ 52,000	\$ 600,000	\$ 30,000	100	120.4	RAFSL	110
500505	11	Quarter Circuit	Springvale	Change In Occupancy/Affecting NAV	01-Jan-2019	\$ 420,000	\$ 630,000	\$ 31,500	\$ 62,000	\$ 630,000	\$ 31,500	110.2	120.4	RAFSL	171
500235	12	Quarter Circuit	Springvale	Change In Occupancy/Affecting NAV	01-Jan-2019	\$ 425,000	\$ 425,000	\$ 21,250	\$ 66,000	\$ 740,000	\$ 37,000	100	120.4	RAFSL	214
500510	13	Quarter Circuit	Springvale	Change In Occupancy/Affecting NAV	01-Jan-2019	\$ 420,000	\$ 630,000	\$ 31,500	\$ 62,000	\$ 630,000	\$ 31,500	110.2	120.4	RAFSL	171
500240	14	Quarter Circuit	Springvale	Change In Occupancy/Affecting NAV	01-Jan-2019	\$ 425,000	\$ 425,000	\$ 21,250	\$ 54,000	\$ 610,000	\$ 30,500	100	120.4	RAFSL	208
500515	15	Quarter Circuit	Springvale	Change In Occupancy/Affecting NAV	01-Jan-2019	\$ 420,000	\$ 640,000	\$ 32,000	\$ 62,000	\$ 640,000	\$ 32,000	110.2	120.4	RAFSL	171
500245	16	Quarter Circuit	Springvale	Change In Occupancy/Affecting NAV	01-Jan-2019	\$ 425,000	\$ 425,000	\$ 21,250	\$ 66,000	\$ 740,000	\$ 37,000	100	120.4	RAFSL	208
500520	17	Quarter Circuit	Springvale	Change In Occupancy/Affecting NAV	01-Jan-2019	\$ 420,000	\$ 640,000	\$ 32,000	\$ 62,000	\$ 640,000	\$ 32,000	110.2	120.4	RAFSL	173
500250	18	Quarter Circuit	Springvale	Change In Occupancy/Affecting NAV	01-Jan-2019	\$ 425,000	\$ 425,000	\$ 21,250	\$ 54,000	\$ 610,000	\$ 30,500	100	120.4	RAFSL	208
500525	19	Quarter Circuit	Springvale	Change In Occupancy/Affecting NAV	01-Jan-2019	\$ 405,000	\$ 405,000	\$ 20,250	\$ 52,000	\$ 600,000	\$ 30,000	100	120.4	RAFSL	108
500210	2	Quarter Circuit	Springvale	Change In Occupancy/Affecting NAV	01-Jan-2019	\$ 405,000	\$ 405,000	\$ 20,250	\$ 52,000	\$ 600,000	\$ 30,000	100	120.4	RAFSL	113
500255	20	Quarter Circuit	Springvale	Change In Occupancy/Affecting NAV	01-Jan-2019	\$ 425,000	\$ 425,000	\$ 21,250	\$ 66,000	\$ 740,000	\$ 37,000	100	120.4	RAFSL	208
500530	21	Quarter Circuit	Springvale	Change In Occupancy/Affecting NAV	01-Jan-2019	\$ 420,000	\$ 630,000	\$ 31,500	\$ 62,000	\$ 630,000	\$ 31,500	110.2	120.4	RAFSL	171
500260	22	Quarter Circuit	Springvale	Change In Occupancy/Affecting NAV	01-Jan-2019	\$ 405,000	\$ 405,000	\$ 20,250	\$ 52,000	\$ 600,000	\$ 30,000	100	120.4	RAFSL	108
500535	23	Quarter Circuit	Springvale	Change In Occupancy/Affecting NAV	01-Jan-2019	\$ 420,000	\$ 640,000	\$ 32,000	\$ 62,000	\$ 640,000	\$ 32,000	110.2	120.4	RAFSL	171
500265	24	Quarter Circuit	Springvale	Change In Occupancy/Affecting NAV	01-Jan-2019	\$ 405,000	\$ 405,000	\$ 20,250	\$ 52,000	\$ 600,000	\$ 30,000	100	120.4	RAFSL	108
500540	25	Quarter Circuit	Springvale	Change In Occupancy/Affecting NAV	01-Jan-2019	\$ 425,000	\$ 425,000	\$ 21,250	\$ 54,000	\$ 610,000	\$ 30,500	100	120.4	RAFSL	208
500270	26	Quarter Circuit	Springvale	Change In Occupancy/Affecting NAV	01-Jan-2019	\$ 405,000	\$ 405,000	\$ 20,250	\$ 52,000	\$ 600,000	\$ 30,000	100	120.4	RAFSL	108
500545	27	Quarter Circuit	Springvale	Change In Occupancy/Affecting NAV	01-Jan-2019	\$ 405,000	\$ 405,000	\$ 20,250	\$ 52,000	\$ 600,000	\$ 30,000	100	120.4	RAFSL	113
500275	28	Quarter Circuit	Springvale	Change In Occupancy/Affecting NAV	01-Jan-2019	\$ 405,000	\$ 405,000	\$ 20,250	\$ 52,000	\$ 600,000	\$ 30,000	100	120.4	RAFSL	108
500550	29	Quarter Circuit	Springvale	Change In Occupancy/Affecting NAV	01-Jan-2019	\$ 420,000	\$ 630,000	\$ 31,500	\$ 62,000	\$ 630,000	\$ 31,500	110.2	120.4	RAFSL	171
500485	3	Quarter Circuit	Springvale	Change In Occupancy/Affecting NAV	01-Jan-2019	\$ 420,000	\$ 630,000	\$ 31,500	\$ 68,000	\$ 630,000	\$ 31,500	110.2	120.4	RAFSL	171

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2.5.1 Supplementary Valuation Returns 2019-4, 2019-4A, 2019-4B and 2019-4.3 (Cont.)

Council Report
Supplementary Valuation
31/2019/4 - 1 January 2019

Property No.	Street No.	Street	Suburb	Supp Reason	Supp Effective Date	Current SV	Current CV	Current NAV	Pending Supp SV	Pending Supp CV	Pending Supp NAV	Prev AVPCC	New AVPCC	FSP/L	Lands Area
500280	30	Quarter Circuit	Springvale	Change in Occupancy/Affecting NAV	01-Jan-2019				\$ 54,000	\$ 610,000	\$ 30,500		120.4	RAFSL	
500555	31	Quarter Circuit	Springvale	Change in Occupancy/Affecting NAV	01-Jan-2019				\$ 62,000	\$ 690,000	\$ 34,500		120.4	RAFSL	
500285	32	Quarter Circuit	Springvale	Change in Occupancy/Affecting NAV	01-Jan-2019				\$ 66,000	\$ 740,000	\$ 37,000		120.4	RAFSL	
500560	33	Quarter Circuit	Springvale	Change in Occupancy/Affecting NAV	01-Jan-2019				\$ 62,000	\$ 690,000	\$ 34,500		120.4	RAFSL	
500290	34	Quarter Circuit	Springvale	Change in Occupancy/Affecting NAV	01-Jan-2019				\$ 54,000	\$ 610,000	\$ 30,500		120.4	RAFSL	
500565	35	Quarter Circuit	Springvale	Change in Occupancy/Affecting NAV	01-Jan-2019				\$ 62,000	\$ 710,000	\$ 35,500		120.4	RAFSL	
500295	36	Quarter Circuit	Springvale	Change in Occupancy/Affecting NAV	01-Jan-2019				\$ 66,000	\$ 740,000	\$ 37,000		120.4	RAFSL	
500270	37	Quarter Circuit	Springvale	Change in Occupancy/Affecting NAV	01-Jan-2019				\$ 62,000	\$ 710,000	\$ 35,500		120.4	RAFSL	
500300	38	Quarter Circuit	Springvale	Change in Occupancy/Affecting NAV	01-Jan-2019				\$ 54,000	\$ 610,000	\$ 30,500		120.4	RAFSL	
500275	39	Quarter Circuit	Springvale	Change in Occupancy/Affecting NAV	01-Jan-2019				\$ 62,000	\$ 710,000	\$ 35,500		120.4	RAFSL	
500215	4	Quarter Circuit	Springvale	Change in Occupancy/Affecting NAV	01-Jan-2019	\$ 405,000	\$ 405,000	\$ 20,250	\$ 52,000	\$ 600,000	\$ 30,000	100	120.4	RAFSL	111
500305	40	Quarter Circuit	Springvale	Change in Occupancy/Affecting NAV	01-Jan-2019				\$ 66,000	\$ 740,000	\$ 37,000		120.4	RAFSL	
500560	41	Quarter Circuit	Springvale	Change in Occupancy/Affecting NAV	01-Jan-2019				\$ 62,000	\$ 710,000	\$ 35,500		120.4	RAFSL	
500310	42	Quarter Circuit	Springvale	Change in Occupancy/Affecting NAV	01-Jan-2019				\$ 54,000	\$ 610,000	\$ 30,500		120.4	RAFSL	
500565	43	Quarter Circuit	Springvale	Change in Occupancy/Affecting NAV	01-Jan-2019				\$ 62,000	\$ 710,000	\$ 35,500		120.4	RAFSL	
500315	44	Quarter Circuit	Springvale	Change in Occupancy/Affecting NAV	01-Jan-2019				\$ 62,000	\$ 700,000	\$ 35,000		120.4	RAFSL	
500560	45	Quarter Circuit	Springvale	Change in Occupancy/Affecting NAV	01-Jan-2019				\$ 62,000	\$ 710,000	\$ 35,500		120.4	RAFSL	
500320	46	Quarter Circuit	Springvale	Change in Occupancy/Affecting NAV	01-Jan-2019				\$ 68,000	\$ 770,000	\$ 38,500		120.4	RAFSL	
500565	47	Quarter Circuit	Springvale	Change in Occupancy/Affecting NAV	01-Jan-2019				\$ 62,000	\$ 710,000	\$ 35,500		120.4	RAFSL	
500325	48	Quarter Circuit	Springvale	Change in Occupancy/Affecting NAV	01-Jan-2019				\$ 68,000	\$ 770,000	\$ 38,500		120.4	RAFSL	
500600	49	Quarter Circuit	Springvale	Change in Occupancy/Affecting NAV	01-Jan-2019				\$ 62,000	\$ 710,000	\$ 35,500		120.4	RAFSL	
500490	5	Quarter Circuit	Springvale	Change in Occupancy/Affecting NAV	01-Jan-2019	\$ 420,000	\$ 420,000	\$ 31,500	\$ 89,000	\$ 690,000	\$ 31,500	110.2	120.4	RAFSL	171
500330	50	Quarter Circuit	Springvale	Change in Occupancy/Affecting NAV	01-Jan-2019				\$ 68,000	\$ 770,000	\$ 38,500		120.4	RAFSL	
500605	51	Quarter Circuit	Springvale	Change in Occupancy/Affecting NAV	01-Jan-2019	\$ 420,000	\$ 420,000	\$ 31,500	\$ 62,000	\$ 690,000	\$ 31,500	110.2	120.4	RAFSL	173
500335	52	Quarter Circuit	Springvale	Change in Occupancy/Affecting NAV	01-Jan-2019				\$ 68,000	\$ 770,000	\$ 38,500		120.4	RAFSL	
500610	53	Quarter Circuit	Springvale	Change in Occupancy/Affecting NAV	01-Jan-2019	\$ 420,000	\$ 420,000	\$ 31,500	\$ 62,000	\$ 690,000	\$ 31,500	110.2	120.4	RAFSL	171
500340	54	Quarter Circuit	Springvale	Change in Occupancy/Affecting NAV	01-Jan-2019				\$ 70,000	\$ 790,000	\$ 39,000		120.4	RAFSL	
500615	55	Quarter Circuit	Springvale	Change in Occupancy/Affecting NAV	01-Jan-2019	\$ 420,000	\$ 420,000	\$ 31,500	\$ 62,000	\$ 690,000	\$ 31,500	110.2	120.4	RAFSL	171
500345	56	Quarter Circuit	Springvale	Change in Occupancy/Affecting NAV	01-Jan-2019				\$ 70,000	\$ 790,000	\$ 39,000		120.4	RAFSL	
500620	57	Quarter Circuit	Springvale	Change in Occupancy/Affecting NAV	01-Jan-2019	\$ 420,000	\$ 420,000	\$ 31,500	\$ 62,000	\$ 690,000	\$ 31,500	110.2	120.4	RAFSL	171
500550	58	Quarter Circuit	Springvale	Change in Occupancy/Affecting NAV	01-Jan-2019				\$ 68,000	\$ 770,000	\$ 38,500		120.4	RAFSL	
500625	59	Quarter Circuit	Springvale	Change in Occupancy/Affecting NAV	01-Jan-2019	\$ 420,000	\$ 420,000	\$ 31,500	\$ 64,000	\$ 690,000	\$ 31,500	110.2	120.4	RAFSL	171
500220	6	Quarter Circuit	Springvale	Change in Occupancy/Affecting NAV	01-Jan-2019	\$ 405,000	\$ 405,000	\$ 20,250	\$ 52,000	\$ 660,000	\$ 30,000	100	120.4	RAFSL	111
500355	60	Quarter Circuit	Springvale	Change in Occupancy/Affecting NAV	01-Jan-2019				\$ 68,000	\$ 770,000	\$ 38,500		120.4	RAFSL	
500630	61	Quarter Circuit	Springvale	Change in Occupancy/Affecting NAV	01-Jan-2019	\$ 405,000	\$ 405,000	\$ 31,000	\$ 62,000	\$ 690,000	\$ 31,000	110.2	120.4	RAFSL	102
500360	62	Quarter Circuit	Springvale	Change in Occupancy/Affecting NAV	01-Jan-2019				\$ 68,000	\$ 770,000	\$ 38,500		120.4	RAFSL	
500635	63	Quarter Circuit	Springvale	Change in Occupancy/Affecting NAV	01-Jan-2019	\$ 420,000	\$ 420,000	\$ 31,500	\$ 64,000	\$ 690,000	\$ 31,500	110.2	120.4	RAFSL	171
500365	64	Quarter Circuit	Springvale	Change in Occupancy/Affecting NAV	01-Jan-2019				\$ 68,000	\$ 770,000	\$ 38,500		120.4	RAFSL	
500640	65	Quarter Circuit	Springvale	Change in Occupancy/Affecting NAV	01-Jan-2019	\$ 420,000	\$ 420,000	\$ 31,500	\$ 62,000	\$ 690,000	\$ 31,500	110.2	120.4	RAFSL	171

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2.5.1 Supplementary Valuation Returns 2019-4, 2019-4A, 2019-4B and 2019-4.3 (Cont.)

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 Supplementary Valuation
 31/2019/4 - 1 January 2019

Property No.	Street No.	Street	Suburb	Supp Reason	Supp Effective Date	Current SV	Current CV	Current NAV	Pending Supp SV	Pending Supp CV	Pending Supp NAV	Prev AVPCC	New AVPCC	FSP/L	Lands Area
500370/66		Quarter Circuit	Springvale	Change In Occupancy/Affecting NAV	01-Jan-2019				\$ 62,000	\$ 700,000	\$ 35,000		120.4	RAFSL	
500445/67		Quarter Circuit	Springvale	Change In Occupancy/Affecting NAV	01-Jan-2019	\$ 420,000	\$ 630,000	\$ 31,500	\$ 62,000	\$ 630,000	\$ 31,500	\$ 110.2	120.4	RAFSL	173
500375/68		Quarter Circuit	Springvale	Change In Occupancy/Affecting NAV	01-Jan-2019				\$ 66,000	\$ 740,000	\$ 37,000		120.4	RAFSL	
500495/7		Quarter Circuit	Springvale	Change In Occupancy/Affecting NAV	01-Jan-2019	\$ 420,000	\$ 630,000	\$ 31,500	\$ 66,000	\$ 630,000	\$ 31,500	\$ 110.2	120.4	RAFSL	171
500380/70		Quarter Circuit	Springvale	Change In Occupancy/Affecting NAV	01-Jan-2019				\$ 54,000	\$ 610,000	\$ 30,500		120.4	RAFSL	
500385/72		Quarter Circuit	Springvale	Change In Occupancy/Affecting NAV	01-Jan-2019				\$ 66,000	\$ 740,000	\$ 37,000		120.4	RAFSL	
500390/74		Quarter Circuit	Springvale	Change In Occupancy/Affecting NAV	01-Jan-2019				\$ 54,000	\$ 610,000	\$ 30,500		120.4	RAFSL	
500395/76		Quarter Circuit	Springvale	Change In Occupancy/Affecting NAV	01-Jan-2019				\$ 66,000	\$ 740,000	\$ 37,000		120.4	RAFSL	
500400/78		Quarter Circuit	Springvale	Change In Occupancy/Affecting NAV	01-Jan-2019				\$ 54,000	\$ 610,000	\$ 30,500		120.4	RAFSL	
500225/8		Quarter Circuit	Springvale	Change In Occupancy/Affecting NAV	01-Jan-2019	\$ 425,000	\$ 425,000	\$ 21,250	\$ 54,000	\$ 610,000	\$ 30,500	100	120.4	RAFSL	214
500405/80		Quarter Circuit	Springvale	Change In Occupancy/Affecting NAV	01-Jan-2019				\$ 66,000	\$ 740,000	\$ 37,000		120.4	RAFSL	
500410/82		Quarter Circuit	Springvale	Change In Occupancy/Affecting NAV	01-Jan-2019	\$ 405,000	\$ 405,000	\$ 20,250	\$ 52,000	\$ 600,000	\$ 30,000	100	120.4	RAFSL	108
500415/84		Quarter Circuit	Springvale	Change In Occupancy/Affecting NAV	01-Jan-2019	\$ 405,000	\$ 405,000	\$ 20,250	\$ 52,000	\$ 600,000	\$ 30,000	100	120.4	RAFSL	108
500420/86		Quarter Circuit	Springvale	Change In Occupancy/Affecting NAV	01-Jan-2019	\$ 500,000	\$ 500,000	\$ 25,000	\$ 52,000	\$ 600,000	\$ 30,000	100	120.4	RAFSL	108
500425/88		Quarter Circuit	Springvale	Change In Occupancy/Affecting NAV	01-Jan-2019	\$ 405,000	\$ 405,000	\$ 20,250	\$ 52,000	\$ 600,000	\$ 30,000	100	120.4	RAFSL	108
500500/9		Quarter Circuit	Springvale	Change In Occupancy/Affecting NAV	01-Jan-2019	\$ 420,000	\$ 630,000	\$ 31,500	\$ 62,000	\$ 630,000	\$ 31,500	\$ 110.2	120.4	RAFSL	171
500430/90		Quarter Circuit	Springvale	Change In Occupancy/Affecting NAV	01-Jan-2019	\$ 425,000	\$ 425,000	\$ 21,250	\$ 66,000	\$ 740,000	\$ 37,000	100	120.4	RAFSL	206
500435/92		Quarter Circuit	Springvale	Change In Occupancy/Affecting NAV	01-Jan-2019	\$ 425,000	\$ 425,000	\$ 21,250	\$ 66,000	\$ 740,000	\$ 37,000	100	120.4	RAFSL	206
500440/94		Quarter Circuit	Springvale	Change In Occupancy/Affecting NAV	01-Jan-2019	\$ 425,000	\$ 425,000	\$ 21,250	\$ 66,000	\$ 740,000	\$ 37,000	100	120.4	RAFSL	206
500445/96		Quarter Circuit	Springvale	Change In Occupancy/Affecting NAV	01-Jan-2019	\$ 425,000	\$ 425,000	\$ 21,250	\$ 66,000	\$ 740,000	\$ 37,000	100	120.4	RAFSL	208
500450/98		Quarter Circuit	Springvale	Change In Occupancy/Affecting NAV	01-Jan-2019	\$ 425,000	\$ 425,000	\$ 21,250	\$ 66,000	\$ 740,000	\$ 37,000	100	120.4	RAFSL	208
502810/2A		Ramsford Drive	Noble Park North	Erection/Construction Of Buildings	01-Jan-2019				\$ 265,000	\$ 470,000	\$ 23,500		120.4	RAFSL	
261040/1/15		Rawdon Hill Drive	Dandenong North	Change Of Legal Description and/or Sale of Land	01-Jan-2019	\$ 275,000	\$ 350,000	\$ 17,500	\$ 275,000	\$ 350,000	\$ 17,500	131	125.3	RAFSL	0
261310/123		Rawdon Hill Drive	Dandenong North	Demolition of Improvements	01-Jan-2019	\$ 470,000	\$ 600,000	\$ 30,000	\$ 470,000	\$ 600,000	\$ 30,000	110.3	100	RAFSL	585
261045/2/15		Rawdon Hill Drive	Dandenong North	Change Of Legal Description and/or Sale of Land	01-Jan-2019	\$ 275,000	\$ 350,000	\$ 17,500	\$ 280,000	\$ 365,000	\$ 19,750	131	125.3	RAFSL	0
193225/6		Raymond Street	Noble Park	Demolition of Improvements	01-Jan-2019	\$ 780,000	\$ 790,000	\$ 39,500	\$ 760,000	\$ 760,000	\$ 38,000	110.3	100	RAFSL	779
383340/36		Reef Gum Drive	Dandenong South	Erection/Construction Of Buildings	01-Jan-2019	\$ 446,000	\$ 446,000	\$ 22,300	\$ 446,000	\$ 460,000	\$ 24,500	300	320.6	RAFSL	1860
194135/42		Richard Street	Springvale South	Demolition of Improvements	01-Jan-2019	\$ 740,000	\$ 810,000	\$ 40,500	\$ 740,000	\$ 740,000	\$ 37,000	110.3	100	RAFSL	719
319895		Robert Street	Dandenong	Erection/Construction Of Buildings	01-Jan-2019	\$ 750,000	\$ 750,000	\$ 37,500				100.010		RAFSL	821
505405/1/6		Robert Street	Dandenong	Erection/Construction Of Buildings	01-Jan-2019				\$ 195,000	\$ 590,000	\$ 29,000		120.4	RAFSL	
505410/2/6		Robert Street	Dandenong	Erection/Construction Of Buildings	01-Jan-2019				\$ 185,000	\$ 550,000	\$ 27,500		120.4	RAFSL	
505415/3/6		Robert Street	Dandenong	Erection/Construction Of Buildings	01-Jan-2019				\$ 185,000	\$ 550,000	\$ 27,500		120.4	RAFSL	
505220/4/6		Robert Street	Dandenong	Erection/Construction Of Buildings	01-Jan-2019				\$ 185,000	\$ 550,000	\$ 28,000		120.4	RAFSL	
319815/11		Roberta Street	Dandenong	Demolition of Improvements	01-Jan-2019	\$ 500,000	\$ 570,000	\$ 28,500	\$ 500,000	\$ 500,000	\$ 25,000	110.3	100	RAFSL	592
511910/1/2		Romsey Street	Noble Park	Erection/Construction Of Buildings	01-Jan-2019				\$ 166,000	\$ 470,000	\$ 23,500		120.4	RAFSL	
194290/2		Romsey Street	Noble Park	Erection/Construction Of Buildings	01-Jan-2019	\$ 830,000	\$ 890,000	\$ 44,500	\$ -	\$ -	\$ -	110.3	010	RAFSL	738
511915/2/2		Romsey Street	Noble Park	Erection/Construction Of Buildings	01-Jan-2019				\$ 166,000	\$ 460,000	\$ 23,000		120.4	RAFSL	
511920/3/2		Romsey Street	Noble Park	Erection/Construction Of Buildings	01-Jan-2019				\$ 166,000	\$ 460,000	\$ 23,000		120.4	RAFSL	
511925/4/2		Romsey Street	Noble Park	Erection/Construction Of Buildings	01-Jan-2019				\$ 166,000	\$ 460,000	\$ 23,000		120.4	RAFSL	

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2.5.1 Supplementary Valuation Returns 2019-4, 2019-4A, 2019-4B and 2019-4.3 (Cont.)

