



**GREATER
DANDENONG**
City of Opportunity

AGENDA

ORDINARY COUNCIL MEETING

TUESDAY, 28 JANUARY 2020
Commencing at 7:00 PM

COUNCIL CHAMBERS
225 Lonsdale Street, Dandenong VIC 3175

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1 MEETING OPENING

1.1 ATTENDANCE

Apologies

Nil.

1.2 ACKNOWLEDGEMENT OF TRADITIONAL OWNERS OF THE LAND

Council acknowledges and pays respect to the past, present and future Traditional Custodians and Elders of this nation and the continuation of cultural, spiritual and educational practices of Aboriginal and Torres Strait Islander peoples.

1.3 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 Mrs Agnes