Council Report
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Property No.	Street No.	Street	Suburb	Supp Reason	Supp Effective Date	Current SV	Current CV	Current NAV	Pending Supp SV	Pending Supp CV	Pending Supp NAV	Prev AVPCC	New AVPCC	FSP/L	Lands Area
511930/52		Romsey Street	Noble Park	Erection/Construction Of Buildings	01-Jan-2019				\$ 168,000	\$ 470,000	\$ 23,500		120.4	RAFSL	
194380/8		Rowlands Avenue	Noble Park	Erection/Construction Of Buildings	01-Jan-2019	\$ 580,000	\$ 680,000	\$ 34,500	\$ 580,000	\$ 730,000	\$ 36,500	110.3	110.3	RAFSL	597
494650/12C		Rutheglen Street	Noble Park	Erection/Construction Of Buildings	01-Jan-2019				\$ 185,000	\$ 415,000	\$ 20,750		120.3	RAFSL	
494655/22C		Rutheglen Street	Noble Park	Erection/Construction Of Buildings	01-Jan-2019				\$ 270,000	\$ 600,000	\$ 30,000		120.4	RAFSL	
194655/2C		Rutheglen Street	Noble Park	Erection/Construction Of Buildings	01-Jan-2019	\$ 680,000	\$ 750,000	\$ 37,500	\$ -	\$ -	\$ -	110.3	010	RAFSL	919
494660/32C		Rutheglen Street	Noble Park	Erection/Construction Of Buildings	01-Jan-2019				\$ 235,000	\$ 550,000	\$ 26,000		120.3	RAFSL	
504800/163		Sandown Road	Springvale	Erection/Construction Of Buildings	01-Jan-2019				\$ 270,000	\$ 660,000	\$ 33,000	120.4	RAFSL		
504805/263		Sandown Road	Springvale	Erection/Construction Of Buildings	01-Jan-2019				\$ 270,000	\$ 660,000	\$ 33,000		120.4	RAFSL	
504800/3163		Sandown Road	Springvale	Erection/Construction Of Buildings	01-Jan-2019				\$ 250,000	\$ 610,000	\$ 30,500	120.4	RAFSL		
504805/463		Sandown Road	Springvale	Erection/Construction Of Buildings	01-Jan-2019				\$ 200,000	\$ 460,000	\$ 24,500		120.3	RAFSL	
121665/53		Sandown Road	Springvale	Erection/Construction Of Buildings	01-Jan-2019	\$ 1,000,000	\$ 1,040,000	\$ 52,000	\$ -	\$ -	\$ -	110.3	110.3	RAFSL	1028
501790/5		Seavon Grove	Keyborough	House Erected	01-Jan-2019	\$ 510,000	\$ 510,000	\$ 25,500	\$ 510,000	\$ 840,000	\$ 42,000	100	110.2	RAFSL	347
218695/13		Shady Place	Noble Park	Demolition of Improvements	01-Jan-2019	\$ 590,000	\$ 690,000	\$ 34,500	\$ 590,000	\$ 590,000	\$ 27,500	110.3	100	RAFSL	547
156005/2		Smith Road	Springvale	Erection/Construction Of Buildings	01-Jan-2019	\$ 590,000	\$ 670,000	\$ 33,500	\$ 590,000	\$ 710,000	\$ 35,500	110.3	110.3	RAFSL	683
498795/61		Smith Road	Springvale	Change in Occupancy Affecting NAV	01-Jan-2019	\$ 1,430,000	\$ 3,410,000	\$ 281,000	\$ 1,010,000	\$ 3,410,000	\$ 281,000	215	215	RAFSL	0
263865/3		Smith Street	Noble Park	Demolition of Improvements	01-Jan-2019	\$ 590,000	\$ 640,000	\$ 32,000	\$ 590,000	\$ 590,000	\$ 29,500	110.3	100	RAFSL	709
497055/26		Stubbys Crescent	Keyborough	House Erected	01-Jan-2019	\$ 670,000	\$ 670,000	\$ 33,500	\$ 670,000	\$ 1,160,000	\$ 59,500	100	110.2	RAFSL	504
287655/108		Somerses Drive	Dandenong North	Erection/Construction Of Buildings	01-Jan-2019	\$ 540,000	\$ 740,000	\$ 37,000	\$ 540,000	\$ 770,000	\$ 38,500	110.3	110.3	RAFSL	798
196215/501		Springvale Road	Springvale South	Demolition of Improvements	01-Jan-2019	\$ 540,000	\$ 670,000	\$ 33,500	\$ 540,000	\$ 540,000	\$ 27,000	110.3	100	RAFSL	530
123615/76		Springvale Road	Springvale	Erection/Construction Of Buildings	01-Jan-2019	\$ 690,000	\$ 750,000	\$ 37,500	\$ 650,000	\$ 790,000	\$ 39,000	110.3	110.3	RAFSL	874
198935/16		St Leonards Close	Noble Park	House Erected	01-Jan-2019	\$ 600,000	\$ 600,000	\$ 30,000	\$ 600,000	\$ 850,000	\$ 42,500	100	110.2	RAFSL	612
491920/3		Stanish Way	Keyborough	House Erected	01-Jan-2019	\$ 380,000	\$ 380,000	\$ 19,000	\$ 380,000	\$ 380,000	\$ 33,500	100	110.2	RAFSL	295
501750/154		Stanley Road	Keyborough	House Erected	01-Jan-2019	\$ 490,000	\$ 490,000	\$ 24,500	\$ 490,000	\$ 820,000	\$ 41,000	100	110.2	RAFSL	376
501765/160		Stanley Road	Keyborough	House Erected	01-Jan-2019	\$ 540,000	\$ 540,000	\$ 27,000	\$ 540,000	\$ 920,000	\$ 46,000	100	110.2	RAFSL	423
602445/168		Stanley Road	Keyborough	House Erected	01-Jan-2019	\$ 550,000	\$ 550,000	\$ 27,500	\$ 550,000	\$ 800,000	\$ 40,000	100	110.2	RAFSL	380
502460/174		Stanley Road	Keyborough	House Erected	01-Jan-2019	\$ 600,000	\$ 600,000	\$ 30,000	\$ 600,000	\$ 1,140,000	\$ 57,000	100	110.2	RAFSL	428
222045/70		Stanley Road	Keyborough	Cancelled - Parent Assessment	01-Jan-2019	\$ 4,230,000	\$ 4,230,000	\$ 211,500	\$ -	\$ -	\$ -	100	010	RAFSL	4045
366845/24		Stanton Street	Dandenong	Erection/Construction Of Buildings	01-Jan-2019	\$ 280,000	\$ 670,000	\$ 33,500	\$ 260,000	\$ 720,000	\$ 35,000	310.5	310.5	RAFSL	660
506275/120		Stuart Street	Noble Park	Erection/Construction Of Buildings	01-Jan-2019				\$ 190,000	\$ 610,000	\$ 30,500		120.4	RAFSL	
504475/134		Stuart Street	Noble Park	Erection/Construction Of Buildings	01-Jan-2019				\$ 200,000	\$ 590,000	\$ 29,000		120.4	RAFSL	
506260/220		Stuart Street	Noble Park	Erection/Construction Of Buildings	01-Jan-2019				\$ 165,000	\$ 470,000	\$ 23,500		120.4	RAFSL	
504480/234		Stuart Street	Noble Park	Erection/Construction Of Buildings	01-Jan-2019				\$ 165,000	\$ 460,000	\$ 24,000		120.4	RAFSL	
197160/20		Stuart Street	Noble Park	Erection/Construction Of Buildings	01-Jan-2019	\$ 810,000	\$ 810,000	\$ 40,500	\$ -	\$ -	\$ -	100	010	RAFSL	814
506285/320		Stuart Street	Noble Park	Erection/Construction Of Buildings	01-Jan-2019				\$ 155,000	\$ 470,000	\$ 23,500		120.4	RAFSL	
504485/334		Stuart Street	Noble Park	Erection/Construction Of Buildings	01-Jan-2019				\$ 160,000	\$ 455,000	\$ 22,750		120.4	RAFSL	
197195/34		Stuart Street	Noble Park	Erection/Construction Of Buildings	01-Jan-2019	\$ 690,000	\$ 690,000	\$ 34,500	\$ -	\$ -	\$ -	100	100	RAFSL	661
506290/420		Stuart Street	Noble Park	Erection/Construction Of Buildings	01-Jan-2019				\$ 155,000	\$ 460,000	\$ 23,000		120.4	RAFSL	
504490/434		Stuart Street	Noble Park	Erection/Construction Of Buildings	01-Jan-2019				\$ 165,000	\$ 470,000	\$ 23,500		120.4	RAFSL	
506295/520		Stuart Street	Noble Park	Erection/Construction Of Buildings	01-Jan-2019				\$ 155,000	\$ 460,000	\$ 23,000		120.4	RAFSL	

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ORDINARY COUNCIL MEETING - AGENDA

2.5.1 Supplementary Valuation Returns 2019-4, 2019-4A, 2019-4B and 2019-4.3 (Cont.)

Council Report
Supplementary Valuation
31/2019/4 - 1 January 2019

Property No.	Street No.	Street	Suburb	Supp Reason	Supp Effective Date	Current SV	Current CV	Current NAV	Pending Supp SV	Pending Supp CV	Pending Supp NAV	Prev AVPCC	New AVPCC	FSP/L	Lands Area	
323010 18		Sturt Road	Dandenong	Demolition of Improvements	01-Jan-2019	\$ 740,000	\$ 840,000	\$ 42,000	\$ 740,000	\$ 740,000	\$ 740,000	\$ 37,000	\$ 110.3	100	RAFSL	793
322485 57-59		Sturt Road	Dandenong	Erection/Construction Of Buildings	01-Jan-2019	\$ 1,860,000	\$ 1,860,000	\$ 93,000	\$ 1,860,000	\$ 2,840,000	\$ 195,000	\$ 100	\$ 715	RAFSL	1468	
503420 1B		Sunflower Court	Keysborough	House Erected	01-Jan-2019	\$ 580,000	\$ 580,000	\$ 29,000	\$ 580,000	\$ 900,000	\$ 48,500	\$ 100	\$ 110.2	RAFSL	412	
503415 1C		Sunflower Court	Keysborough	House Erected	01-Jan-2019	\$ 680,000	\$ 680,000	\$ 34,000	\$ 680,000	\$ 1,240,000	\$ 62,000	\$ 100	\$ 110.2	RAFSL	528	
385605 16		Taruna Street	Dandenong	Demolition of Improvements	01-Jan-2019	\$ 630,000	\$ 680,000	\$ 34,500	\$ 630,000	\$ 630,000	\$ 31,500	\$ 110.3	100	RAFSL	919	
37190 875		Taruna Road	Dandenong South	Land Not Previously Included	01-Jan-2019	\$ 12,750,000	\$ 12,750,000	\$ 637,500	\$ 13,000,000	\$ 13,000,000	\$ 660,000	\$ 530.1	530.1	RAFSL	383850	
191615 4		Teal Court	Keysborough	House Erected	01-Jan-2019	\$ 580,000	\$ 680,000	\$ 34,500	\$ 580,000	\$ -	\$ -	\$ -	\$ 110.3	010	RAFSL	564
264470 1		Terrigal Drive	Noble Park North	Erection/Construction Of Buildings	01-Jan-2019	\$ 470,000	\$ 470,000	\$ 23,500	\$ 470,000	\$ 470,000	\$ 23,500	\$ 120.3	120.3	RAFSL	569	
502805 1		Terrigal Drive	Noble Park North	Erection/Construction Of Buildings	01-Jan-2019	\$ 5,800,000	\$ 6,940,000	\$ 347,000	\$ 5,800,000	\$ 6,800,000	\$ 348,500	\$ 563	\$ 563	RAFSL	415100	
378225 605		Thompsons Road	Lynhurst	Erection/Construction Of Buildings	01-Jan-2019	\$ 600,000	\$ 600,000	\$ 30,000	\$ 600,000	\$ 1,210,000	\$ 60,500	\$ 100	\$ 110.2	RAFSL	512	
483656 61		Tyers Lane	Keysborough	House Erected	01-Jan-2019	\$ 600,000	\$ 600,000	\$ 30,000	\$ 600,000	\$ 640,000	\$ 32,000	\$ 120.4	120.4	RAFSL		
507540 1/5		Union Grove	Springvale	Erection/Construction Of Buildings	01-Jan-2019	\$ 275,000	\$ 275,000	\$ 31,500	\$ 275,000	\$ 690,000	\$ 31,500	\$ 120.4	120.4	RAFSL		
507545 2/5		Union Grove	Springvale	Erection/Construction Of Buildings	01-Jan-2019	\$ 315,000	\$ 315,000	\$ 38,000	\$ 315,000	\$ 720,000	\$ 38,000	\$ 120.4	120.4	RAFSL		
507550 3/5		Union Grove	Springvale	Erection/Construction Of Buildings	01-Jan-2019	\$ 315,000	\$ 315,000	\$ 38,000	\$ 315,000	\$ 720,000	\$ 38,000	\$ 120.4	120.4	RAFSL		
126395 5		Union Grove	Springvale	Demolition of Improvements	01-Jan-2019	\$ 870,000	\$ 930,000	\$ 46,000	\$ 870,000	\$ -	\$ -	\$ -	\$ 110.3	010	RAFSL	558
126215 6		Union Grove	Springvale	House Erected	01-Jan-2019	\$ 910,000	\$ 910,000	\$ 48,500	\$ 910,000	\$ 1,240,000	\$ 62,000	\$ 110.3	\$ 110.2	RAFSL	568	
126710 6		Upway Avenue	Springvale	House Erected	01-Jan-2019	\$ 700,000	\$ 700,000	\$ 35,000	\$ 700,000	\$ 700,000	\$ 64,500	\$ 100	\$ 110.2	RAFSL	565	
157465 11		Valepark Close	Noble Park North	House Erected	01-Jan-2019	\$ 480,000	\$ 570,000	\$ 28,500	\$ 480,000	\$ 740,000	\$ 37,000	\$ 110.3	\$ 110.2	RAFSL	554	
127185 62		Victoria Court	Springvale	Demolition of Improvements	01-Jan-2019	\$ 740,000	\$ 800,000	\$ 40,000	\$ 740,000	\$ 740,000	\$ 37,000	\$ 110.3	\$ 100	RAFSL	688	
500160 30A		View Road	Springvale	Change In Occupancy Affecting NAV	01-Jan-2019	\$ 425,000	\$ 640,000	\$ 32,000	\$ 425,000	\$ 640,000	\$ 32,000	\$ 110.2	\$ 120.4	RAFSL	199	
500165 32		View Road	Springvale	Change In Occupancy Affecting NAV	01-Jan-2019	\$ 405,000	\$ 680,000	\$ 34,000	\$ 405,000	\$ 680,000	\$ 34,000	\$ 110.2	\$ 120.4	RAFSL	103	
50775 32-40		View Road	Springvale	Change In Occupancy Affecting NAV	01-Jan-2019	\$ 4,470,000	\$ 4,470,000	\$ 223,500	\$ -	\$ -	\$ -	\$ -	\$ 101	010	RAFSL	8480
500170 32A		View Road	Springvale	Change In Occupancy Affecting NAV	01-Jan-2019	\$ 405,000	\$ 720,000	\$ 36,000	\$ 405,000	\$ 720,000	\$ 36,000	\$ 110.2	\$ 120.4	RAFSL	103	
500175 34		View Road	Springvale	Change In Occupancy Affecting NAV	01-Jan-2019	\$ 405,000	\$ 680,000	\$ 34,000	\$ 405,000	\$ 680,000	\$ 34,000	\$ 110.2	\$ 120.4	RAFSL	112	
500180 34A		View Road	Springvale	Change In Occupancy Affecting NAV	01-Jan-2019	\$ 410,000	\$ 730,000	\$ 36,500	\$ 410,000	\$ 730,000	\$ 36,500	\$ 110.2	\$ 120.4	RAFSL	129	
500185 36A		View Road	Springvale	Change In Occupancy Affecting NAV	01-Jan-2019	\$ 405,000	\$ 465,000	\$ 20,250	\$ 405,000	\$ 600,000	\$ 31,000	\$ 100	\$ 120.4	RAFSL	115	
500190 38		View Road	Springvale	Change In Occupancy Affecting NAV	01-Jan-2019	\$ 405,000	\$ 405,000	\$ 20,250	\$ 405,000	\$ 500,000	\$ 29,000	\$ 100	\$ 120.4	RAFSL	106	
500195 38A		View Road	Springvale	Change In Occupancy Affecting NAV	01-Jan-2019	\$ 405,000	\$ 405,000	\$ 20,250	\$ 405,000	\$ 500,000	\$ 28,000	\$ 100	\$ 120.4	RAFSL	106	
127220 4		View Road	Springvale	Demolition of Improvements	01-Jan-2019	\$ 1,280,000	\$ 1,280,000	\$ 64,000	\$ 1,280,000	\$ 1,280,000	\$ 64,000	\$ 118	\$ 100	RAFSL	1069	
500200 40		View Road	Springvale	Change In Occupancy Affecting NAV	01-Jan-2019	\$ 405,000	\$ 405,000	\$ 20,250	\$ 405,000	\$ 590,000	\$ 29,000	\$ 100	\$ 120.4	RAFSL	106	
500205 40A		View Road	Springvale	Change In Occupancy Affecting NAV	01-Jan-2019	\$ 410,000	\$ 410,000	\$ 20,500	\$ 410,000	\$ 590,000	\$ 29,000	\$ 100	\$ 120.4	RAFSL	152	
127215 8		Virginia Street	Springvale	Demolition of Improvements	01-Jan-2019	\$ 425,000	\$ 450,000	\$ 22,500	\$ 425,000	\$ 425,000	\$ 21,250	\$ 120.3	\$ 100	RAFSL	0	
22520 4		Vivian Court	Springvale South	Erection/Construction Of Buildings	01-Jan-2019	\$ 500,000	\$ 690,000	\$ 34,500	\$ 500,000	\$ 740,000	\$ 37,000	\$ 110.3	\$ 110.3	RAFSL	563	
48870 43		Weston Street	Keysborough	House Erected	01-Jan-2019	\$ 690,000	\$ 630,000	\$ 31,500	\$ 630,000	\$ 1,110,000	\$ 55,000	\$ 100	\$ 110.2	RAFSL	448	
488700 127		Westwood Boulevard	Keysborough	House Erected	01-Jan-2019	\$ 580,000	\$ 550,000	\$ 27,500	\$ 550,000	\$ 1,050,000	\$ 52,800	\$ 100	\$ 110.2	RAFSL	434	
45850 56		William Way	Dandenong	House Erected	01-Jan-2019	\$ 425,000	\$ 425,000	\$ 21,250	\$ 425,000	\$ 670,000	\$ 33,500	\$ 100	\$ 110.2	RAFSL	425	
505430 1/2A		Wilma Avenue	Dandenong	Erection/Construction Of Buildings	01-Jan-2019	\$ -	\$ 108,000	\$ 405,000	\$ -	\$ 405,000	\$ 20,250	\$ 120.4	\$ 120.4	RAFSL		
505435 2/2A		Wilma Avenue	Dandenong	Erection/Construction Of Buildings	01-Jan-2019	\$ -	\$ 100,000	\$ 370,000	\$ -	\$ 370,000	\$ 18,500	\$ 120.4	\$ 120.4	RAFSL		
374635 23		Wilma Avenue	Dandenong	Demolition of Improvements	01-Jan-2019	\$ 670,000	\$ 730,000	\$ 36,500	\$ 670,000	\$ 670,000	\$ 33,500	\$ 110.3	\$ 100	RAFSL	966	

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ORDINARY COUNCIL MEETING - AGENDA

2.5.1 Supplementary Valuation Returns 2019-4, 2019-4A, 2019-4B and 2019-4.3 (Cont.)

Council Report
Supplementary Valuation
31/2019/04 - 1 January 2019

Property No.	Street No.	Street	Suburb	Supp Reason	Supp Effective Date	Current SV	Current CV	Current NAV	Pending Supp SV	Pending Supp CV	Pending Supp NAV	Prev AVPCC	New AVPCC	FSP/L	Lands Area
3784/6 24		Wilma Avenue	Dandenong	Erection/Construction Of Buildings	01-Jan-2019	\$ 610,000	\$ 610,000	\$ 30,500	\$ -	\$ -	\$ -	100	010	RAFSL	862
505440 3/24		Wilma Avenue	Dandenong	Erection/Construction Of Buildings	01-Jan-2019				\$ 100,000	\$ 375,000	\$ 18,750	120.4	120.4	RAFSL	
505445 4/24		Wilma Avenue	Dandenong	Erection/Construction Of Buildings	01-Jan-2019				\$ 100,000	\$ 370,000	\$ 18,500		120.4	RAFSL	
505450 5/24		Wilma Avenue	Dandenong	Erection/Construction Of Buildings	01-Jan-2019				\$ 100,000	\$ 375,000	\$ 18,750		120.4	RAFSL	
505455 6/24		Wilma Avenue	Dandenong	Erection/Construction Of Buildings	01-Jan-2019				\$ 102,000	\$ 380,000	\$ 19,000		120.4	RAFSL	
498450 15		Woodland Avenue	Keyborough	House Erected	01-Jan-2019	\$ 630,000	\$ 630,000	\$ 31,500	\$ 630,000	\$ 1,150,000	\$ 57,500	100	110.2	RAFSL	448
498430 4		Woodland Avenue	Keyborough	House Erected	01-Jan-2019	\$ 630,000	\$ 630,000	\$ 31,500	\$ 630,000	\$ 870,000	\$ 43,500	100	110.2	RAFSL	448
498475 5		Woodland Avenue	Keyborough	House Erected	01-Jan-2019	\$ 570,000	\$ 570,000	\$ 28,500	\$ 570,000	\$ 1,060,000	\$ 53,000	100	110.2	RAFSL	400
498425 6		Woodland Avenue	Keyborough	House Erected	01-Jan-2019	\$ 630,000	\$ 630,000	\$ 31,500	\$ 630,000	\$ 1,200,000	\$ 63,000	100	110.2	RAFSL	448
498465 8		Woodland Avenue	Keyborough	House Erected	01-Jan-2019	\$ 670,000	\$ 670,000	\$ 33,500	\$ 670,000	\$ 1,220,000	\$ 61,000	100	110.2	RAFSL	512
503885 8		Yellowbox Drive	Keyborough	House Erected	01-Jan-2019	\$ 500,000	\$ 500,000	\$ 25,000	\$ 500,000	\$ 790,000	\$ 38,000	100	110.2	RAFSL	418
201790 14		Yemona Court	Keyborough	House Erected	01-Jan-2019	\$ 540,000	\$ 660,000	\$ 33,000	\$ 540,000	\$ 940,000	\$ 47,000	110.3	110.2	RAFSL	537

TOTALS \$ 315,163,000 \$ 386,576,000 \$ 22,521,950 \$ 288,780,000 \$ 605,034,000 \$ 36,507,900

Prop Count \$ 688

2.5.1 Supplementary Valuation Returns 2019-4, 2019-4A, 2019-4B and 2019-4.3 (Cont.)

FINANCE AND BUDGET

**SUPPLEMENTARY VALUATION RETURNS 2019-4, 2019-4A, 2019-4B AND
2019-4.3**

ATTACHMENT 2

**SUPPLEMENTARY VALUATION RETURN
2019-4A**

PAGES 2 (including cover)

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

2.5.1 Supplementary Valuation Returns 2019-4, 2019-4A, 2019-4B and 2019-4.3 (Cont.)

Council Report
 Supplementary Valuation
 2019-2020 - 2 January 2019

Property No.	Street No.	Street	Suburb	Supp Reason	Supp Effective Date	Current SV	Current CIV	Current NAV	Pending Supp SV	Pending Supp CIV	Pending Supp NAV	Prev AVPCC	New AVPCC	FSP/L	Land Area
417260 125		Prinosa Highway	Dandenong South	Arithmetical Error	01/07/2018	12180000	25480000	1802800	0	0	0	0 210.6	010	RAFSL	58380
804200 125		Prinosa Highway	Dandenong South	Arithmetical Error	01/07/2018	0	0	0	7380000	20860000	14450000	-	210.6	RAFSL	362800
804205 21		El Court	Dandenong South	Arithmetical Error	01/07/2018	0	0	0	4800000	4800000	2400000	-	720	RAFSL	20000
TOTALS						\$ 12,180,000	\$ 25,480,000	\$ 1,602,000	\$ 12,180,000	\$ 25,480,000	\$ 1,685,000				
														Prop Count	\$ 3

2.5.1 Supplementary Valuation Returns 2019-4, 2019-4A, 2019-4B and 2019-4.3 (Cont.)

FINANCE AND BUDGET

**SUPPLEMENTARY VALUATION RETURNS 2019-4, 2019-4A, 2019-4B AND
2019-4.3**

ATTACHMENT 3

**SUPPLEMENTARY VALUATION RETURN
2019-4B**

PAGES 2 (including cover)

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

ORDINARY COUNCIL MEETING - AGENDA

2.5.1 Supplementary Valuation Returns 2019-4, 2019-4A, 2019-4B and 2019-4.3 (Cont.)

Council Report Supplementary Valuation SV 2019-4B - 17 February 2019															
Property No.	Street No.	Street	Suburb	Supp Reason	Supp Effective Date	Current SV	Current CIV	Current NAV	Pending Supp SV	Pending Supp CIV	Pending Supp NAV	Prev AVPCC	New AVPCC	FSP/L	Land Area
152295	17	Papa Close	Mable Park	Objection To Valuation	01/07/2018	630000	740000	37000	600000	670000	38500	110.3	110.3	RAFSL	598
300125	145	Foster Street	Dandenong	Objection To Valuation	01/07/2018	1140000	3200000	235600	2900000	8200000	600000	240.6	240.6	RAFSL	0
TOTALS						\$ 1,770,000	\$ 3,940,000	\$ 272,600	\$ 880,000	\$ 1,480,000	\$ 93,500				
Prop Count													2		

2.5.1 Supplementary Valuation Returns 2019-4, 2019-4A, 2019-4B and 2019-4.3 (Cont.)

FINANCE AND BUDGET

**SUPPLEMENTARY VALUATION RETURNS 2019-4, 2019-4A, 2019-4B AND
2019-4.3**

ATTACHMENT 4

**SUPPLEMENTARY VALUATION RETURN
2019-4.3**

PAGES 2 (including cover)

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

2.5.1 Supplementary Valuation Returns 2019-4, 2019-4A, 2019-4B and 2019-4.3 (Cont.)

Council Report
 Supplementary Valuation
 8/2019-4.3 - 27 March 2019

Property No.	Street No.	Street	Suburb	Supp Reason	Supp Effective Date	Current SV	Current CIV	Current NAV	Pending Supp SV	Pending Supp CIV	Pending Supp NAV	Prev AVPCC	New AVPCC	FSP/L	Land Area
270360	183	Carlton Road	Dandenong North	Arithmetical Error	01/01/2019	490000	490000	24500	0	0	0	0.100	705	NRNL	555
507295	17	Azure Crescent	Kaysborough	Arithmetical Error	01/09/2018	670000	670000	33500	0	0	0	0.638.4	638.4	RANL	2285
TOTALS															
						\$ 1,160,000	\$ 1,160,000	\$ 58,000	\$ -	\$ -	\$ -				
Prop Count															
2															

2.6 POLICY AND STRATEGY

2.6.1 Planning Scheme Amendment C201 - Environmentally Sustainable Development - Abandon

File Id: A5692183

Responsible Officer: Director City Planning, Design and Amenity

Report Summary

In October 2018, Amendment GC110 introduced *Environmentally Sustainable Development (ESD)* local planning policies to a number of Victorian planning schemes including Greater Dandenong's, and consequently superseded Amendment C201 *Environmentally Sustainable Development (ESD)* to the *Greater Dandenong Planning Scheme*. As a matter of process, it is recommended that Amendment C201 be abandoned in accordance with the requirements of the *Planning and Environment Act 1987*.

Recommendation Summary

This report recommends that Amendment C201 to the *Greater Dandenong Planning Scheme* be abandoned in accordance with the requirements of the *Planning and Environment Act 1987*; and submitters advised accordingly.

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

Background

On 11 September 2017, Council resolved to commence Amendment C201 *Environmentally Sustainable Development* (ESD) to the *Greater Dandenong Planning Scheme*. The amendment sought to introduce a new *Environmentally Sustainable Development Local Planning Policy*. The amendment was formally exhibited and submissions sought from the public from 12 February 2018 - 9 March 2018.

At its meeting on 28 May 2018, Council resolved to adopt the position of revising Amendment C201 to increase the policy thresholds applicable to residential development (to three or more dwellings), addressing the majority of submissions received when the amendment was exhibited. The remaining unresolved submissions were referred to an independent Planning Panel for consideration. The Panel recommended Council adopt the amendment as amended post-exhibition.

On 8 October 2018, the Minister for Planning notified the City of Greater Dandenong of his decision to exercise power under Section 20(4) of the *Planning and Environment Act 1987* "to be exempt from notice to prepare and adopt and approve Amendment GC110 to the *Brimbank, Greater Bendigo, Greater Dandenong, Hobsons Bay, Kingston, Whittlesea and Wyndham Planning Schemes*".

Amendment GC110 introduced ESD local planning policies to the above-mentioned planning schemes including the *Greater Dandenong Planning Scheme*. GC110 was published in the Victorian Government Gazette on 18 October 2018 and thus, is now applied to the *Greater Dandenong Planning Scheme* under Clause 22.06 – *Environmentally Sustainable Development*. As such, Amendment C201 was superseded by GC110 and the Council Report seeking adoption of Amendment C201 was withdrawn.

The policy content contained in GC110 has no impact on the policy content contained in Amendment C201 that was adopted by Council on 28 May 2018. The policy intent, objectives, decision guidelines and application requirements (including residential assessment thresholds of 3 or dwellings) remain unchanged.

The ESD local policies in each planning scheme are identical, other than the assessment thresholds which were determined by each council pre or post exhibition.

Proposal

It is proposed that Amendment C201 be abandoned in accordance with the requirements of the *Planning and Environment Act 1987* as it has been superseded by Ministerial Amendment GC110, which achieved the same outcome.

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

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'

Opportunity

- *Leadership by the Council* – The leading Council

Council Plan 2017-21

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

Place

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

Opportunity

- An open and effective Council

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

- Greater Dandenong Sustainability Strategy 2016-2030
- Greater Dandenong Planning Scheme

Related Council Policies

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

Victorian Charter of Human Rights and Responsibilities

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

Financial Implications

There are no financial implications associated with this report.

Consultation

Notification of the amendment was given in accordance with the requirements of the Planning and Environment Act, 1987. Council officers will advise all submitters of Council's decision.

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

Conclusion

Amendment C201 has been superseded by Ministerial Amendment GC110. Amendment GC110 introduced equivalent policy intent, objectives, decision guidelines and application requirements to the Greater Dandenong Planning Scheme. Amendment C201 should be abandoned in accordance with the requirements of the *Planning and Environment Act 1987*.

Recommendation

That Council:

- 1. abandons Amendment C201 to the Greater Dandenong Planning Scheme in accordance with the provisions of the Planning and Environment Act 1987 due to the proposed amendment being superseded by Ministerial Amendment GC110; and**
- 2. advises the submitters to Amendment C201 of the reasons for Council's decision.**

2.6.2 Review of Council Policies - Fixed Asset Accounting 2019-20

File Id:	A5793559
Responsible Officer:	Director Corporate Services
Attachments:	Fixed Asset Accounting Policy for adoption Fixed Asset Accounting Policy Marked-up

Report Summary

Council establishes a number of policies and codes of practice to guide the various operations of the Greater Dandenong City Council. Existing policies and codes of practice are subject to an ongoing review process to ensure that they comply with current legislation and adequately reflect Council's operational requirements. Any changes to existing policies are subject to Council approval. Policies and codes of practice that have become superfluous to Council's needs require abolition by Council.

The following policy has been reviewed in detail and is submitted to Council for re-adoption:

- Fixed Asset Accounting 2019-20 Policy

Recommendation Summary

This reports recommends that the Fixed Asset Accounting 2019-20 Policy be readopted as per Attachment 1.

2.6.2 Review of Council Policies - Fixed Asset Accounting 2019-20 (Cont.)

Background

Policies establish clear processes and procedures by which Council conducts its business and activities and ensures that the decision making process is consistent.

Council has established a number of policies to guide the various functions of the City. Existing policies are subject to an ongoing review process to ensure they comply with current legislation and adequately reflect Council's operational requirements.

When Council resolves to adopt a policy and/or code of practice, in the absence of a sunset date, the policy or code remains current until Council resolves to abolish it.

It is critical that Council policies and codes of practice fully reflect the principles, values and issues that Council believes are important as outlined in the Council Plan. Following a detailed review of a Council policy or code of practice it will be submitted to Council for either readoption or abolition to ensure all policies and codes of practice remain current.

Proposal

The Fixed Asset Accounting 2019-20 Policy be re-adopted by Council with the following changes to the existing policy:

- removal of the detailed history regarding land under road changes and directives;
- a change in the effective start date of the policy to the next financial year (instead of current financial year);
- a change in the minimum capitalisation threshold from \$2,000 to \$3,000;
- a change in useful life relating to major outdoor LED screen from 10 years to 15 years;
- minor detail edits; and
- re-adoption for a further twelve (12) months.

A copy of the policy seeking readoption with the suggested changes highlighted is provided in Attachment 2 of this report.

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
- *Safety in Streets and Places* – Feeling and being safe
- *Appearance of Places* – Places and buildings

2.6.2 Review of Council Policies - Fixed Asset Accounting 2019-20 (Cont.)

- *Travel and Transport* – Easy to get around

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 2017-21

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

Place

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

Opportunity

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

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

- Council Plans including Annual Plan

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.

Consultation

Council policies and codes of practice are referred to the Executive Management Team for review and evaluation prior to reporting to Council.

The revised policy was presented to the Audit Advisory Committee on 14 June 2019.

2.6.2 Review of Council Policies - Fixed Asset Accounting 2019-20 (Cont.)

Conclusion

The Fixed Asset Accounting Policy been reviewed and found consistent with current legislation and Council's operational needs and is submitted to Council for re-adoption as per the changes summarised in the Proposal section of this report and highlighted in Attachment 2.

Recommendation

That the Fixed Asset Accounting 2019-20 Policy be readopted as per Attachment 1.

2.6.2 Review of Council Policies - Fixed Asset Accounting 2019-20 (Cont.)

POLICY AND STRATEGY

**REVIEW OF COUNCIL POLICY
FIXED ASSET ACCOUNTING 2019-20 POLICY**

ATTACHMENT 1

**FIXED ASSET ACCOUNTING 2019-20
POLICY**

PAGES 13 (including cover)

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

2.6.2 Review of Council Policies - Fixed Asset Accounting 2019-20 (Cont.)



Greater Dandenong Policy

Fixed Asset Accounting Policy

Policy Endorsement	Endorsement required by Council		
File Number:	A4955198	Authority:	Council
Directorate:	Corporate Services	Responsible Officer:	Manager Finance & IT
Policy Type:	Discretionary	Version No:	007
1 st Adopted by Council	24 June 2013 Minute No. 225	Last Adopted by Council:	25 June 2018 Minute No. 705
Review Period:	Annually	Next Review:	June 2020

1. Purpose

This policy is designed to provide guidance regarding expenditure that is to be capitalised and the associated accounting treatment for non-current assets in Council's fixed asset register.

This revision of the Fixed Asset Accounting Policy is effective from 1 July 2019.

2. Background

Accounting standards, including AASB 116 Property, Plant and Equipment, require a distinction to be made between expenditure that is consumed immediately in operations (or within one financial year) and expenditure on fixed assets that will provide service over more than one financial year.

Accounting and Guideline issues

Local Government (Planning and Reporting) Regulations 2014

The Local Government (Planning and Reporting) Regulations 2014 require the financial statements of Council to be prepared in accordance with the Local Government Model Financial Report (LGMFR). The LGMFR specifies certain fixed asset categories and classes in the Statement of Capital Works and fixed asset disclosure notes. Refer to **Appendix A** for a list of the asset categories and classes and the measurement basis of each asset class.

Land Under Roads (LUR)

Council does not propose to make changes to its accounting policy regarding the treatment of LUR and will continue to recognise all land under roads post 1 July 2008 using the cost method of valuation. Council monitored the sector position on land under roads both during and post the 2017-18 financial year, received audit clearance and did not experience any issues pertaining to the policy position.

2.6.2 Review of Council Policies - Fixed Asset Accounting 2019-20 (Cont.)



Greater Dandenong Policy

3. Scope

This policy includes the accounting treatment of all Council's non-current assets.

4. References

- Annual Financial Statements
- Annual Budget
- Local Government Act 1989
- Local Government (Planning and Reporting) Regulations 2014
- Local Government Model Financial Report (LGMFR)
- Fixed Asset Guidelines
- Australian Accounting Standards

5. Definitions

<i>Assets</i>	Resources controlled by Council as a result of past events and from which future economic benefits or service potential are expected to flow to Council.
<i>Capitalisation threshold</i>	The new, upgrade or renewal value of an asset, below which the project cost is normally expensed and above which it is normally capitalised.
<i>Capital expenditure</i>	Expenditure on a non-current asset which meets the adopted recognition criteria for the Asset Class or Asset Component.
<i>Useful life</i>	The time period over which an asset is expected to be available for use by Council.

6. Legislative Provisions

Council is required to prepare an annual report pursuant to:

- Section 131 of the Local Government Act 1989
- Section 19 of the Local Government (Planning and Reporting) Regulations 2014

7. Council Policy

7.1 Capitalisation

Capitalisation of fixed assets is determined by a materiality threshold at which items of expenditure will be recognised as assets in Council's Balance Sheet.

The useful life of each asset class forms the basis of the calculation of annual depreciation charges and assessment of an assets written down replacement value (refer **Appendix A**).

Appendix A details the asset categories and classes required in the Local Government Model Financial Report (LGMFR).

Expenditure is to be capitalised when:

2.6.2 Review of Council Policies - Fixed Asset Accounting 2019-20 (Cont.)



Greater Dandenong Policy

- It is probable that the future economic benefits embodied in an asset will eventuate.
- The item of expenditure is in excess of the asset capitalisation threshold (refer **Appendix A**).
- Where the value of individual assets fall below the asset threshold for capitalisation, but the assets form part of a network or asset group (such as for park furniture on a reserve, signs, etc), consideration will be given to capitalising the individual asset based on whether the aggregate value of those assets exceeds the capitalisation threshold.
- Acquisition costs of assets with less than these values will be treated as operating expenses.
- All capitalised expenditure is to be recorded in Council's fixed asset register. For each asset, a determination shall be made of its total life, remaining useful life, cost for accounting purposes and method of depreciation.

Note - certain costs are not capitalised when incurred and are charged as an expense in the period in which they are incurred (eg – Christmas decorations, IT software upgrades and building audits).

7.2 Acquisition of assets

Assets acquired by Council are to be recorded based on acquisition or construction cost (fair value) plus costs incidental to acquisition including architect's fees, engineering fees and all other costs incurred in preparing the asset ready for use.

7.3 Gifted assets (acquired for nil consideration)

Assets which are gifted or contributed to Council by developers or other bodies (i.e. - acquired for nil consideration) are to be recorded at fair value at the date of acquisition, based on currently assessed replacement rates or developer costs (whichever is the best information source at the time).

7.4 Revaluation of non-current assets

All infrastructure assets (except recreational, leisure and community facilities and parks, open space and streetscapes) and property assets (land and buildings excluding land under roads and leasehold improvements) shall be revalued on a regular basis such that the carrying values are not materially different from fair value where fair value is determined to be the current replacement cost of the asset less accumulated depreciation. **Appendix A** identifies the basis for measurement for each asset class.

7.5 Internally constructed assets

The cost of assets constructed by Council shall include the cost of all materials used in construction, direct labour employed and an appropriate proportion of variable and fixed overheads.

7.6 Fixed assets register

The fixed assets register is to record individual assets in sufficient detail as to permit their identification and control. The fixed assets register is to be updated at least annually. The fixed assets register is to be used for the purpose of revaluing and depreciating assets.

2.6.2 Review of Council Policies - Fixed Asset Accounting 2019-20 (Cont.)



Greater Dandenong Policy

7.7 Impairment of assets

Fixed assets will be reviewed for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable. An impairment loss is recognised for the amount by which the asset's carrying amount exceeds its recoverable amount (which is the higher of the present value of future cash outflows or value in use).

For assets whose economic benefits are not dependent on the ability to generate cash flows, and where the future economic benefits would be replaced if Council were deprived thereof, the value in use (infrastructure assets) is the depreciated replacement cost.

7.8 Investment property

Investment property, comprising retail complexes, are held to generate long-term rental yields. Investment property is measured initially at cost, including transaction costs. Cost incurred subsequent to initial acquisition are capitalised when it is probable that future economic benefit in excess of the originally assessed performance of the asset will flow to the Council. Subsequent to initial recognition at cost, investment property is carried at fair value, determined annually by independent valuers. Changes to fair value are recorded in the Comprehensive Income Statement in the period that they arise. Investment property are not subject to depreciation. Rental income from the leasing of investment properties is recognised in the Comprehensive Income Statement on a straight line basis over the lease term.

8. Related documents

- City of Greater Dandenong Fixed Asset Accounting Guidelines
- Australian Accounting Standards
- Asset Management Policy
- Annual Financial Statements (Local Government Model Financial Report)
- Annual Budget
- Audit Reports and Audit Advisory Committee
- Council Plans, including Annual Plan

2.6.2 Review of Council Policies - Fixed Asset Accounting 2019-20 (Cont.)

Asset class	Description	CAP THRESHOLD		USEFUL LIFE	
		2018-19 \$	2019-20 \$	2018-19 Years	2019-20 Years
PROPERTY					
Land	Land owned or controlled by Council. Land either has a fair value classification of level 3 - 'specialised land' or level 2 - 'non-specialised land'.	0	0	N/A	N/A
	Land under roads (LUR) (excluding lanes, private roads and Council roads in parks and reserves) acquired after 1 July 2008. All LUR have a fair value level 3 classification - 'specialised land'.	0	0	N/A	N/A
Land Improvements	Not applicable - allocated to other asset classes such as 'Recreational, leisure and community facilities' and 'Parks, open space and streetscapes'.	N/A	N/A	N/A	N/A
Buildings	Buildings, building improvements and multi-story car park buildings. All buildings have a fair value level 3 classification - 'specialised buildings'. Buildings include Class 1 to Class 9 buildings as defined in the Building Code of Australia including all corporate, community and commercial buildings managed / controlled / owned by Council and multi-story car park buildings. This includes both habitable and non-habitable buildings. Non-habitable buildings as defined in class 10A of the Building Code of Australia. Examples include garages, workshops, kiosks, stand-alone administration buildings/offices, public conveniences, sheds, stores, undercroft car parking, sporting pavilions and sporting clubrooms. Includes Council owned or constructed buildings on leased land (considered short-term buildings at 50 years). Includes structures that link or are attached to the building or structures which form part of the building. Such examples are paths, access ramps or steps, verandas, pergolas, carports, toilets and shade/shelter structures (only totally free standing structures will be considered separate assets). Includes other general building services, site engineering services and central plant that form part of the building structure, that are attached to or hidden behind the building fabric and which may feed from or to fixtures and fittings. Some examples are general electrical, gas and water supply, attached storm water drainage / guttering and sewerage. Includes trunk reticulated building systems such as lifts, escalators, heating and cooling systems, cranes, hoists, sanitary plumbing, heating systems, air-conditioning and ventilation (refrigerated plant, terminal units, heating oils, fans, pumps), fire protection and security alarm systems, electrical distributions (mains cables, switch gear and distribution equipment), CCTV, solar panels and lighting installations, communications (telephone and call systems) and specialist services in kitchens or laundries (ovens, dishwashers, etc). It also includes fixed equipment that can be recognised as part of the building fit-out (such as indoor swimming pools, pool pumps, fixed sporting equipment, etc). Buildings or structures less than two square metres in size and less than \$5,000 in value will be recognised as a minor structure in the 'Recreational, leisure and community facilities asset class'.	5,000	5,000	50-100	50-100

2.6.2 Review of Council Policies - Fixed Asset Accounting 2019-20 (Cont.)

Greater Dandenong Policy – Appendix A (Basis of measurement, capitalisation thresholds & useful lives)

Asset class	Description	Measurement basis	CAP THRESHOLD		USEFUL LIFE	
			2018-19 \$	2019-20 \$	2018-19 Years	2019-20 Years
PROPERTY						
Building improvements	Not applicable - included in buildings above.	N/A	N/A	N/A	N/A	N/A
Lease hold improvements	Improvements to property assets leased by Council. Leasehold improvements to buildings include fit-outs, security enhancements and/or renovations of leased office accommodation or leased property. Examples are re carpeting, immovable fixtures such as the installation of air-conditioning or CCTV, painting and structural improvements to a leased property upon commencement of a lease (initial office/residential fit-out), and any subsequent refurbishment of office/residential leased accommodation. Land improvements at leased properties are also not capitalised.	Cost	0	0	Lease term	Lease term
Heritage buildings	Not applicable - defined as heritage buildings as listed on the Victorian Heritage Register.	Fair value (indep val'n)	N/A	N/A	N/A	N/A

2.6.2 Review of Council Policies - Fixed Asset Accounting 2019-20 (Cont.)

Greater Dandenong Policy – Appendix A (Basis of measurement, capitalisation thresholds & useful lives)

Asset class	Description	CAP THRESHOLD		USEFUL LIFE	
		2018-19 \$	2019-20 \$	2018-19 Years	2019-20 Years
PLANT AND EQUIPMENT					
Heritage plant and equipment	Not applicable.	N/A	N/A	N/A	N/A
Plant, machinery and equipment	Heavy plant and equipment (such as graders, trucks, tractors, tipplers, tractors, tractors, scissor lifts and loaders).				
	Buses, quads and trailers.	Cost 2,000	3,000	7	7
	Light plant and equipment (such as rollers, mowers, tools and blowers), passenger vehicles, light commercial vehicles (<= 3 tonne). Also includes lifters, generators, powersaws, floor polishers, steam cleaners, sweepers, winches, compressors, surveying equipment, people counting systems, rotators and outdoor cleaning equipment.	Cost 2,000	3,000	10 5	10 5
Fixtures, fittings and furniture	Office furniture and equipment (workstations, mobile shelving, chairs, office bins, lockers, tables, desks, filing cabinets), kitchen appliances and equipment, hand dryers, display units/stands, dividers/privacy screens, safes, podiums, trolleys and other miscellaneous fixtures, fittings (eg - window furnishings) and furniture. Excludes Christmas decorations (not capital).	Cost 2,000	3,000	6	6
	Musical instruments.	Cost 2,000	3,000	20	20
	Art works (paintings, pictures, murals, heritage).	Cost 2,000	3,000	N/A	N/A
Computers and telecomms	Hardware, servers, hubs, cabling, faxes, printers, telephones, mobile phones/devices , photocopiers, computers, laptops, microwave links, firewall , scanners, GPS and audio visual equipment (such as stereos, speakers, amplifiers, antenna , cameras, video recorders, microphones, televisions, DVD Software (implementation only not subsequent upgrades) hand-held devices / mobile phones.	Cost 2,000	3,000	5	5
	Items that can be capitalised as computer software include software licenses, interworking, configuration support, implementation planning, database planning, quality planning and acceptance testing. Software items to be expensed include software maintenance, data conversion/migration, training, helpdesk support and website costs.	Cost 2,000	3,000	3	3
Library books	Includes library books, CDs, DVDs, tapes, e-books, e-audio books (excludes annual online licences or subscriptions, annual platform access to e-formats, periodicals and newspapers).	Cost 0	0	5	5

2.6.2 Review of Council Policies - Fixed Asset Accounting 2019-20 (Cont.)

Asset class	Description	CAP THRESHOLD		USEFUL LIFE	
		2018-19 \$	2019-20 \$	2018-19 Years	2019-20 Years
INFRASTRUCTURE					
Roads	Seal (spray seal). Road seal comprises the wearing surface of a road pavement or laneway. Surface patching treatments such as pothole repairs, crack repairs or slurry seals are not considered to be part of the road seal asset, but rather are considered maintenance treatments aimed at ensuring the road seal asset reaches its intended useful life. Linemarking is not capital.	20,000	20,000	12	12
	Seal (asphalt, concrete, brick, granite setts and gravel).	20,000	20,000	20	20
	Substructure (pavement). Road substructure is the constructed material layer(s) beneath the wearing surface of a road pavement or laneway. Usually unaffected by periodic replacements of the wearing surface and would normally only be created where a new pavement was built or an existing pavement was totally reconstructed.	20,000	20,000	100	100
	Kerb and channel. Includes concrete, bluestone and asphalt kerb and channel on local roads. Also includes kerb laybacks (which are part of 'crossings/driveways'), usually provided for vehicle, bicycle or pedestrian access across the kerb and channel.	5,000	5,000	80	80
	Kerb and channel (road shoulders/drains)	5,000	5,000	45	45
	On street car parks (seal) - asphalt, brick paves, concrete and gravel). On-street car parks include car parks located within the road reserve (ie - indented parking bays, parallel parking bays, etc).	5,000	5,000	20-25	20-25
	On street car parks (substructure).	5,000	5,000	100	100
	New Local Area Traffic Management (LATM) - splitter islands, roundabouts, speed humps.	0	0	20	20
	New LATM - slow points.	0	0	5	5
	New LATM - traffic signal controller.	0	0	15	15
	New LATM - traffic signal hardware.	0	0	30	30
	Addition to existing LATM - splitter islands, roundabouts, speed humps.	5,000	5,000	20	20
	Addition to existing LATM - slow points.	5,000	5,000	5	5
	Addition to existing LATM - traffic signal controller.	5,000	5,000	15	15
	Addition to existing LATM - traffic signal hardware.	5,000	5,000	30	30

2.6.2 Review of Council Policies - Fixed Asset Accounting 2019-20 (Cont.)

Greater Dandenong Policy – Appendix A (Basis of measurement, capitalisation thresholds & useful lives)

Asset class	Description	CAP THRESHOLD		USEFUL LIFE	
		2018-19	2019-20	2018-19	2019-20
	Measurement basis	\$	\$	Years	Years
INFRASTRUCTURE					
Bridges	Includes major culverts, deck and substructure. Bridges include all structures which convey a road, footpath or cycleway across another physical feature (including waterways and other roads) and includes major culverts. Bridge components include the foundation, column, girder, decking, wearing course, railing, paths and guardrails. Items such as lighting, signage and paths are not included. Boardwalks are also included in this asset class (constructed pathways above ground either in steel/concrete or timber).	Fair value	5,000	5,000	20 - 100
Footpaths and cycleways	Footpaths (concrete, brick/pavers and granite). Footpaths and cycleways includes footpaths leading to bridges, and pedestrian access features, ramps and path widenings. Paths in playgrounds that provide a direct access between playground items are not considered part of the path asset class (included in playgrounds). Footpaths (asphalt). Footpaths (gravel).	Fair value	0	0	50
Drainage	New underground drainage pipes and pits. Addition to existing underground drainage pipes and pits. Gross pollutant traps (GPTs).	Fair value	0	0	100
		Fair value	5,000	5,000	100
		Fair value	5,000	5,000	50


2.6.2 Review of Council Policies - Fixed Asset Accounting 2019-20 (Cont.)

Asset class	Description	CAP THRESHOLD		USEFUL LIFE		
		2018-19	2019-20	2018-19	2019-20	
Measurement basis		\$	\$	Years	Years	
INFRASTRUCTURE						
Recreational, leisure & community facilities	Recreational equipment and facilities. Recreation equipment includes sports and leisure equipment at recreation centres such as bench seats, TV cardio and aerobic stereos, pool cover rollers, gym equipment, pool vacuums, dividing curtains, internal scoreboards, cleaning equipment, aquatic equipment, various items of smaller transportable pool equipment, thermal blankets and gym mats. Major outdoor LED screens (ie - 'the big screen') Minor outdoor electronic screens and scoreboards, electronic variable message signs/sensors. Sportsgrounds, sports fields, sporthalls sporting grass (turf), courts (eg - netball, basketball, tennis), athletic tracks, wickets, hardstand, general sporting and other ground surfaces. Minor structures, sporting structures and equipment (such as goal posts, cricket nets, outdoor exercise equipment, skate ramps/park, basketball towers/backboards, rebound walls, canopies/shade structures, coaches boxes, bike sheds and racks, display and information shelters, picnic shelters, rotundas and buildings which are less than two square metres and less than \$5,000 in value). Playgrounds. Playgrounds such as swing sets or climbing apparatus. Also includes interconnecting paths between equipment and soft fall/path edging. Fixed play items associated with a playing surface (such as goal posts) are considered part of the playing surface they relate to and are not recorded as a playground item. Other assets in or near playgrounds (whether enclosed by a fence or not) such as drink fountains, bins, signs, picnic tables, seats or shade structures are considered part of their respective asset class and not a playground item asset unless their primary function is as a piece of play equipment.	Cost	2,000	3,000	10 - 20	10 - 20
		Cost	2,000	3,000	10	5
		Cost	2,000	3,000	10 - 20	10 - 20
		Cost	2,000	3,000	10 - 20	10 - 20
		Cost	2,000	3,000	10 - 20	10 - 20
		Cost	2,000	3,000	15	15
		Cost	2,000	3,000	10 - 20	10 - 20
		Cost	2,000	3,000	50	50
Waste management	Not applicable.	N/A	N/A	N/A	N/A	N/A

2.6.2 Review of Council Policies - Fixed Asset Accounting 2019-20 (Cont.)

Asset class	Description	Measurement basis		CAP THRESHOLD		USEFUL LIFE	
		2018-19	2019-20	2018-19	2019-20	2018-19	2019-20
		\$	\$	Years	Years	Years	Years
INFRASTRUCTURE							
Parks, open space and streetscapes	Open space furniture (street furniture such as bicycle racks, tree guards, planter boxes, seats and park furniture such as seats, drinking fountains, tables, root barriers/guards and BBQ's).	Cost	2,000	3,000	10	10	10
	Open space furniture (bus shelters).	Cost	2,000	3,000	20	20	20
	Open space furniture (litter bins).	Cost	2,000	3,000	12	12	12
	Signs (unless attached to another asset such as a building or playground).	Cost	2,000	3,000	20	20	20
	Landscaping, passive grass/surface and gardens horticultural plantings and gardens, natural bush and vegetation.	Cost	2,000	3,000	10 - 20	10 - 20	10 - 20
	Water quality devices - wetlands, rain gardens and bioretention swales.	Cost	2,000	3,000	10	10	10
	Surface drainage - formed open drains.	Cost	2,000	3,000	50	50	50
	Surface drainage - unformed open drains	Cost	2,000	3,000	10	10	10
	Flood prevention - retarding/detention basins.	Cost	2,000	3,000	20	20	20
	Lighting (public, flood lights, solar, car parks, sportsground, security and street) including light poles and any attached CCTV.	Cost	2,000	3,000	10 - 20	10 - 20	10 - 20
	Fencing, bollards, gates, guard rails, retaining walls and poles.	Cost	2,000	3,000	10 - 50	10 - 50	10 - 50
	Parking meters, ticket machines and equipment.	Cost	2,000	3,000	10	10	10
	Public art (memorials, monuments, murals, plaques, sculptures and statues).	Cost	2,000	3,000	50	50	50
Aerodromes	Not applicable.	N/A	N/A	N/A	N/A	N/A	N/A
Off street car parks	Off street car park and access road (asphalt, brick paved, concrete, gravel).	Fair value	5,000	5,000	20 - 25	20 - 25	20 - 25
	Off street car park and access road (substructure/pavement).	Fair value	5,000	5,000	100	100	100
	Off street car park and access road (kerb and channel).	Fair value	5,000	5,000	80	80	80
Other infrastructure	Not applicable. Marine assets - piers, jetties, groins, sea walls, caravan parks, markets and saleyards.	N/A	N/A	N/A	N/A	N/A	N/A

2.6.2 Review of Council Policies - Fixed Asset Accounting 2019-20 (Cont.)

 **Greater Dandenong Policy – Appendix A (Basis of measurement, capitalisation thresholds & useful lives)**

Asset class	Description	CAP THRESHOLD		USEFUL LIFE	
		2018-19 \$	2019-20 \$	2018-19 Years	2019-20 Years
WORK IN PROGRESS					
Work in progress	Capital expenditure on projects not yet completed.	N/A	N/A	N/A	N/A
INVESTMENT PROPERTY					
Investment property	Land and buildings	0	0	N/A	N/A

2.6.2 Review of Council Policies - Fixed Asset Accounting 2019-20 (Cont.)

POLICY AND STRATEGY

**REVIEW OF COUNCIL POLICY
FIXED ASSET ACCOUNTING 2019-20 POLICY**

ATTACHMENT 2

**FIXED ASSET ACCOUNTING 2019-20
POLICY – MARKED UP**

PAGES 15 (including cover)

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

2.6.2 Review of Council Policies - Fixed Asset Accounting 2019-20 (Cont.)



Fixed Asset Accounting Policy

Policy Endorsement:	Endorsement required by Council		
Directorate:	Corporate Services		
Responsible Officer:	Manager Finance and IT		
Policy Type:	Discretionary		
File Number:	A5743668	Version No:	006
1st Adopted by Council	24 June 2013 Minute No. 225	Last Adopted by Council:	25 June 2018 Minute No. 705
Review Period:	Annually	Next Review:	June 2020

1. Purpose

This policy is designed to provide guidance regarding expenditure that is to be capitalised and the associated accounting treatment for non-current assets in Council's fixed asset register.

This revision of the Fixed Asset Accounting Policy is effective from 1 July 2019.

2. Background

Accounting standards, including AASB 116 Property, Plant and Equipment, require a distinction to be made between expenditure that is consumed immediately in operations (or within one financial year) and expenditure on fixed assets that will provide service over more than one financial year.

Accounting and Guideline issues

Local Government (Planning and Reporting) Regulations 2014

The Local Government (Planning and Reporting) Regulations 2014 require the financial statements of Council to be prepared in accordance with the Local Government Model Financial Report (LGMFR). The LGMFR specifies certain fixed asset categories and classes in the Statement of Capital Works and fixed asset disclosure notes. Refer to **Appendix A** for a list of the asset categories and classes and the measurement basis of each asset class.

Land Under Roads (LUR)

Council does not propose to make changes to its accounting policy regarding the treatment of LUR and will continue to recognise all land under roads post 1 July 2008 using the cost method of valuation. [Council monitored the sector position on land under roads both during and post the 2017-18 financial year, received audit clearance and did not experience any issues pertaining to the policy position.](#)

Deleted: Policy Endorsement ... [1]

Deleted: In December 2007, the Australian Accounting Standards Board (AASB) issued AASB 1051: Land Under Roads (LUR). The standard came into operation 1 July 2008. It required LUR acquired by councils to be recognised in the Financial Statements. At the time, Council elected to recognise all LUR acquired post 1 July 2008 as an asset using a cost measurement basis as permitted by the standard.

Page Break

In July 2011, the former Department of Planning and Community Development (DPCD) issued a Guidance Circular (13/11) regarding the recognition and measurement of LUR. The DPCD recommended that the local government sector bring to account "all" LUR both pre and post 1 July 2008 and to value LUR using a fair value measurement basis, to improve comparability of financial information across the sector. A transitional period was proposed and all councils were expected to be compliant by 2014-15, however, in December 2014, the Department of Transport, Planning and Local Infrastructure (DTPLI) extended the transitional period to the 2017-18 financial year.

Local Government Victoria (LGV) issued Bulletin 15/2018 'Update on Recognition and Measurement of Land Under Roads' on 22 May 2018. LGV reiterated that "consistent and comparable financial reporting by Victorian councils is desirable" and the preferred position of LGV remains that councils recognise all LUR at fair value. However, LGV also acknowledges that this treatment is potentially onerous for some councils, so it is a recommended position but is ultimately not mandatory. LGV advises that councils should apply the preferred position where it is possible and cost effective to do so, but where a council determines not to, that council should ensure their 2017-18 Financial Statements comply with AASB 1051 'Land Under Roads'.

A letter from Andrew Greaves (VAGO) to FinPro on 3 May 2018 highlights similar points: It is desirable for councils to account for LUR on a consistent basis.

The AASB 1051 standard allowed for differential treatment of LUR due to potentially onerous demands. Any change in accounting policy should lead to demonstrably better quality information, however, a cost benefit assessment needs to be considered.

The most appropriate accounting treatment of LUR is a matter for each council to determine, however, VAGO recommends that councils give serious consideration to complying with LGV's preferred position, but only where it is cost effective to do so. VAGO will continue to issue clear audit opinions on assessed compliance with AASB 1051.

Council is of the view that there is no benefit in recognising all LUR at fair value on the basis that:

- There is no value to our rate payers in undertaking this exercise as it only further continues to inflate the balance sheet with assets that are of no tangible value.
- It is a difficult exercise which will result in additional valuation costs (not yet quantified).

Deleted: Given this,

Deleted: However, the sector position on the recognition of all land under roads will be monitored and assessed post the 2017-18 financial year.

2.6.2 Review of Council Policies - Fixed Asset Accounting 2019-20 (Cont.)



Greater Dandenong Policy

3. Scope

This policy includes the accounting treatment of all Council's non-current assets.

4. References

- Annual Financial Statements
- Annual Budget
- Local Government Act 1989
- Local Government (Planning and Reporting) Regulations 2014
- Local Government Model Financial Report (LGMFR)
- Fixed Asset Guidelines
- Australian Accounting Standards

5. Definitions

<i>Assets</i>	Resources controlled by Council as a result of past events and from which future economic benefits or service potential are expected to flow to Council.
<i>Capitalisation threshold</i>	The new, upgrade or renewal value of an asset, below which the project cost is normally expensed and above which it is normally capitalised.
<i>Capital expenditure</i>	Expenditure on a non-current asset which meets the adopted recognition criteria for the Asset Class or Asset Component.
<i>Useful life</i>	The time period over which an asset is expected to be available for use by Council.

6. Legislative Provisions

- Council is required to prepare an annual report pursuant to:
- Section 131 of the Local Government Act 1989
 - Section 19 of the Local Government (Planning and Reporting) Regulations 2014

7. Council Policy

7.1 Capitalisation

Capitalisation of fixed assets is determined by a materiality threshold at which items of expenditure will be recognised as assets in Council's Balance Sheet.

The useful life of each asset class forms the basis of the calculation of annual depreciation charges and assessment of an assets written down replacement value (refer **Appendix A**).

Appendix A details the asset categories and classes required in the Local Government Model Financial Report (LGMFR).

Expenditure is to be capitalised when:

Deleted: The Fixed Asset Guidelines provide a detailed explanation of each asset class and asset component.

2.6.2 Review of Council Policies - Fixed Asset Accounting 2019-20 (Cont.)



Greater Dandenong Policy

- It is probable that the future economic benefits embodied in an asset will eventuate.
- The item of expenditure is in excess of the asset capitalisation threshold (refer **Appendix A**).
- Where the value of individual assets fall below the asset threshold for capitalisation, but the assets form part of a network or asset group (such as for park furniture on a reserve, signs, etc), consideration will be given to capitalising the individual asset based on whether the aggregate value of those assets exceeds the capitalisation threshold.
- Acquisition costs of assets with less than these values will be treated as operating expenses.
- All capitalised expenditure is to be recorded in Council's fixed asset register. For each asset, a determination shall be made of its total life, remaining useful life, cost for accounting purposes and method of depreciation.

Note - certain costs are not capitalised when incurred and are charged as an expense in the period in which they are incurred (eg – Christmas decorations, IT software upgrades and building audits).

7.2 Acquisition of assets

Assets acquired by Council are to be recorded based on acquisition or construction cost (fair value) plus costs incidental to acquisition including architect's fees, engineering fees and all other costs incurred in preparing the asset ready for use.

7.3 Gifted assets (acquired for nil consideration)

Assets which are gifted or contributed to Council by developers or other bodies (i.e. - acquired for nil consideration) are to be recorded at fair value at the date of acquisition, based on currently assessed replacement rates or developer costs (whichever is the best information source at the time).

7.4 Revaluation of non-current assets

All infrastructure assets (except recreational, leisure and community facilities and parks, open space and streetscapes) and property assets (land and buildings excluding land under roads and leasehold improvements) shall be revalued on a regular basis such that the carrying values are not materially different from fair value where fair value is determined to be the current replacement cost of the asset less accumulated depreciation. **Appendix A** identifies the basis for measurement for each asset class.

7.5 Internally constructed assets

The cost of assets constructed by Council shall include the cost of all materials used in construction, direct labour employed and an appropriate proportion of variable and fixed overheads.

7.6 Fixed assets register

The fixed assets register is to record individual assets in sufficient detail as to permit their identification and control. The fixed assets register is to be updated at least annually. The fixed assets register is to be used for the purpose of revaluing and depreciating assets.

~~Deleted:~~ and for stocktaking

~~Deleted:~~ It is recommended that a stocktake of all plant and equipment, including computer equipment, be conducted at least every three to five years. ¶

2.6.2 Review of Council Policies - Fixed Asset Accounting 2019-20 (Cont.)



Greater Dandenong Policy

7.7 Impairment of assets

Fixed assets will be reviewed for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable. An impairment loss is recognised for the amount by which the asset's carrying amount exceeds its recoverable amount (which is the higher of the present value of future cash outflows or value in use).

For assets whose economic benefits are not dependent on the ability to generate cash flows, and where the future economic benefits would be replaced if Council were deprived thereof, the value in use (infrastructure assets) is the depreciated replacement cost.

7.8 Investment property

Investment property, comprising retail complexes, are held to generate long-term rental yields. Investment property is measured initially at cost, including transaction costs. Cost incurred subsequent to initial acquisition are capitalised when it is probable that future economic benefit in excess of the originally assessed performance of the asset will flow to the Council. Subsequent to initial recognition at cost, investment property is carried at fair value, determined annually by independent valuers. Changes to fair value are recorded in the Comprehensive Income Statement in the period that they arise. Investment property are not subject to depreciation. Rental income from the leasing of investment properties is recognised in the Comprehensive Income Statement on a straight line basis over the lease term.

8. Related documents

- City of Greater Dandenong Fixed Asset Accounting Guidelines
- Australian Accounting Standards
- Asset Management Policy
- Annual Financial Statements (Local Government Model Financial Report)
- Annual Budget
- Audit Reports and Audit Advisory Committee
- Council Plans, including Annual Plan

2.6.2 Review of Council Policies - Fixed Asset Accounting 2019-20 (Cont.)

Greater Dandenong Policy – Appendix A (Basis of measurement, capitalisation thresholds & useful lives)

Asset class	Description	Measurement basis	CAP THRESHOLD		USEFUL LIFE	
			2018-19	2019-20	2018-19	2019-20
			\$	\$	Years	Years
PROPERTY						
Land	Land owned or controlled by Council. Land either has a fair value classification of level 3 - 'specialised land' or level 2 - 'non-specialised land'. Land under roads (LUR) (excluding lanes, private roads and Council roads in parks and reserves) acquired after 1 July 2008. All LUR have a fair value level 3 classification - 'specialised land'.	Fair value (indep val'n) Cost	0	0	N/A	N/A
Land improvements	Not applicable - allocated to other asset classes such as 'Recreational, leisure and community facilities' and 'parks, open space and streetscapes'.	N/A	N/A	N/A	N/A	N/A
Buildings	Buildings, building improvements and multi-story car park buildings. All buildings have a fair value level 3 classification - 'specialised buildings'. Buildings include Class 1 to Class 9 buildings as defined in the Building Code of Australia including all corporate, community and commercial buildings managed / controlled / owned by Council and multi-story car park buildings. This includes both habitable and non-habitable buildings. Non-habitable buildings as defined in class 10A of the Building Code of Australia. Examples include garages, workshops, kiosks, stand-alone administration buildings/offices, public conveniences, sheds, stores, undercroft car parking, sporting pavilions and sporting clubrooms. Includes Council owned or constructed buildings on leased land (considered short-term buildings at 50 years). Includes structures that link or are attached to the building or structures which form part of the building. Such examples are paths, access ramps or steps, verandas, pergolas, carports, toilets and shade/shelter structures (only totally freestanding structures will be considered separate assets). Includes other general building services, site engineering services and central plant that form part of the building structure, that are attached to or hidden behind the building fabric and which may feed from or to fixtures and fittings. Some examples are general electrical, gas and water supply, attached storm water drainage / guttering and sewerage. Includes trunk reticulated building systems such as lifts, escalators, heating and cooling systems, cranes, hoists, sanitary plumbing, heating systems, air-conditioning and ventilation (refrigerated plant, terminal units, heating oils, fans, pumps), fire protection and security alarm systems, electrical distributions (mains cables, switch gear and distribution equipment), CCTV, solar panels and lighting installations, communications (telephone and call systems) and specialist services in kitchens or laundries (ovens, dishwashers, etc). It also includes fixed equipment that can be recognised as part of the building fit-out (such as indoor swimming pools, pool pumps, fixed sporting equipment, etc). Buildings or structures less than two square metres in size and less than \$5,000 in value will be recognised as a minor structure in the 'Recreational, leisure and community facilities asset class'.	Fair value (indep val'n)	5,000	5,000	50-100	50-100

2.6.2 Review of Council Policies - Fixed Asset Accounting 2019-20 (Cont.)

Greater Dandenong Policy – Appendix A (Basis of measurement, capitalisation thresholds & useful lives)

Asset class	Description	Measurement basis	CAP THRESHOLD		USEFUL LIFE	
			2018-19	2019-20	2018-19	2019-20
			\$	\$	Years	Years
PROPERTY						
Building improvements	Not applicable – included in buildings above.	N/A	N/A	N/A	N/A	N/A
Leasehold improvements	Improvements to property assets leased by Council. Leasehold improvements to buildings include fit outs, security enhancements and/or renovations of leased office accommodation or leased property. Examples are recarpeting, immovable fixtures such as the installation of air-conditioning or CCTV, painting and structural improvements to a leased property upon commencement of a lease (initial office/residential fit-out) and any subsequent refurbishment of office/residential leased accommodation. Land improvements at leased properties are also not capitalised.	Cost	0	0	Lease term	Lease term
Heritage buildings	Not applicable – defined as heritage buildings as listed on the Victorian Heritage Register.	Fair value (indep val'n)	N/A	N/A	N/A	N/A

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2.6.2 Review of Council Policies - Fixed Asset Accounting 2019-20 (Cont.)

Asset class	Description	Measurement basis	CAP THRESHOLD		USEFUL LIFE	
			2018-19 \$	2019-20 \$	2018-19 Years	2019-20 Years
PLANT AND EQUIPMENT						
Heritage plant and equipment	Not applicable.	N/A	N/A	N/A	N/A	N/A
Plant, machinery and equipment	Heavy plant and equipment (such as graders, trucks, tractors, tipper, scissor lifts and loaders).	Cost	2,000	3,000	7	7
	Buses, quads and trailers.	Cost	2,000	3,000	10	10
	Light plant and equipment (such as rollers, mowers, tools and blowers), passenger vehicles, light commercial vehicles (</= 3tonne). Also includes lifters, generators, poweraws, floor polishers, steam cleaners, sweepers, winches, compressors, surveying equipment, people counting systems, rotators and outdoor cleaning equipment.	Cost	2,000	3,000	5	5
Fixtures, fittings and furniture	Office furniture and equipment (workstations, mobile shelving, chairs, office bins, lockers, tables, desks, filing cabinets), kitchen appliances and equipment, hand dryers, display units/stands, dividers/privacy screens, safes, poolums, trolleys and other miscellaneous fixtures, fittings (eg - window furnishings) and furniture. Excludes Christmas decorations (not capital).	Cost	2,000	3,000	6	6
	Musical instruments.	Cost	2,000	3,000	20	20
	Art works (paintings, pictures, murals, heritage).	Cost	2,000	3,000	N/A	N/A
Computers and telecomm's	Hardware, servers, hubs, cabling, faxes, printers, telephones, mobile phones/devices, photocopiers, computers, laptops, microwave links, firewall, scanners, GPS and audio visual equipment (such as stereos, speakers, amplifiers, antenna, came ras, video recorders, microphones, televisions, DVD	Cost	2,000	3,000	5	5
	Software (implementation only not subsequent upgrades)- handheld devices - mobile phones . Items that can be capitalised as computer software include software licenses, interworking, configuration support, implementation planning, database planning, quality planning and acceptance testing. Software items to be expensed include software maintenance, data conversion/migration, training, helpdesk support and website costs.	Cost	2,000	3,000	3	3
Library books	Includes library books, CDs, DVDs, tapes, e-books, e-audio books (excludes annual online licences or subscriptions, annual platform access to e-formats, periodicals and newspapers).	Cost	0	0	5	5

2.6.2 Review of Council Policies - Fixed Asset Accounting 2019-20 (Cont.)



Greater Dandenong Policy – Appendix A (Basis of measurement, capitalisation thresholds & useful lives)

Asset class	Description	Measurement basis		CAP THRESHOLD		USEFUL LIFE	
		2018-19	2019-20	2018-19	2019-20	2018-19	2019-20
		\$	\$	\$	\$	Years	Years
INFRASTRUCTURE							
Roads							
	Seal (spray seal). Road seal comprises the wearing surface of a road pavement or laneway. Surface patching treatments such as pothole repairs, crack repairs or slurry seals are not considered to be part of the road seal asset, but rather are considered maintenance treatments aimed at ensuring the road seal asset reaches its intended useful life. Linemarking is not capital.	Fair value	20,000	20,000	20,000	12	12
	Seal (asphalt, concrete, brick, granite setts and gravel). Substructure (pavement). Road substructure is the constructed material layer(s) beneath the wearing surface of a road pavement or laneway. Usually unaffected by periodic replacements of the wearing surface and would normally only be created where a new pavement was built or an existing pavement was totally reconstructed.	Fair value Fair value	20,000 20,000	20,000 20,000	20,000 20,000	20 100	20 100
	Kerb and channel. Includes concrete, bluestone and asphalt kerb and channel on local roads. Also includes kerb laybacks (which are part of 'crossings/driveways'), usually provided for vehicle, bicycle or pedestrian access across the kerb and channel.	Fair value	5,000	5,000	5,000	80	80
	Kerb and channel (road shoulder/drain)	Fair value	5,000	5,000	5,000	45	45
	On street car parks (seal) - asphalt, brick paves, concrete and gravel). On-street car parks include car parks located within the road reserve (ie – indented parking bays, parallel parking bays, etc).	Fair value	5,000	5,000	5,000	20-25	20-25
	On street car parks (substructure).	Fair value	5,000	5,000	5,000	100	100
	New Local Area Traffic Management (LATM) - splitter islands, roundabouts, speed humps.	Fair value	0	0	0	20	20
	New LATM - slow points.	Fair value	0	0	0	5	5
	New LATM - traffic signal controller.	Fair value	0	0	0	15	15
	New LATM - traffic signal hardware.	Fair value	0	0	0	30	30
	Addition to existing LATM - splitter islands, roundabouts, speed humps.	Fair value	5,000	5,000	5,000	20	20
	Addition to existing LATM - slow points.	Fair value	5,000	5,000	5,000	5	5
	Addition to existing LATM - traffic signal controller.	Fair value	5,000	5,000	5,000	15	15
	Addition to existing LATM - traffic signal hardware.	Fair value	5,000	5,000	5,000	30	30

2.6.2 Review of Council Policies - Fixed Asset Accounting 2019-20 (Cont.)

Greater Dandenong Policy – Appendix A (Basis of measurement, capitalisation thresholds & useful lives)

Asset class	Description	Measurement basis	CAP THRESHOLD		USEFUL LIFE	
			2018-19	2019-20	2018-19	2019-20
			\$	\$	Years	Years
INFRASTRUCTURE						
Bridges	Includes major culverts, deck and substructure. Bridges include all structures which convey a road, footpath or cycleway across another physical feature (including waterways and other roads) and includes major culverts. Bridge components include the foundation, column, girder, decking, wearing course, railing, paths and guardrails. Items such as lighting, signage and paths are not included. Boardwalks are also included in this asset class (constructed pathways above ground either in steel/concrete or timber).	Fair value	5,000	5,000	20-100	20-100
Footpaths and cycleways	Footpaths (concrete, brick/pavers and granite). Footpaths and cycleways includes footpaths leading to bridges, and pedestrian access features, ramps and path widenings. Paths in playgrounds that provide a direct access between playground items are not considered part of the path asset class (included in playgrounds). Footpaths (asphalt). Footpaths (gravel).	Fair value Fair value	0 0	0 0	50 25 10	50 25 10
Drainage	New underground drainage pipes and pits. Addition to existing underground drainage pipes and pits. Gross pollutant traps (GPTs).	Fair value Fair value Fair value	0 5,000 5,000	0 5,000 5,000	100 100 50	100 100 50

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2.6.2 Review of Council Policies - Fixed Asset Accounting 2019-20 (Cont.)

Greater Dandenong Policy – Appendix A (Basis of measurement, capitalisation thresholds & useful lives)

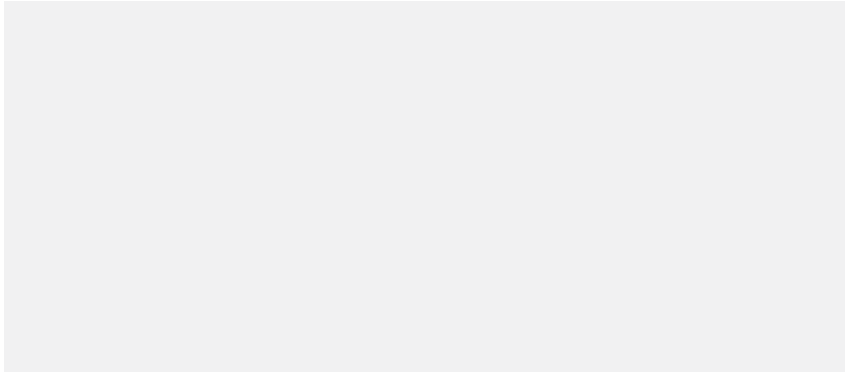
Asset class	Description	Measurement basis		CAP THRESHOLD		USEFUL LIFE	
		2018-19	2019-20	2018-19	2019-20	2018-19	2019-20
		\$	\$	\$	\$	Years	Years
INFRASTRUCTURE							
Recreational, leisure & community facilities	Recreational equipment and facilities. Recreation equipment includes sports and leisure equipment at recreation centres such as bench seats, TV cardio and aerobic stereos, pool cover rollers, gym equipment, pool vacuums, dividing curtains, internal scoreboards, cleaning equipment, aquatic equipment, various items of smaller transportable pool equipment, thermal blankets and gym mats. Major outdoor LED screens (ie - the big screen) Minor outdoor electronic screens and scoreboards, electronic variable message signs/sensors. Sportsgrounds, sports fields, sporting areas , sporting grass (turf), courts (eg - netball, basketball, tennis), athletic tracks, wickets, hardstand, general sporting and other ground surfaces. Minor structures, sporting structures and equipment (such as goal posts, cricket nets, outdoor exercise equipment, skate ramps/park, basketball towers/backboards, rebound walls, canopies / shade structures, coaches boxes, bike sheds and racks, display and information shelters, picnic shelters, rotundas and buildings which are less than two square metres and less than \$5,000 in value). Playgrounds. Playgrounds such as swing sets or climbing apparatus. Also includes interconnecting paths between equipment and soft fall/path edging. Fixed play items associated with a playing surface (such as goal posts) are considered part of the playing surface they relate to and are not recorded as a playground item. Other assets in or near playgrounds (whether enclosed by a fence or not) such as drink fountains, bins, signs, picnic tables, seats or shade structures are considered part of their respective asset class and not a playground item asset unless their primary function is as a piece of play equipment.	Cost	2,000	3,000	10-20	10-20	
		Cost	2,000	3,000	10	5	
		Cost	2,000	3,000	10-20	10-20	
		Cost	2,000	3,000	10-20	10-20	
		Cost	2,000	3,000	10-20	10-20	
		Cost	2,000	3,000	15	15	
	Irrigation, sports field drainage, controllers, sensors, water tanks/pumps and water systems. Outdoor pools	Cost	2,000	3,000	10-20	10-20	
		Cost	2,000	3,000	50	50	
Waste management	Not applicable.	N/A	N/A	N/A	N/A	N/A	

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2.6.2 Review of Council Policies - Fixed Asset Accounting 2019-20 (Cont.)

Asset class	Description	Measurement basis	CAP THRESHOLD		USEFUL LIFE	
			2018-19 \$	2019-20 \$	2018-19 Years	2019-20 Years
INFRASTRUCTURE						
Parks, open space and streetscapes	Open space furniture (street furniture such as bicycle racks, tree guards, planter boxes , seats and park furniture such as seats, drinking fountains, tables, root barriers/guards and BBQs).	Cost	2,000	3,000	10	10
	Open space furniture (bus shelters).	Cost	2,000	3,000	20	20
	Open space furniture (litter bins).	Cost	2,000	3,000	12	12
	Signs (unless attached to another asset such as a building or playground).	Cost	2,000	3,000	20	20
	Landscaping, passive grass/surface and gardens, horticultural plantings and gardens, natural bush and vegetation.	Cost	2,000	3,000	10 - 20	10 - 20
	Water quality devices - wetlands, rain gardens and bioretention swales.	Cost	2,000	3,000	10	10
	Surface drainage - formed open drains.	Cost	2,000	3,000	50	50
	Surface drainage - unformed open drains	Cost	2,000	3,000	10	10
	Flood prevention - retarding/detention basins.	Cost	2,000	3,000	20	20
	Lighting (public, flood lights, solar, car parks, sports ground, security and street including light poles and any attached CCTV.	Cost	2,000	3,000	10 - 20	10 - 20
	Fencing, bollards, gates, guard rails, retaining walls and poles.	Cost	2,000	3,000	10 - 50	10 - 50
	Parking meters, ticket machines and equipment.	Cost	2,000	3,000	10	10
	Public art (memorials, monuments, murals, plaques, sculptures and statues).	Cost	2,000	3,000	50	50
	Aerodromes	Not applicable.	N/A	N/A	N/A	N/A
Off street car parks	Off street car park and access road (asphalt, brick paved, concrete, gravel).	Fair value	5,000	5,000	20 - 25	20 - 25
	Off street car park and access road (substructure/pavement).	Fair value	5,000	5,000	100	100
	Off street car park and access road (kerb and channel).	Fair value	5,000	5,000	80	80
Other infrastructure	Not applicable. Marine assets - piers, jetties, groins, sea walls, caravan parks, markets and sale yards.	N/A	N/A	N/A	N/A	

2.6.2 Review of Council Policies - Fixed Asset Accounting 2019-20 (Cont.)



Greater Dandenong Policy – Appendix A (Basis of measurement, capitalisation thresholds & useful lives)

Asset class	Description	Measurement basis	CAP THRESHOLD		USEFUL LIFE	
			2018-19	2019-20	2018-19	2019-20
			\$	\$	Years	Years
WORK IN PROGRESS						
Work in progress	Capital expenditure on projects not yet completed.	Cost	N/A	N/A	N/A	N/A
INVESTMENT PROPERTY						
Investment property	Land and buildings	Fair value	0	0	N/A	N/A

2.6.2 Review of Council Policies - Fixed Asset Accounting 2019-20 (Cont.)

In July 2011, the former Department of Planning and Community Development (DPCD) issued a Guidance Circular (15/11) regarding the recognition and measurement of LUR. The DPCD recommended that the local government sector bring to account "all" LUR both pre and post 1 July 2008 and to value LUR using a fair value measurement basis, to improve comparability of financial information across the sector. A transitional period was proposed and all councils were expected to be compliant by 2014-15, however, in December 2014, the Department of Transport, Planning and Local Infrastructure (DTPLI) extended the transitional period to the 2017-18 financial year.

Local Government Victoria (LGV) issued Bulletin 15/2018 'Update on Recognition and Measurement of Land Under Roads' on 22 May 2018. LGV reiterated that "consistent and comparable financial reporting by Victorian councils is desirable" and the preferred position of LGV remains that councils recognise all LUR at fair value. However, LGV also acknowledges that this treatment is potentially onerous for some councils, so it is a recommended position but is ultimately not mandatory. LGV advises that councils should apply the preferred position where it is possible and cost effective to do so, but where a council determines not to, that council should ensure their 2017-18 Financial Statements comply with AASB 1051 'Land Under Roads'.

A letter from Andrew Greaves (VAGO) to FinPro on 3 May 2018 highlights similar points:

It is desirable for councils to account for LUR on a consistent basis.

The AASB 1051 standard allowed for differential treatment of LUR due to potentially onerous demands.

Any change in accounting policy should lead to demonstrably better quality information, however, a cost benefit assessment needs to be considered.

The most appropriate accounting treatment of LUR is a matter for each council to determine, however, VAGO recommends that councils give serious consideration to complying with LGV's preferred position, but only where it is cost effective to do so.

VAGO will continue to issue clear audit opinions on assessed compliance with AASB 1051.

Council is of the view that there is no benefit in recognising all LUR at fair value on the basis that:

There is no value to our rate payers in undertaking this exercise as it only further continues to inflate the balance sheet with assets that are of no tangible value;

It is a difficult exercise which will result in additional valuation costs (not yet quantified) Resources will be required (including the mapping all LUR assets) – tying up already scarce resources.

Council currently complies with Australian Accounting Standards whether it elects to recognise all land under roads or not.

2.6.3 Review of Council Policies - Rates and Charges Hardship Policy

File Id:	A5800382
Responsible Officer:	Director Corporate Services
Attachments:	Rates and Charges Hardship Policy – for readoption

Report Summary

Council establishes a number of policies and codes of practice to guide the various operations of the Greater Dandenong City Council. Existing policies and codes of practice are subject to an ongoing review process to ensure that they comply with current legislation and adequately reflect Council's operational requirements. Any changes to existing policies are subject to Council approval. Policies and codes of practice that have become superfluous to Council's needs require abolition by Council.

The following policy has been reviewed in detail and is submitted to Council for re-adoption:

- Rates and Charges Hardship Policy

Recommendation Summary

This reports recommends that the Rates and Charges Hardship Policy attached to this report be readopted.

2.6.3 Review of Council Policies - Rates and Charges Hardship Policy (Cont.)

Background

Policies establish clear processes and procedures by which Council conducts its business and activities and ensures that the decision making process is consistent.

Council has established a number of policies to guide the various functions of the City. Existing policies are subject to an ongoing review process to ensure they comply with current legislation and adequately reflect Council's operational requirements.

When Council resolves to adopt a policy and/or code of practice, in the absence of a sunset date, the policy or code remains current until Council resolves to abolish it.

It is critical that Council policies and codes of practice fully reflect the principles, values and issues that Council believes are important as outlined in the Council Plan. Following a detailed review of a Council policy or code of practice it will be submitted to Council for either readoption or abolition to ensure all policies and codes of practice remain current.

Proposal

It is proposed that the Rates and Charges Hardship Policy attached to this report be readopted by Council for a further three (3) years with minor grammatical changes.

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

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

Community Plan 'Imagine 2030'

People

- *Lifecycle and Social Support* – The generations supported

Opportunity

- *Leadership by the Council* – The leading Council

Council Plan 2017-21

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

Opportunity

- *An open and effective Council*

2.6.3 Review of Council Policies - Rates and Charges Hardship Policy (Cont.)

Victorian Charter of Human Rights and Responsibilities

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

Financial Implications

No financial resources are impacted by this report.

Consultation

This policy has been referred to the Executive Management Team for review and evaluation prior to reporting to Council.

Conclusion

The Rates and Charges Hardship Policy attached to this report has been reviewed and found consistent with current legislation and Council's operational needs and is submitted to Council for re-adoption with minor grammatical changes.

Recommendation

That the Rates and Charges Hardship Policy attached to this report be readopted.

2.6.3 Review of Council Policies - Rates and Charges Hardship Policy (Cont.)

POLICY AND STRATEGY

**REVIEW OF COUNCIL POLICY
RATES AND CHARGES HARDSHIP POLICY**

ATTACHMENT 1

**RATES AND CHARGES HARDSHIP
POLICY**

PAGES 7 (including cover)

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

2.6.3 Review of Council Policies - Rates and Charges Hardship Policy (Cont.)



Greater Dandenong Policy

Rates and Charges Hardship Policy

Policy Endorsement:	Endorsement required by Council		
Directorate:	Corporate Services		
Responsible Officer:	Manager Finance and IT		
Policy Type:	Discretionary		
File Number:	A5758554	Version No:	003
1 st Adopted by Council	11 May 2009 Minute No. 141	Last Adopted by Council:	10 September 2012 Minute No. 1358
Review Period:	Every 3 Years	Next Review:	September 2022

1. Purpose

Council must consider its overall revenue requirements from a strategic perspective taking into account the needs of the community as a whole, it is important that Council have a further mechanism to consider the needs of individuals and businesses who are suffering financial hardship. The purpose of this Rates and Charges Hardship Policy is to provide Council with a policy framework to provide rate relief to individuals who need assistance.

Under the Local Government Act Council may waive a whole or part of any rate or charge or interest if a person is suffering financial hardship. The Act goes on to say Council may defer, in whole or part, any payment due on the grounds of hardship.

The difference between a waiver and a deferral is that a deferral suspends payment for a period of time whereas a waiver permanently exempts payment of the fee or charge under discussion.

Applications for waiver and deferral will be individually assessed against the criteria stated in this policy.

This policy defines the process for considering applications for deferment or waiver of rates and charges.

2. Background

This Policy includes a review of the existing policy in the context of current legislation.

3. Scope

This policy will apply to all rateable assessments within the City of Greater Dandenong.

2.6.3 Review of Council Policies - Rates and Charges Hardship Policy (Cont.)



Greater Dandenong Policy

4. References

- *Local Government Act 1989* (Section 170, 171 & 171A)

5. Definitions

A “**deferral**” of payment can be provided in whole or in part and be for a specified period and subject to any conditions determined by Council. When rates are deferred, payment is not required until the Council sends the person a notice requiring payment.

A “**waiver**” removes the liability to pay and may be offered to include the whole or part of any interest or where applicable part of rates and charges as set down in section 6.2.

The “**market rate**” of interest referred to in 6.1, “Deferring Rates and Charges and Interest”, will be the official 180 day bank bill rate as at 1 July each year and will be the interest rate used to levy interest on properties with an approved deferral agreement for that particular year.

6. Legislative Provisions

The following legislative provisions apply with regard to the deferral and waiver of rates, charges and interest.

Local Government Act 1989

Section 170. Deferred payment (1) A Council may defer in whole or in part the payment by a person of any rate or charge which is due and payable for a specified period and subject to any conditions determined by the Council if it considers that an application by that person shows that the payment would cause hardship to the person.

Section 171. Waiver (1) The Council may waive the whole or part of any rate or charge or interest.

Section 171A. Waiver by application-financial hardship (1) A person who-

- (a) is suffering financial hardship; or
- (b) would suffer financial hardship if that person paid the full amount of a rate or charge for which he or she is liable - may apply to a Council for the waiver of the whole or part of any rate or charge or of any interest imposed for late payment.

2.6.3 Review of Council Policies - Rates and Charges Hardship Policy (Cont.)



Greater Dandenong Policy

7. Council Policy

7.1 Deferring Rates, Charges and Interest (applies to Residential Properties only)

Ratepayers may have rates and charges, or part thereof, deferred although rates and charges will continue to be levied subject to compliance with the following conditions:

- a) The ratepayer is either a pensioner and is eligible to claim a pensioner rate rebate or is unemployed; or
- b) The ratepayer is able to evidence severe financial hardship as certified by an assessment carried out by a financial counsellor; and
- c) An application is submitted to the Property Revenue Administrator by the ratepayer or the ratepayer's representative providing evidence of such circumstances referred to in a) or b) above.

In all applications for rate deferrals, the applicant will be encouraged to continue to pay the portion of rates that is affordable given their individual circumstances. This will be mutually agreed on a case by case basis.

Interest on deferred rates will be levied at the "market rate" rather than the penalty interest rate. This discounted interest rate will only apply to rates deferred through this application process and not to any existing rate arrears from previous rating years.

7.2 Rate Deferral Arrangements (applies to Industrial and Commercial Properties only)

The City of Greater Dandenong acknowledges that a significant proportion of its rate revenue (53% as at June 2019) is derived from the commercial and industrial sector and the present economic climate is particularly difficult for these properties.

As a consequence, this Policy makes provision for commercial and industrial ratepayers to make application for a rate deferral agreement. Each application will be considered on an individual basis with Council taking the following criteria into account in considering whether to accept the application:

- a) Evidence from the applicant that financial hardship is being experienced; and
- b) A deferral of rates will assist in keeping employment in Greater Dandenong; and
- c) A commitment from the applicant to an agreed timeframe in which the deferred rates will be paid.

2.6.3 Review of Council Policies - Rates and Charges Hardship Policy (Cont.)



Greater Dandenong Policy

Rate deferral agreements will be for a maximum of two financial years, with applicants having a maximum of three further financial years in which to fully repay all rates deferred. Rates that accrue during this interim period must also be paid by the extended payment date.

It is acknowledged that many industrial/commercial businesses may be tenants and not in fact directly paying Council rates. Council will consider applications from landlords on behalf of tenants.

As any unpaid rates will ultimately be a charge on the property, no rate deferral agreement will be entered into without the express consent of the property owner.

7.3 Rate Deferral Agreements (Change of Ownership)

Where property ownership changes on any assessment with a rate deferral agreement in place, all rates and charges must be fully paid at the point of this change. Rate deferral agreements are not transferable.

7.4 Waiving Rates and Charges

Council will only consider the waiving of rates and charges in extreme circumstances.

All applications for a waiver of rates and charges due to financial hardship need to be lodged in writing and will be evaluated by the Manager Finance & Information Technology and the Director Corporate Services.

The maximum amount of any waiver in one financial year will be limited to \$500, unless Council resolves that exceptional circumstances warrant an exception to this policy framework.

Any waiver is a one off waiver in response to circumstances presented at the time.

7.5 Waiving Interest

Interest waivers fall under two categories which are:

- Administrative waivers
- Waiver on compassionate grounds

7.5.1 Waiver for Administrative Reason/Error - Ratepayers may have interest only waived in the event of an administrative issue, error or omissions

7.5.2 Waiver on Compassionate Grounds - Ratepayers may have interest only waived where they have demonstrated compassionate grounds for a payment being late.

Requests for interest rate waivers in respect of financial hardship will be considered under the parameters of either the rate deferral or rate waiver sections above.

2.6.3 Review of Council Policies - Rates and Charges Hardship Policy (Cont.)



Greater Dandenong Policy

7.6 Rate payment arrangements

Any ratepayer who does not qualify for either a rate deferral or rate waiver arrangement may still apply to pay outstanding rates by way of a payment arrangement. Payment arrangements will attract penalty interest rates on outstanding balances but allow ratepayers the required time to make payments without any legal action being undertaken by Council to recover rates and charges. Any ratepayer requiring a payment arrangement is urged to contact Council's Property Revenue Unit.

7.7 Delegated Authority to Waive Rates, Charges and/or Interest

All applications for waiver of rates and charges will be considered by the Manager Finance & IT and the Director Corporate Services.

Applications for waiver of rates and charges may be approved by the Director Corporate Services to a maximum of \$500.

Applications for rate deferral for residents will be considered by the Property Revenue Administrator and approved by the Manager of Finance and IT.

Applications for rate deferral for Commercial and Industrial ratepayers will be considered jointly by both the Manager Finance & IT and the Economic Development Manager and approved by the Manager Finance & IT.

Applications for Interest Rate Waivers under 7.5.1 will be considered and approved by either the Property Revenue Administrator or the Manager Finance & IT. 7.5.1 refers to the reversal of interest incorrectly raised (based on either an administrative issue, error or omission) rather than a waiver of Council revenue from penalty interest.

Applications for Interest Rate Waivers under 7.5.2 will be considered within the following financial ceiling limits:

Property Revenue Administrator	\$100
Manager Finance & IT	\$300

Any interest waiver, under 7.5.2 in excess of \$500 may be approved by the Director Corporate Services.

2.6.3 Review of Council Policies - Rates and Charges Hardship Policy (Cont.)



Greater Dandenong Policy

7.8 Confidentiality

Any information provided in accordance with this Policy will be treated as strictly confidential.

8. Related Documents

Nil.

2.7 OTHER

2.7.1 List of Registered Correspondence to Mayor and Councillors

File Id:	qA283304
Responsible Officer:	Director Corporate Services
Attachments:	Correspondence Received 20-31 May 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 20-31 May 2019.

Recommendation

That the listed items provided in Attachment 1 for the period 20-31 May 2019 be received and noted.

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

OTHER

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

ATTACHMENT 1

**CORRESPONDENCE RECEIVED
20 - 31 MAY 2019**

PAGES 2 (including cover)

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

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

Objective

CONNECTED. COLLABORATIVE. COMMUNITY.

Correspondences addressed to the Mayor and Councillors received between 20/05/19 & 31/05/19 - for officer action - total = 4

Correspondence Name	Correspondence Dated	Date Record Created	Objective ID	User Assigned
Objection from Noble Park resident to the granting of a Liquor Licence to a development at 1111-1115 Heatherton Road, Noble Park (PLN19/0126)	22-May-19	22-May-19	FA163782	CPDA
Advice from Crime Stoppers Victoria regarding their delivery of the Crime Stoppers 101 Program in Dandenong.	28-May-19	29-May-19	FA164144	Community Advocacy
Letter of complaint from Parkglen Retirement Village regarding safety issues for older residents in Cheltenham Road near Parkmore Shopping Centre.	15-May-19	20-May-19	FA163276	Traffic & Transport
Complaint from Dandenong resident regarding the new basketball court in Pulney Street, Dandenong.	27-May-19	28-May-19	FA164106	Director Engineering Services

Objective

CONNECTED. COLLABORATIVE. COMMUNITY.

Correspondences addressed to the Mayor and Councillors received between 20/05/19 & 31/05/19 - for information only - total = 3

Correspondence Name	Correspondence Dated	Date Record Created	Objective ID	User Assigned
Letter of acknowledgement from the Minister for Local Government to Mayor's letter about the future use of Melbourne Water owned land in Daigety Street, Dandenong.	15-May-19	20-May-19	A5771056	Mayor & Councillors EA
Letter of thanks from resident to Mayor for reading a letter and considering a rate request.	18-May-19	22-May-19	A5777438	Property Revenue
Advice to Mayor regarding the Service to Youth Council Incorporated 2018 Annual Report.	21-May-19	28-May-19	A5787452	Community Social Support

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

2.7.2 Report on Matters Discussed at Councillor Briefing Sessions & Pre-Council Meetings - 27 May & 3 June 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 May and June 2019.

Recommendation Summary

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

2.7.2 Report on Matters Discussed at Councillor Briefing Sessions & Pre-Council Meetings - 27 May & 3 June 2019 (Cont.)

Matters Presented for Discussion

Item		Councillor 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) Budget submissions received. b) Council's ALGA motion in relation to SSRS funding cuts has been received and accepted by the ALGA but altered slightly. c) Section 173 agreement in relation to application to move electronic gaming machines from one venue within Greater Dandenong to another. d) Open space acquisitions update (CONFIDENTIAL) - Cr Dark disclosed a Conflict of Interest in this item and left the room during discussion. e) Agenda items for Council Meeting of 27 May 2019. 	27 May 2019
2	<p>Community Funding Program – Round 1</p> <p>Councillor consideration was sought for the officer recommendations for awarding of funding through the Community Support Grants Program 2019 Round 1. The Sponsorships Program 2019-20 was also considered. A report seeking Council endorsement of the recommendations will be presented to Council on 24 June 2019 - Cr Chea disclosed a conflict of interest in part of this item and left the room during discussion regarding that part of the item</p>	3 June 2019
3	<p>Service Reviews</p> <p>Councillors were presented with outcomes arising from the individual Directorate briefings held earlier in the year.</p>	3 June 2019
4	<p>General Discussion</p> <p>Councillors and Council officers briefly discussed Agenda items for the Council Meeting of 11 June 2019.</p>	3 June 2019

2.7.2 Report on Matters Discussed at Councillor Briefing Sessions & Pre-Council Meetings - 27 May & 3 June 2019 (Cont.)

Apologies

- Councillor Zaynoun Melhem, Councillor Jim Memeti and Councillor Loi Troung submitted apologies for the Councillor Briefing Session on 3 June 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 Sessions that was declared confidential in Item 1(d) by the Chief Executive Officer under Sections 77 and 89 of the *Local Government Act 1989* remains confidential until further advisement unless that information was the subject of a subsequent Council report.**

2.7.3 Australia Day Awards

File Id:

Responsible Officer:

Director Community Services

Report Summary

The Greater Dandenong Australia Day Awards recognise those whose outstanding work has made a positive contribution to the Greater Dandenong community. This report reviews the Australia Day Awards program and makes recommendations for how the program could be improved.

Recommendation Summary

This report recommends that the following improvements to the Australia Day Awards program be endorsed:

1. **Improve online award nomination process**
2. **Improve Council and community engagement**
3. **Review makeup of Assessment Panel to include Council, community and business representatives**
4. **Improve integration between various Council Award programs**
5. **Revise the Award categories to simplify and avoid duplication.**

2.7.3 Australia Day Awards (Cont.)

Background

Every year the achievements and contribution of eminent Australians are acknowledged through various award programs associated with Australia Day. The National Australia Day Council conducts the Australian of the Year Awards with the help of governments in every state and territory. Australia Day is also the day that the Australian Governor General announces the Australia Day Honours List, which are appointments to various orders and honours to recognise and reward good works by Australian citizens.

Many Councils, including the City of Greater Dandenong, also conduct their own Australia Day Awards program, usually consisting of a Citizen of the Year Award as well as other honours that reward community service at a local level.

The Greater Dandenong Australia Day Awards program has been running in various forms since 1996, and currently consists of nine award categories, awarded annually. While the process, practice and content of the program has shifted somewhat over the years, the intention to recognize individuals or groups who have made a positive contribution to the Greater Dandenong community through outstanding work has remained a priority.

Many other councils that also conduct Awards programs employ a variety of methods in their programs. Some avoid connections with Australia Day and choose alternative branding or timing (such as City of Melton and Moreland City Council), and many utilize assessment panels consisting of a mixture of community and/or Councillor representatives. The number of award categories varies, with many averaging around 5-6 categories.

The current City of Greater Dandenong Australia Day Award categories available for the public to nominate are as follows:

Citizen of the Year	Demonstrated long term voluntary or philanthropic work in the community (The premier Australia Day Award)	Yes	Individuals aged 26+
Young Leader of the Year	Demonstrated leadership qualities, positive role model	Yes	Individuals aged <26
Volunteer of the Year	Outstanding and consistent contribution to a group, activity or community	Yes	Individual

2.7.3 Australia Day Awards (Cont.)

Leadership Award	Demonstrated leadership through innovation and community capacity building, engaging diverse and 'hard to reach' groups with community benefits	No	Individual or group
Multicultural Award	Outstanding initiative across diverse cultures, embraces and promotes diversity and harmony	No	Individual or group
Sportsperson of the Year	Excellence in the sports arena, demonstrated leadership on and off the field and inspiring participation	No	Individual from a local sports club
Corporate Citizen of the Year Award	Significant contribution to the community through their position, philanthropic values, going 'above and beyond' their corporate role to make a difference	No	Individual in a business role in CGD

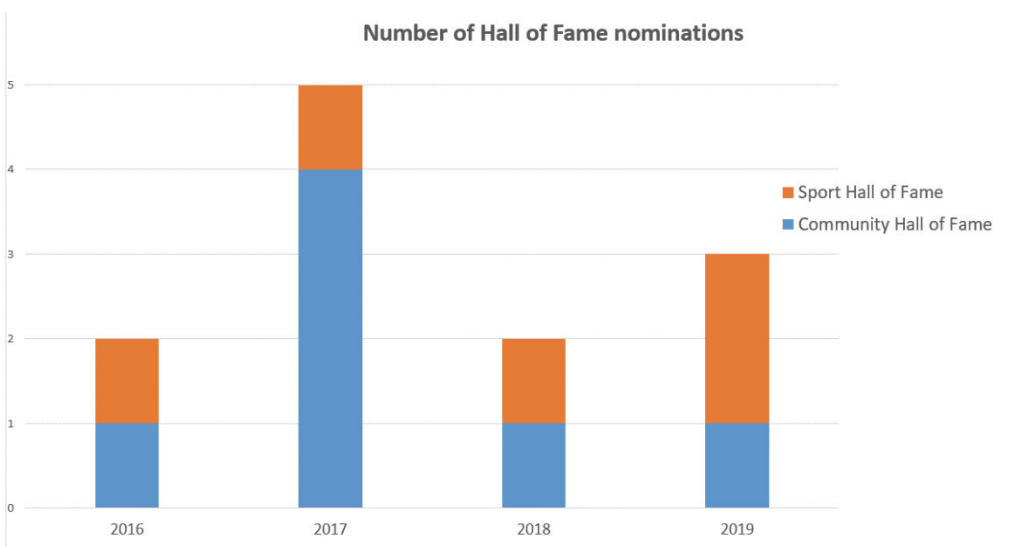
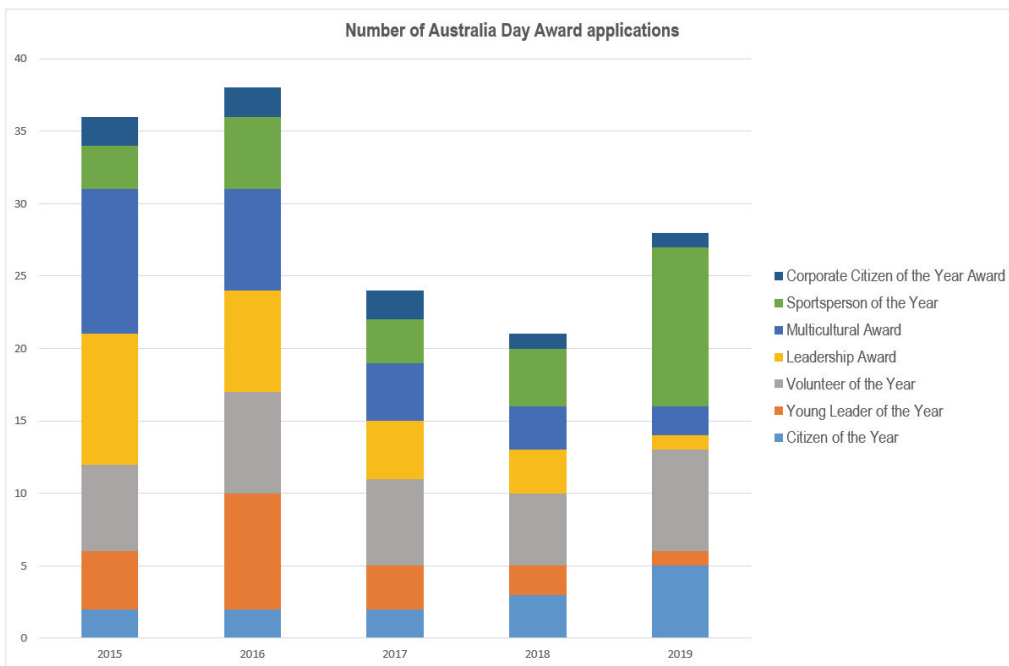
Councillors also have the option to directly nominate individuals in two categories:

Category	Key criteria summary	Residents only	Other limitations
Community Hall of Fame	Lifetime achievement award to recognise significant difference to the lives of others through vision, leadership and action	No	Individual
Sports Hall of Fame		No	Individual

Nominations Numbers

The number of the different award categories for public nomination has shifted over the years, varying between two to five categories from 1996 to 2014, with variations in the category names as well. The number of award categories was increased to seven in 2015, with the category names remaining consistent since then. The number of nominations has declined in recent years.

2.7.3 Australia Day Awards (Cont.)



Nomination process

Nominations for the Australia Day Awards are open between Augusts to November each year. The public can submit their nominations via an online application form or as a PDF form, with printed copies available at Council service desks and the Libraries.

Assessment process

The following assessment process is articulated in the Australia Day Awards Community Panel Guidelines 2016.

2.7.3 Australia Day Awards (Cont.)

Once all nominations have been received, the applications to be checked by Officers for eligibility, and then reviewed by the Community Assessment Panel. Assessment of award nominations is completed by an independent community panel, who provide award recommendations to Council for consideration. The Australia Day Awards Community Assessment Panel consists of three members, including one previous Australia Day Awards winner.

The Panel meets to assess and score each nominee's achievements against the set criteria in the Australia Day Awards Evaluation form. In the event that no suitable nominations are received in any category, the committee reserves the right to not grant an award for that year. Once the Panel have determined recommendations, Council officers undertake reference checks, for preferred candidates, and then share with Council for review and endorsement.

To date, the Panel's involvement has been extremely positive and their independence has helped ensure a transparent and fair process.

The two lifetime achievement awards are currently determined by Council, and not assessed by the community panel: the **Sports Hall of Fame** and the **Community Hall of Fame Awards**. These awards were added in 2016, and with the other seven categories there is a total of nine Australia Day Awards.

Recommendations to improve Australia Day Awards

The following improvement measures are presented for consideration.

1. Improve online nomination process

An online nomination process was trialled in 2019, experiencing some technical difficulties.

It is recommended the online application process be improved to increase accessibility and avoid future technical issues. It is also recommended that downloadable and hard copy forms continue to be made available for those who prefer this method.

2. Improve Council and community engagement

The Australia Day Awards program is currently seeing a decline in public nominations. To ensure a meaningful assessment process this needs to turn around.

It is recommended that the Award program branding be updated, and a new communications plan be developed to improve awareness and engagement.

3. Review makeup of Assessment Panel to include Council, community and business representatives

It is desirable that the make-up of the Australia Day Community Assessment Panel reflect a variety of perspectives from across the municipality, to ensure the process remains fair and the Awards remain relevant. As Councillors are seeking greater involvement in this process, it is recommended that one or more Councillor Representatives be added to the panel.

2.7.3 Australia Day Awards (Cont.)

It is recommended that the Australia Day Community Assessment Panel have representatives from Council, community, and local business, with a minimum quorum of three Panel members that rotate on a regular basis.

4. Improve integration between various Council Award programs

In addition to the Australia Day Awards, Council also conducts or supports a number of local award programs in different areas as follows:

- Youth Showcase Awards – eligible recipients are also submitted for the Australia Day Awards
- Sustainability Awards
- Sport Awards- eligible recipients are also submitted for Australia Day Awards
- Living Treasures – not currently active
- Greater Dandenong Chamber Business Awards 2019 (Council sponsored)

There is currently no formal relationship between these awards programs, with the exception of the Youth Showcase Awards and Sports Awards, which automatically forward eligible recipients to the Australia Day Awards.

It is recommended that opportunities for greater integration between these award programs be considered, including consideration of timing and workflow planning for automatic Australia Day Award nomination for eligible winners of other Council awards.

5. Revise the Award categories to simplify and avoid duplication

The growth of the Australia Day Awards to nine different categories has led to a drop in award nominations from the public.

Many of the Awards have very similar criteria. For instance, both the Leadership Award and the Multicultural Award recognise initiatives that reach diverse communities and promote inclusiveness. Similarly the Citizen of the Year Award and the Community Hall of Fame Award are both lifetime achievement awards for community work. Additionally the meaning of some Awards is not clear, such as the Leadership Award which was originally intended to recognise community groups who have made an outstanding contribution, however this has not always been understood by those making the nominations.

Recommendation: to consolidate award categories, and reduce the number of categories from nine to seven, with the additional option of appointing an appropriate award winner 'Living Treasure' status.

2.7.3 Australia Day Awards (Cont.)

The following recommendations consolidate existing awards, building on legacy while creating clarity and focus. Details are as follows.

Recommendation: combine the Leadership Award, Community Hall of Fame Award, and the Multicultural Leadership Award into the Citizen of the Year Award, recognising individuals that provide support for the various Greater Dandenong communities. This award winner could also be considered for Living Treasure status, rather than developing a new category.

Recommendation: that the Leadership Award be renamed Community Group of the Year.

Recommendation: incorporate the Sports Hall of Fame Awards into the Sportsperson of the Year Award.

The Living Treasures program is similar to the Australia Day Awards in that it recognises people who have made contributions that have had a lasting impact on the quality of life for the community. The criteria for Living Treasure status was deliberately designed to be broad enough to encourage the nomination of individuals from every aspect of life including cultural, social, economic, artistic or sports, or a combination of attributes.

Recommendation: link the Australia Day Awards with the Living Treasure program to further raise the profile of both awards, and ensure the ongoing relevance of the Living Treasure program. This can be achieved by including the option of appointing a single appropriate Australia Day award winner 'Living Treasure' status each year.

Due to the time lag since the last Living Treasures awards (in 2005) it is recommended that up to five nominees could be inducted to the program over the next two years, to be reviewed again at that time.

Recommendation: that the assessment procedures allow for multiple Living Treasure inductees until further notice.

The eligibility criteria for the Citizen of the Year award is currently limited to residents aged 26 years or older. By way of comparison, the Australian of the Year award is open to all citizens aged 16 years or older (the Young Australian of the Year award is open to citizens aged between 16-30 years).

Recommendation: that the Citizen of the Year Award be open to residents aged 18 years or older

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:

2.7.3 Australia Day Awards (Cont.)

Community Plan 'Imagine 2030'

People

- *Pride* – Best place best people
- *Cultural Diversity* – Model multicultural community
- *Outdoor Activity and Sports* – Recreation for everyone

Opportunity

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

Council Plan 2017-21

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

People

- A vibrant, connected and safe community
- A creative city that respects and embraces diversity

Place

- A healthy, liveable and sustainable city

Opportunity

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

Related Council Policies

None

Victorian Charter of Human Rights and Responsibilities

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

Financial Implications

This report does not detail specific financial implications.

2.7.3 Australia Day Awards (Cont.)

Consultation

- Internal stakeholders only

Conclusion

The Greater Dandenong Australia Day Awards recognise those whose outstanding work has made a positive contribution to the Greater Dandenong community. The recommendations in this Council Report are designed to further improve this important, longstanding program.

Recommendation

That Council endorses the following recommended improvements to the Australia Day Awards program to encourage greater engagement by the community with the program by:

- 1. improving the Australia Day Awards online nomination process, and continue providing downloadable and hard copy forms;**
- 2. updating the Australia Day Awards branding, and develop a promotional communications plan;**
- 3. expanding the Australia Day Awards assessment panel to include representatives from Council, community, and local business;**
- 4. integrating the Australia Day Awards program with other Council Award programs; and**
- 5. consolidating award categories to include the following:**
 - **Citizen of the Year**
 - **Young Leader of the Year**
 - **Corporate Citizen of the Year**
 - **Community Group of the Year**
 - **Sportsperson of the Year**
 - **Sustainability Award**
 - **Living Treasure Award.**

2.7.4 Xuzhou China Sister City Conference and Schools Exchange Program 2019

File Id: fA160709
Responsible Officer: Director Engineering Services

Report Summary

This report outlines the outcomes of the trip undertaken in May 2019 by the Mayor and the Director Engineering Services to the City of Xuzhou, Jiangsu, China to attend the 2nd Xuzhou Sister Cities and the Belt and Road Countries Cooperation and Exchange Conference and re-establish the Sister Schools program.

Recommendation Summary

This report recommends that Council writes to the Mayor of the City of Xuzhou to thank him for his invitation to attend the 2nd Sister Cities and the Belt and Road Countries Cooperation and Exchange Conference 2019 and that Council extends an invitation to the Mayor of Xuzhou to visit Greater Dandenong in 2019 in a reciprocal arrangement to explore economic, cultural and schools exchange opportunities further.

The report also recommends that Council's Mayor:

- writes to the attendees of the international sister cities conference to provide further information about the city and inviting them to visit and/or make connections for local business opportunities.
- meets with the lead representatives of the local U3A groups to discuss the possibility of a cultural connection and exchange with the Xuzhou University for the Elderly.
- meets with the Principals of Springvale Rise Primary school and Chandler Park Primary School to support active participation in the Sister City Schools program.

The Mayor has reflected upon the visit and concludes that greater advantage could be taken from the long standing relationship between the Cities of Xuzhou and Greater Dandenong; the fact that the first and second honorary citizens of Xuzhou are Councillors of this Council; and, the recent appointment of a Xuzhou born citizen as Chinese Consul General to Australia. Accordingly it is recommended that Council organise a formal Mayoral function with major Chinese Groups within the City of Greater Dandenong and the Australian based Consul General for China in October 2019, during which the long standing and beneficial relations between Xuzhou, Jiangsu Province and China with Greater Dandenong can be highlighted, discussed and celebrated.

2.7.4 Xuzhou China Sister City Conference and Schools Exchange Program 2019 (Cont.)

Background

The City of Xuzhou is located in the Jiangsu Province in China and has been a Sister City of the City of Greater Dandenong since 1996. Jiangsu Province is a sister state to Victoria.

Council's Mayor and Councillors were invited to attend the 2nd Xuzhou Sister Cities and the Belt and Road Countries Cooperation and Exchange Conference 2019 from 15 -17 May 2019 along with seven other Sister Cities from around the world.

The purpose of the visit was to build on the cultural, economic and educational benefits gained from the Sister City program.

Council considered this invitation and resolved at the Ordinary Meeting of Council on 8 April 2019 as follows:

That Council endorses the attendance of the Mayor and a nominated Senior Officer to attend the Xuzhou International Sister City Exchange Conference to be held in the period of 15-17 May 2019. Precise dates of absence and confirmed 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 Cities in Jiangsu Province 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.

The Mayor and the Director Engineering Services (nominated senior officer) travelled to Xuzhou as adopted by Council, to represent the City.

Cr Angela Long (who received a separate invitation as an honorary citizen of Xuzhou) also attended the conference at her own expense.

Proposal

The aim of the Sister City Conference was to bring together representatives from all Local Government Sister Cities to share ideas on how the cities can continue to build on the benefits of the sister city program.

The Sister City Conference commenced with a formal meeting and discussion with the Vice Mayor of the City of Xuzhou and all of the leaders of the delegations from around the world.

The Mayor, Cr Blades was asked to make a speech to the Vice Mayor and the delegates on behalf of all the sister city delegate leaders. The Mayor thanked the City of Xuzhou for the invitation and outlined the benefits of the sister city relationship.

The conference was hosted by the Mayor of Xuzhou and opened by the Standing Vice Mayor.

The Standing Vice Mayor announced that he is committed to visiting all of the Sister Cities including the City of Greater Dandenong.

2.7.4 Xuzhou China Sister City Conference and Schools Exchange Program 2019 (Cont.)

The Standing Vice Mayor presented Xuzhou as a green city, economic hub, transport hub and with a long Dynasty history. The City of Xuzhou aims to build relationships with the sister cities and ensure prosperity of these cities. His focus was on economic trade, cultural exchange and presented on his three point action plan to:

1. Build closer co-operation
2. Strengthen economy and trade
3. Build non-government exchanges and events

A total of eight delegations from around the world attended the conference. There were more than 120 participants in attendance from Countries including: Nepal, Switzerland, Argentina, Brazil, France, South Korea, Slovenia, and Australia (represented by City of Greater Dandenong). Through networking and discussions there were opportunities for the promotion of Greater Dandenong as a place to visit and for business investment.

A number of speakers presented their cities and talked about the benefits of the sister city program. Ideas were generated for all cities to learn from. Ideas presented included solar technology benefits from China, sharing of innovative design approaches, connections between sporting groups, and Chinese funded infrastructure projects.

Council's Mayor presented a speech highlighting the benefits on offer in the City of Greater Dandenong. This was an opportunity to present Greater Dandenong and promote the benefits of our city on a worldwide scale. The speech highlighted that the sister city connection commenced 23 years ago and has resulted in exchanged ideas in trade, education, medicine, and culture to benefit the residents of Xuzhou and Greater Dandenong.

The Mayor emphasised the multicultural connections with China and other Asian countries and the business opportunities available in the City, being the manufacturing heartland of the State.

The Mayor reintroduced the Sister Schools Program and emphasised the importance of international communication and the promotion of peace.

It is proposed that the Mayor now writes to the attendees at the conference and invite them to visit Greater Dandenong or explore business opportunities. It is also proposed that Council invites the Mayor of Xuzhou to visit Greater Dandenong in the near future to continue discussing opportunities for economic and cultural exchange benefits for both cities.

Sister City Schools Program visits

Whilst attending the conference visits were also arranged to connect two primary schools in Xuzhou, China with two local Primary schools in Greater Dandenong and create Sister Schools under the Sister City program.

The meetings with the schools involved discussion with the Principals and key staff. The school students gave presentations and demonstrations to deepen the understanding of their method of education, technology used and cultural practices.

2.7.4 Xuzhou China Sister City Conference and Schools Exchange Program 2019 (Cont.)

An introductory letter and details of the local schools in Greater Dandenong were provided to the Principals of the Xuzhou schools.

Council has now arranged through this visit that the Xuzhou Qingnian Road Primary School will connect in a Sister Schools relationship with Springvale Rise Primary School. The primary school attached to Xuzhou No. 34 Middle School will connect with Chandler Park Primary School.

Each of the primary schools have now agreed to participate and share opportunities for learning and cultural exchange between teachers and students of all schools.

Whilst visiting the primary school attached to Xuzhou No. 34 Middle School the Head of the Education Department in the Jiangsu Province attended. The Education Department demonstrated support for the exchange and participation in the Sister Schools program and encouraged further connections between schools into the future.

It is proposed that the Mayor now meet with the Principals of Springvale Rise Primary School and Chandler Park Primary School to brief them on the visit and exchange information relevant to build on this Sister Schools arrangement.

Sister City Xuzhou University for the Elderly visit

Whilst in Xuzhou a visit was arranged for Greater Dandenong to attend the University for the Elderly with the aim of showcasing modern techniques in China to support residents over 50 years old, both mentally and physically. This University was seen to have similarities to the University of the Third Age (U3A) currently operating in Victoria and in Greater Dandenong.

It is proposed that the Mayor makes contact with the U3A groups in CGD to discuss building on past connections, learnings and cultural exchanges with the University for the Elderly in Xuzhou.

Xuzhou - Smart and Green City

To supplement the visit to Xuzhou Council's Director Engineering Services took the opportunity with the Mayor and Cr Long to visit two sites which demonstrated modern approaches to creating green space and use of and smart technology in development.

The visit involved viewing Five Mountains Park a 110 ha old Quarry and landfill site that had been rehabilitated and converted to a public open space. This was a site that had been established recently under a public private partnership with high quality landscaping and porous materials used to capture rainwater and reuse this water on the site.

This was a high quality example of open space that will be used to inform approaches to open space planning in Greater Dandenong.

A visit was made to a new residential development and community space which demonstrated the use of new smart technology in lighting to ensure assets are managed in an efficient way. Greater Dandenong has commenced using similar technology and will explore further use of this in future lighting of the city.

2.7.4 Xuzhou China Sister City Conference and Schools Exchange Program 2019 (Cont.)

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

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

Community Plan 'Imagine 2030'

People

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

Opportunity

- *Education, Learning and Information* – Knowledge
- *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:

People

- A vibrant, connected and safe community
- A creative city that respects and embraces diversity

Place

- A healthy, liveable and sustainable city

Opportunity

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

Related Council Policies

International Relations Policy

Travel Policy

2.7.4 Xuzhou China Sister City Conference and Schools Exchange Program 2019 (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

The resource requirements associated with this report are \$4,660 drawn from the existing 2018/19 budget.

Consultation

Engagement with local Greater Dandenong schools including Chandler Park Primary and Springvale Rise Primary was undertaken in advance of the trip to establish their interest in participating in a Sister Schools Program. They agreed to participate in the program.

Conclusion

Visiting Xuzhou China has built on the cultural relationship between the two cities. In response to the visit there are a number of actions in which are recommended to enhance the benefits of the visit.

It is proposed that the Mayor now writes to the attendees at the conference and invite them to visit Greater Dandenong or explore business opportunities. It is also recommended that Council invites the Mayor of Xuzhou to visit Greater Dandenong in the near future to continue discussing opportunities for economic and cultural exchange benefits for both cities.

It is proposed that the Mayor now connect further with the local schools of Chandler Park Primary and Springvale Rise to support and encourage them to participate actively in the Sister Schools program. It is recommended that the connection also be made to the Greater Dandenong U3A groups to encourage learning and cultural exchange.

It is recommended that Council organises a formal Mayoral function with major Chinese Groups within the City of Greater Dandenong and the Australian based Consul General for China in October 2019, during which the long standing and beneficial relations between Xuzhou, Jiangsu Province and China with Greater Dandenong can be highlighted, discussed and celebrated.

The Sister City relationship has been strengthened through this recent visit which will result in local cultural exchanges and learning benefits.

2.7.4 Xuzhou China Sister City Conference and Schools Exchange Program 2019 (Cont.)

Recommendation

That:

- 1. Council writes to the Mayor of the City of Xuzhou, China to thank him for his invitation to attend the 2nd Xuzhou International Sister Cities and Belt and Road Countries Cooperation and Exchange Conference 2019;**
- 2. the Mayor writes to the attendees of the International Sister Cities Conference to provide further information about the city and inviting them to attend and/or make connections for local business opportunities;**
- 3. Council extends the invitation to the City of Xuzhou to visit Greater Dandenong in a reciprocal arrangement to explore economic and cultural exchange opportunities further;**
- 4. the Mayor meets with the lead representatives of the local U3A groups to discuss the possibility of a cultural connection and exchange with the Xuzhou University for the Elderly;**
- 5. the Mayor meets with the Principals of Springvale Rise Primary School and Chandler Park Primary School to support and report on the visits to the two primary schools in Xuzhou and encourage active participation in the Sister City Schools program; and**
- 6. Council organises a formal Mayoral function with major Chinese Groups within the City of Greater Dandenong and the Australian based Consul General for China in October 2019, during which the long standing and beneficial relations between Xuzhou, Jiangsu Province and China with Greater Dandenong can be highlighted, discussed and celebrated.**

2.7.5 Community Funding Program - Round 1 and 2019/20 Sponsorship Funding and 2019/20 Sponsorship Funding

File Id:	A5787332
Responsible Officer:	Director Community Services
Attachments:	Sponsorship Program 2019 List of Recommended Applications Community Support Grants Program 2019 Round One List of Recommended Applications

Report Summary

This report outlines the assessment of funding applications for the following community funding programs:

- Sponsorships Program 2019/20
- Community Support Grants Program 2019/20 Round One

All applications have been reviewed by Council officers, with eligible applications considered by Council at a Councillor Briefing Session. The applications recommended for funding have been presented in this report.

Recommendation Summary

This report recommends that Council endorse the recommendations for Sponsorships and Community Support Grants as outlined in the attachments of this report.

2.7.5 Community Funding Program - Round 1 and 2019/20 Sponsorship Funding and 2019/20 Sponsorship Funding (Cont.)

Background

Applications from the community have been submitted requesting funding from two community funding programs:

- Sponsorships Program 2019/20
- Community Support Grants Program 2019/20 Round One

Sponsorships Program

Council endorsed a new Sponsorships Program on 25 March 2019, including a transition period for recurring recipients to June 2020.

Nine applications were submitted to Council's Sponsorships Program. Eight of these applications were deemed eligible to be assessed for funding. The total funding sought is \$303,567.

At the Councillor Briefing Session of 3 June 2019, Councillors reviewed the officers' advice regarding the funding applications. Following this it is recommended that eight applications be funded to a total amount of \$178,000.

A list of all applications recommended for funding through the Sponsorships Program is provided in Attachment One.

Community Support Grants Program Round One

Council identified seven priorities for the Community Support Grants funding for 2019/20:

- Applications under \$7,500.
- Applications from New and Emerging Groups (in existence for up to three years).
- Projects that focus on strengthening young people's sense of community belonging.
- Projects that focus on promoting gender equity, and support the right of women to engage and participate equally in all aspects of community life.
- Projects that focus on encouraging respect and reconciliation between indigenous and non-indigenous Australians.
- Projects that focus on building lifelong community learning and skills development.
- Projects that support LGBTI recognition, inclusion and community understanding.

These priorities were factors which were considered during the assessment process for grants.

The Community Support Grants Program Round One was opened online from 1 February to 3 March 2019.

The round was highly promoted via electronic and printed material, Council networks, and social media.

2.7.5 Community Funding Program - Round 1 and 2019/20 Sponsorship Funding and 2019/20 Sponsorship Funding (Cont.)

Council officers provided six grant information and writing workshops to assist interested organisations develop strong applications to the program. Community organisations were offered opportunity for one-on-one grant support during and out of regular office hours.

A total of 104 applications were submitted to Round One of the Community Support Grants Program. Of these a total of 80 applications were deemed eligible to be assessed for funding by officers. Total funding sought is \$668,503.

At the Councillor Briefing Session of 3 June 2019, Councillors reviewed officers' advice regarding funding. Following this it is recommended that 48 applications be funded to a total amount of \$196,376.

A list of all applications recommended for funding through the Community Support Grants Program is provided in Attachment Two.

Proposal

It is proposed that Council endorse the recommendations as shown in Attachments One and Two for funding through the following programs:

- Attachment One – Sponsorships Program 2019/20
- Attachment Two – Community Support Grants Program 2019/20 Round One

For the Sponsorships Program 2019/20 there are eight applications recommended for funding as listed in Attachment One.

For the Community Support Grants Program 2019/20 Round One there are 48 applications recommended for funding as listed in Attachment Two.

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

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

Community Plan 'Imagine 2030'

People

- *Pride* – Best place best people
- *Cultural Diversity* – Model multicultural community
- *Outdoor Activity and Sports* – Recreation for everyone
- *Lifecycle and Social Support* – The generations supported

Place

- *Sense of Place* – One city many neighbourhoods
- *Safety in Streets and Places* – Feeling and being safe

2.7.5 Community Funding Program - Round 1 and 2019/20 Sponsorship Funding and 2019/20 Sponsorship Funding (Cont.)

Opportunity

- *Education, Learning and Information* – Knowledge
- *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:

People

- A vibrant, connected and safe community
- A creative city that respects and embraces diversity

Place

- A healthy, liveable and sustainable city

Related Council Policies

- Community Support Grants Policy
- Sponsorships 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

The resource requirements associated with this report are \$374,376 compared to the annual budget allocation of \$555,476 for this purpose.

The balance of funds will be considered as part of Round two of the Community Support Grants Program later this year.

Consultation

During the assessment process, Council officers consulted with staff from across the organisation to seek information and advice regarding merits of all funding applications.

Officers conducted extensive checks of applications including compliance documentation, financial reports, past grants acquittal history and other matters where relevant.

All eligible applications were presented at a Councillor Briefing Session on 3 June 2019 for consideration. Following this the recommended funding allocations under the Sponsorships Program and Community Support Grants Program have been made and are presented for endorsement.

2.7.5 Community Funding Program - Round 1 and 2019/20 Sponsorship Funding and 2019/20 Sponsorship Funding (Cont.)

Conclusion

This report contains the recommendations arising from the Councillor Briefing Session for funding through the following funding programs:

- Sponsorships Program 2019/20
- Community Support Grants Program 2019/20 Round One

These recommendations are presented to Council for endorsement.

Recommendation

That Council:

1. **endorses the recommendations as detailed in Attachment One of the report titled “Sponsorship Program 2019/20 List of Recommended Applications” for allocation of a total of \$178,000 to eight applications for the Sponsorships Program 2019/20; and**
2. **endorses the recommendations as detailed in Attachment Two of the report titled “Community Support Grants Program 2019/20 Round One List of Recommended Applications” for allocation of a total of \$196,376 to 48 applications for the Community Support Grants 2019 Round One.**

2.7.5 Community Funding Program - Round 1 and 2019/20 Sponsorship Funding and 2019/20 Sponsorship Funding (Cont.)

OTHER

**COMMUNITY FUNDING PROGRAM – ROUND 1 AND 2019/20
SPONSORSHIP FUNDING**

ATTACHMENT 1

**SPONSORSHIP PROGRAM 2019
LIST OF RECOMMENDED APPLICATIONS**

PAGES 2 (including cover)

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

2.7.5 Community Funding Program - Round 1 and 2019/20 Sponsorship Funding and 2019/20 Sponsorship Funding (Cont.)

Attachment One
Sponsorships Program 2019
Recommended Applications

Applicant Name	Project Title	Recommendation
Dandenong Thunder FC	Dandenong Thunder Sponsorship	\$8,000.00
Vietnamese Community in Australia - Victoria Chapter Inc.	TET Festival 2020 - 45 Years Settlement	\$25,000.00
September Latin Festival Incorporated	Sandown September Latin Festival 2019	\$31,000.00
Dandenong Agricultural & Pastoral Society Inc	148th Annual Dandenong Show	\$33,000.00
Springvale Asian Business Association Inc.	2020 Springvale Annual Lunar New Year Festival	\$35,000.00
Victorian YMCA Youth & Community Services Inc.	Twilight Fun Run	\$5,000.00
Lions Club of Noble Park Keysborough Inc.	Springvale Community Festival	\$31,000.00
Chand Raat Eid Festival (CREF) Inc.	Chand Raat Eid Festival (CREF)	\$10,000.00
	8 applications	\$178,000.00

2.7.5 Community Funding Program - Round 1 and 2019/20 Sponsorship Funding and 2019/20 Sponsorship Funding (Cont.)

OTHER

**COMMUNITY FUNDING PROGRAM – ROUND 1 AND 2019/20
SPONSORSHIP FUNDING**

ATTACHMENT 2

**COMMUNITY SUPPORT GRANTS PROGRAM
2019/20 ROUND 1
LIST OF RECOMMENDED APPLICATIONS**

PAGES 4 (including cover)

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

2.7.5 Community Funding Program - Round 1 and 2019/20 Sponsorship Funding and 2019/20 Sponsorship Funding (Cont.)

Attachment Two
Community Support Grants Program
2019 Round One
Recommended Applications

Applicant Name	Project Title	Recommendation
Family Relationships Institute Inc.	Making Respectful Relationships a Reality	\$7,100
Polish Community Council Of Victoria Inc	Conference for Young Leaders	\$1,000
ERMHA	Coffee and chat Centre (Working Title)	\$10,000
Australian Society of Graduate Tamils Inc	The Tamil Language Competition 2019 - Cultural Night and Awards Ceremony	\$2,000
Wellsprings for Women	Safety and Equality Matter (SAEM)	\$7,500
Victorian Tamil Cultural Association Inc	Kalai Vila 2019	\$3,000
Keysborough Bowls Club	Bowls and equipment	\$2,000
TRY Australia	AMPED-UP - Active Mindset & Physical Education Development – Unlocking Potential	\$9,670
Doveton Special Soccer School Inc	Increase sport and social participation for people with special needs .	\$2,000
Association of Ukrainians in Victoria South Eastern Branch	70th anniversary of Ukrainian settlement in Australia	\$1,000
St Kilda Gatehouse	Breaking the Cycle of Child Sexual Exploitation: Group Work A	\$10,000
Carers Victoria Inc	Carers Victoria's Dandenong Mingle 2018	\$3,000
Sri Lankan Study Centre for Advancement of Technology and Social Welfare (SCATS)	SCATS Malini Jayasinghe Short Drama Festival 2020	\$5,000
Dandenong Low Vision Group	Annual Outings for people have low vision.	\$2,006
Springvale Italian Senior Citizens Club	Companionship Program	\$1,000
AARDO (Afghan Australian Rehabilitation and Development Organization)	Community Integration (connecting young people to community)	\$1,000
River Jiang Arts Inc.	River Arts 15th years of Fabulous Chinese String Show	\$2,000
Sewa International (Aust) Inc.	Indian Senior Citizens Forum - Dandenong Chapter	\$1,240
Windana Drug & Alcohol Recovery Inc.	Art Therapy Open Studio	\$10,000
Swim and fitness program for people who are blind or have low vision	Swim and Fitness Program	\$680
Springvale Mandarin Network	2019 Springvale Tai Chi Healthy Festival	\$2,000

ORDINARY COUNCIL MEETING - AGENDA

2.7.5 Community Funding Program - Round 1 and 2019/20 Sponsorship Funding and 2019/20 Sponsorship Funding (Cont.)

Afghan Women's Organisation Victoria	Afghan Women's Empowerment Retreat	\$2,420
Arabic Women Seniors Group	Active Women Connected	\$3,000
South Eastern Melbourne Vietnamese Associations Council (SEMVAC INC.)	SEMVAC Multicultural Concert Dinner Dance	\$2,500
Vietnamese Australian Seniors Association of Victoria Inc	Senior Festival for Vietnamese & Indochinese	\$1,525
Rodriguan Social Club of Vic Inc	RSCV Multicultural Lunch	\$1,000
Welcome Dinnner Project	Let's eat together - bringing the Welcome Dinner Project to Dandenong	\$10,000
VYSSA Inc	Empower Youth Through Education	\$2,870
Montenegrin Society "Njegos" Melbourne Inc.	Celebrating local Aboriginal and Torres Strait Islander culture	\$4,500
The Association of Hazaras in Victoria Inc.	Driving Education Program for Afghan Women	\$3,000
Dandenong South Primary School	Women's Wellbeing Expo	\$3,000
Creativity Australia Limited	With One Voice – Greater Dandenong	\$2,700
Nagwala Willumbong Limited	Ending Homelessness.	\$4,900
Interfaith Network of the City of Greater Dandenong Inc.	The Annual Victorian Interfaith Networks' Conference 2019	\$5,000
All Nations Social Cricket	Dont Give Up, Give Back - National Cup	\$7,150
Casey and District Multiple Birth Association Inc.	Enhancing social connectedness in expectant and new parents of multiples	\$3,000
United Filipino Elderly Group Inc.	Senior Citizens Fitness Program	\$300
Xinjiang Chinese Association of Australia Inc.	Regular Weekly Activities	\$3,675
Kerala Hindu Society Melbourne Inc.	Onam Cultural Diversity Day 2019	\$3,500
Australian Rohingya Soccer Club Inc.	Rohingyan Soccer Club	\$2,000
Asylum Seeker Resource Centre Inc.	Pathways to Employment (PTE) for People Seeking Asylum	\$10,000
Keysborough Junior Football Club Inc.	Grow KJFC	\$2,800
Shamama Association of Australia Inc.	Being a Good Dad	\$2,000
Cambodian Association of Victoria Inc.	Khmer Pchum Ben Festival	\$2,000
Musicians Making a Difference	MMAD Moves Multicultural Dance and Mentoring Project	\$5,900
Friends of Refugees Inc.	Production of environmentally friendly products by FORs women's sewing group	\$7,440
Victorian Afghan Associations Network Incorporated	The Nawroz Festival 2020	\$9,500
Dandenong High School	Dandenong High School- Centenary Celebrations Film	\$7,500

2.7.5 Community Funding Program - Round 1 and 2019/20 Sponsorship Funding and 2019/20 Sponsorship Funding (Cont.)

48 applications

\$196,376

2.7.6 Advanced Waste Processing South East

File Id:

Responsible Officer:

Director Engineering Services

Attachments:

Executive Summary of the Advanced Waste Processing South East Business Case – CONFIDENTIAL
Advanced Waste Processing South East Business Case - CONFIDENTIAL

Report Summary

This report provides an overview of the confidential South East Advanced Waste Processing Business Case and recommends the City of Greater Dandenong joins a collaborative procurement process for advanced waste processing solutions, facilitated by the MWRRG.

Recommendation Summary

This report recommends that Council:

1. reaffirms its commitment to recycling;
2. supports being party to an application to the Australian Competition and Consumer Commission to be part of a collaborative procurement process;
3. notes that a full-services concession contract model was identified as being the most suited contract approach and it will be further explored;
4. provides delegated authority to the CEO to participate in the commencement of the procurement process towards establishing a Special Purpose Vehicle;
5. seeks a report to be presented to Council following Phase 3 of the procurement process (Invitation to Submit a Detailed Solution);
6. seeks a report to be presented to Council following Phase 4 of the procurement process (Call for Final Tender); and,
7. requests the CEO to seek legal advice to assure Council that the Management Deed is satisfactory for the CEO to sign.

2.7.6 Advanced Waste Processing South East (Cont.)

Background

At its regular Council meeting on 29 January 2018 Council formally agreed to “support council officers to participate in a procurement process in advance waste and resource recovery treatments as an alternative to landfill”. Following Council approval, the Chief Executive Officer signed a Memorandum of Understanding (MOU) and confidentiality agreement with the Metropolitan Waste and Resource Recovery Group to support developing the Advanced Waste Processing South East Business Case.

Fourteen other Councils in the south east also committed to develop the business case which assesses what the future holds for managing residual waste collected from households throughout the 15 council areas.

The business case unpacks the problems associated with landfill as the current solution to residual waste and assesses potential alternatives to reduce reliance on landfill. It follows a standard Department of Treasury and Finance template used for high value infrastructure projects.

A number of principles guided the development of the business case:

- the waste hierarchy - minimising waste generation, maximising resource recovery, and minimising disposal to landfill
- rigorous assessment - consider a range of alternative interventions available to south east councils, not just assume advanced waste processing is the only way forward
- outcomes focused - rather than selecting a preferred technology, establish the economic, social and environmental outcomes the south east councils want to achieve.

Representatives from council including the CEO, Director of Engineering Services, Manager Infrastructure Services & Planning, along with council officers from the Waste, Contracts & Procurement and Media & Communications teams have been directly involved in informing the business case through workshops, regular working group meetings and details of councils’ waste composition and services.

Development of the business case was funded by the MWRRG through the landfill levy. MWRRG used this funding to dedicate staff to the project and to also commission a range of specialist consultants including probity, legal, technical and financial advisers, facilitators and social research. These consultants provided professional advice, research, services, connections and detailed cost benefit modelling to inform the business case.

MWRRG conducted a formal market sounding exercise in October 2018 to understand the capacity and capability of industry to establish advanced waste processing solutions. In 2018 the MWRRG also researched community attitudes to advanced waste processing and to waste to energy in particular. The high level findings from both are included in the business case.

2.7.6 Advanced Waste Processing South East (Cont.)

Key issues

Waste growth

By 2021, the 15 councils are projected to send around 500,000 tonnes of residual waste to landfill. Waste growth within the 15 south east councils is expected to grow by 2% each year (from 2021), so by 2046, around 725,000 tonnes of residual waste (kerbside rubbish bins and hard waste) will be sent to landfill from these councils alone if no alternative solutions are implemented.

South east councils will need more landfill capacity in coming years to manage the increased amount of residual waste, unless an alternative solution is sought.

SUEZ Hallam landfill is the principal landfill and resource recovery site serving the south east of Melbourne. Nine of the fifteen south east councils use the SUEZ Hallam landfill. This landfill is scheduled to close in 2040 but it may fill faster than expected, potentially as early as 2028. There is no other new landfill scheduled for the south east.

The problems with Business as Usual (BAU)

The City of Greater Dandenong is responsible for delivering efficient and appropriate waste management services on behalf of the community, and to pursue the best possible outcomes for those communities.

Historically landfills were the only option for managing residual waste and were perceived to offer a low cost, reliable and long term solution to dispose of waste that couldn't be recycled. This is not the case today and such perceptions are increasingly being questioned.

Continuing to rely solely on landfill to manage residual waste will not deliver the best outcomes for the City of Greater Dandenong's community. The most significant impacts from landfill include:

- The negative environmental and social impacts of landfills - landfills produce greenhouse gases and smells, create litter and attract vermin, while contaminated water from the landfill can potentially leak into surrounding land or water. Emissions from landfill make up a significant proportion of councils' overall greenhouse gas emissions.
- Sending waste to landfill is a lost opportunity to recover resources - landfills don't fully capture the value of discarded resources, despite containing materials with commercial value.
- Costs for councils to transport and dispose of waste at landfill will increase in coming years as councils would be required to travel greater distances for any available landfill options, however the amount and rate is unknown. This uncertainty creates challenges for councils to plan their municipal waste services.
- Uncertain access to sustainable residual waste containment and disposal - with the future closure of SUEZ Hallam landfill, south eastern councils will have limited access to local, cost-effective, secure supplies of landfill.

2.7.6 Advanced Waste Processing South East (Cont.)

Proposal

A New Solution

The Business Case assessed a range of interventions to reduce reliance on landfill. Three strategic responses to address the problems and achieve the desired benefits were developed. Response 2 involves reducing residual waste by establishing advanced waste processing solutions, supported by waste reduction and improved kerbside recycling (organics and commingled).

Response 2 provides the best combination of interventions to address the financial, environmental and social problems councils face as a result of reliance on landfill. Response 2 is expected to deliver considerable benefits to the environment and community liveability, be a cost-effective solution and provide certainty of service over the long-term. Response 2 is the most consistent with the waste hierarchy, it achieves a high diversion of waste from landfill and increased recovery of resources, without undermining current recycling practices. Landfill is a last resort.

Council is strongly committed to the waste hierarchy holding waste avoidance and recycling as a high priority underlined by the "Greater Dandenong Sustainability Strategy – Towards an Environmentally Sustainable City 2016-30", City of Greater Dandenong Waste & Litter Strategy 2015-20 and supporting annual Waste Education Program. Council will not compromise its ambition to increase recycling with the introduction of new waste processing technologies.

Advanced waste processing is the most significant of the interventions that make up Response 2. Advanced waste processing solutions are sophisticated, proven technologies that recover more resources from household rubbish. These technologies bridge the current gap between recycling and sending kerbside waste to landfill. In considering new technologies, Council will seek all necessary assurance that the preferred solutions have no adverse effect on the environment and that there are strong monitoring and compliance measures in place as a part of the contract.

The Case for Advanced Waste Processing

The business case analysed whether proven advanced waste processing options can achieve better environmental, social and financial outcomes compared to ongoing reliance on landfill. Four proven technology options were shortlisted for evaluation, based on their potential for successful delivery:

- Option 1 - Combustion only
- Option 2 - Mechanical biological treatment (MBT) only
- Option 3 - Mechanical biological treatment plus combustion
- Option 4 - Mechanical biological treatment plus gasification.

This business case does not recommend a preferred technology.

Each option was assessed against landfill as the Business As Usual (BAU) option, based on financial, environmental and social criteria. The analysis found that:

- Options 1, 3 and 4 all have a lower cost than BAU (in today's dollars)
- Option 1 – Combustion has the lowest overall cost (in today's dollars)

2.7.6 Advanced Waste Processing South East (Cont.)

- all options deliver better environmental and social outcomes than BAU
- Option 1 - Combustion, Option 3 - MBT + Combustion and Option 4 - MBT + Gasification achieve equal best environmental and social outcomes.
- Overall, Option 1 offers the most cost-effective solution and equal best environmental and social outcomes.

Detailed reference projects will be developed and used to establish performance standards for the procurement. The reference projects will be based on Options 1 and 3, as this will allow for a wider range of technology responses and broader funding parameters.

Delivering an Advanced Waste Processing Solution

Timeframes

Establishing new processing solutions for residual waste will take at least five to seven years, from procurement through to construction and commissioning. To have the necessary infrastructure in place by 2026, a collaborative procurement needs to start in 2019.

The procurement process and Special Purpose Vehicle will require a Management Deed, necessary to provide an administrative framework between Councils and the Metropolitan Waste & Resource Recovery Group.

Procurement process

MWRRG recommends a multi-stage procurement process. At each phase, competitive dialogue will be used to inform and refine the specification. The phases are:

1. Expression of Interest—an open approach to market that will identify an initial pool of potentially suitable bidders
2. Invitation to submit an outline solution—an approach to bidders short-listed at the EOI stage that seeks their response to an outline specification.
3. Invitation to submit a detailed solution—an invitation to bidders to submit responses to the detailed specification. This is the final stage at which councils can choose not to continue in the procurement process.
4. Call for final tender—an approach to bidders seeking responses to the final specification.

Councils who participate in the call for final tender are committing to enter into a contract with the successful tenderer. Councils should not 'opt out' after the call for final tender stage, however can opt out at any stage prior to the final tender phase being initiated by the MWRRG. Before this occurs council officers will submit a detailed report to Council seeking formal approval to proceed as a participant in the collective tender.

Competitive dialogue provides the opportunity for parallel but separate conversations between bidders and procuring councils in which solutions and supporting enablers (e.g. access to suitable sites) can be discussed and co-developed.

2.7.6 Advanced Waste Processing South East (Cont.)

Competitive dialogue aims to increase value by encouraging innovation, and maintains competitive pressure in bidding for complex contracts. Competitive dialogue has been used extensively in Europe for complex infrastructure and strategic partnering contracts for advanced waste processing solutions, and in Australia for large, strategic procurements including within the health sector, and information and communication technology industry.

Using a Special Purpose Vehicle

Establishing the new processing infrastructure will require substantial investment, and aggregation of waste by councils will be the key to drive investment from the private sector.

MWRRG recommends that councils form a Special Purpose Vehicle (SPV) - a company with its own assets and liabilities, as well as its own separate legal identity. A SPV will:

- create economies of scale for the contract (by aggregating waste)
- be attractive to the market as a single contracting entity
- limit a council's liability to its shareholding in the SPV, protecting the council's financial position and wider asset pool
- provide the vehicle to attract investment from other levels of government
- allow the SPV to own, operate or apply for planning permission for a facility.

Prior to the first phase of the procurement (the Expression of Interest), councils will need to agree to form a SPV (or appropriate alternative) as the contracting entity. The entity will need to be fully formed by the time councils are ready to contract with the private sector for the delivery of a solution.

MWRRG's market sounding revealed industry's support for a Special Purpose Vehicle (SPV).

MWRRG cannot directly contract or operate an advanced waste processing facility. It is prohibited under the *Environment Protection Act 1970* from:

- owning or operating a waste management facility
- applying for or holding a planning permit
- entering into contracts for the procurement of waste and resource recovery facilities or services, unless the contract is jointly entered into with one or more of the region's councils.

The development of an SPV and the framework in which it will operate will be the subject of a collaborative effort across participating councils with support from MWRRG and their legal advisors. It will be developed and enhanced as we progress through the procurement process which will inform its requirements. Once a final model is proposed council will seek independent legal advice in order to satisfy that it represents "Best Value" for council and that all risks to council have been considered and addressed.

2.7.6 Advanced Waste Processing South East (Cont.)

Contract models

There are different contract models that councils can use to establish advanced waste processing solutions. The contract model identified as being most suited to delivering the project is a full-services concession contract model, which includes Build-Own-Operate-Transfer (BOOT), Build-Operate-Transfer (BOT) and Build-Own-Operate (BOO).

Concession models provide councils with a high degree of influence over how services are provided, and also efficiently transfers risk from councils. Concession models have been used extensively overseas to deliver advanced waste processing infrastructure. There is also recent precedent in Australia: Phoenix Energy's waste to energy facility in Kwinana, WA, uses a BOO contract. MWRRG's market sounding suggest that a service concession model is a feasible and efficient approach.

Following a decision to proceed to a procurement, the contract model will be developed into a detailed set of commercial principles and subsequently into draft contractual documents.

The draft contract is issued as part of the invitation to submit a detailed solution.

Financing and funding

The business case states capital expenditure for the project can be financed by the private sector, with no financing required from councils, if a full-services concession contract model is used.

Councils will need to fund the processing of each tonne of residual waste at a facility (service charge). No state or federal government grant has been committed to or secured, however the business case provides a solid evidence base for participating councils to seek funding support from state and federal governments.

The business case modelled an average fee per tonne of waste over 20 years for landfill only, Option 1 – Combustion and Option 3 – MBT plus Combustion. Average processing fee for Options 1 and 3 will be less than the forecast fee for landfill. The modelling estimates:

- business as usual (landfill): Over 20 years, the average processing fee per tonne (including transport and processing) is \$260.40
- Option 1 - Combustion: Over 20 years, the average processing fee per tonne (including transport and processing) is \$237
- Option 3 – MBT plus Combustion: Over 20 years, the average processing fee per tonne (including transport and processing) is \$259.

Councils' current funding sources (rates or waste services charges) are likely to be sufficient to implement Options 1 or 3.

The impact of a hypothetical government grant on fees was also modelled. The modelling shows that a potential government contribution would reduce the risk that councils' current funding sources will not be sufficient. With a hypothetical state or federal government grant the modelling shows over 20 years, the average fee per tonne for Option 1 reduces to \$225.50 and Option 3 reduces to \$247.50.

Option 1 is likely to be more affordable than Option 3. Facilities that have high recovery rates and generate marketable products are better-placed to minimise financial impacts for Councils.

2.7.6 Advanced Waste Processing South East (Cont.)

Relationship to landfill contracts

The current MWRRG landfill services contract expires in March 2021. It is used by 26 metropolitan councils, including the City of Greater Dandenong, for the disposal of municipal waste over four sites.

MWRRG has consulted with metropolitan councils and existing service providers to help develop specifications for new contracts for residual waste disposal services, to start on 1 April 2021.

MWRRG is designing the new residual waste disposal service to complement the procurement for advanced waste processing solutions and to recognise the uncertainties regarding the life of some landfills. The collective procurement will be structured to provide a bridging period for the disposal of waste until advanced waste processing infrastructure is available. It will ensure workable landfill contingency arrangements, consistency across the metropolitan area, integrate with other household waste services, deliver a robust contract model and aims to appoint multiple providers.

Community Plan 'Imagine 2030'

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'

- Education, Learning and Information – Knowledge
- Jobs and Business Opportunities – Prosperous and affordable
- Leadership by the Council – The leading Council

Council Plan 2017-2021

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

Place

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

Opportunity

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

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

- City of Greater Dandenong Waste & Litter Strategy
- City of Greater Dandenong Sustainability Strategy

2.7.6 Advanced Waste Processing South East (Cont.)

The Strategic Context at a Federal, State & Local Level

A number of policies, strategies and plans at a federal, state and local level support the need to adopt advanced technologies to treat our waste, with the aim of achieving greater levels of resource recovery and improving environmental outcomes:

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 the content of the Report.

Financial Implications

There are no current resources included within the Annual Budget for the purpose of contracting advanced waste resource recovery technologies. The adoption of advanced waste treatments is forecast to commence in 2022. Budget estimates will be considered in accordance with this timeframe in the forthcoming Long Term Financial Strategy.

Consultation

Companies from across the globe are efficient and skilled in building waste to energy plants and are keen to expand their efforts into Australia. Council will now:

continue to support and lobby government for this technology to be introduced into the South East region as a potential solution for waste disposal into the future.

work with the Metropolitan Waste & Resource Recovery Group to assist in this technology being realised in the South East region.

work collaboratively with the South East Councils to share the findings from the trip and the benefits of the establishment of this type of facility in the South East.

continue to discuss with prospective developers/investors the possibility of a waste to energy plant being established in Greater Dandenong or in the South East.

Communication & Engagement Strategy

The Metropolitan Waste & Resource Recovery Group, in partnership with participating councils, will develop a Communication and Engagement Strategy which will be tailored to the needs of relevant stakeholders including councillors, council officers, residents, environmental groups, community groups, rate payers, the State Government, business owners, industry groups and the media.

Information will be developed and provided throughout the duration of the project, particularly at the four (4) key procurement stages, as the procurement process unfolds and more becomes known. The timely provision of information will be designed to build awareness of the need to adopt advanced waste processing solutions, what those solutions can deliver and finally to report on the final outcome of the procurement process.

2.7.6 Advanced Waste Processing South East (Cont.)

Importantly, the working group vested with developing the Communication and Engagement Strategy will include officer representation from the City of Greater Dandenong who will ensure our local communication requirements are considered.

The first stage of the Communication & Engagement strategy is expected to commence in August, following the formal confirmation from each council of their participation in the procurement process.

Conclusion

Council Officers have been extensively involved in the Metropolitan Waste & Resource Recovery Group led procurement process and associated Business Case development, in partnership with other stakeholder south-east metropolitan Melbourne councils.

The Business Case demonstrates that the City of Greater Dandenong has a viable alternative to landfill that can achieve better financial, environmental and social outcomes.

Establishing advanced waste processing solutions is aligned to the City of Greater Dandenong's Council strategic ambitions detailed in this report.

The MWRRG led collaborative procurement provides a robust, cost-effective, competitive process to ensure the most appropriate solution to meet council's objectives is identified.

The City of Greater Dandenong should join the collaborative procurement for advanced waste processing solutions, starting with the Expression of Interest phase.

Recommendation

That Council:

- 1. reaffirms its commitment to recycling, as a priority, which is aligned with Council's environmental strategies; and that Council will seek provisions in any future contract for Advanced Waste Processing to support this;**
- 2. supports being party to an application to the Australian Competition and Consumer Commission for authorisation to be part of a collaborative procurement process, facilitated by the Metropolitan Waste and Resource Recovery Group;**
- 3. notes that a full-services concession contract model was identified as being the most suited contract approach and it will be further explored;**
- 4. provides delegated authority to the CEO to participate in the commencement of the procurement process towards establishing a Special Purpose Vehicle as a means of collaborating with other Councils to aggregate waste volumes necessary to make an Alternative Waste and Resource Recovery facility in the south east Melbourne region viable;**

2.7.6 Advanced Waste Processing South East (Cont.)

- 5. seeks a report to be presented to Council following Phase 3 of the procurement process (Invitation to Submit a Detailed Solution), to include further details on Phase 3 Procurement, on the Special Purpose Vehicle and the final South East Business Case to seek Council direction on further involvement in the procurement process;**
- 6. seeks a report to be presented to Council following Phase 4 of the procurement process (Call for Final Tender); and**
- 7. requests the CEO to seek legal advice in conjunction with other Councils, independent from the Metropolitan Waste and Resource Recovery Group, to assure Council that the Management Deed is satisfactory for the CEO to sign.**

2.7.6 Advanced Waste Processing South East (Cont.)

OTHER

ADVANCED WASTE PROCESSING SOUTH EAST

ATTACHMENT 1

**EXECUTIVE SUMMARY OF THE ADVANCED
WASTE PROCESSING SOUTH EAST
BUSINESS CASE
(CONFIDENTIAL)**

PAGES 26 (including cover)

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

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

2.7.6 Advanced Waste Processing South East (Cont.)

OTHER

ADVANCED WASTE PROCESSING SOUTH EAST

ATTACHMENT 2

**ADVANCED WASTE PROCESSING SOUTH
EAST BUSINESS CASE
(CONFIDENTIAL)**

PAGES 149 (including cover)

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

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

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.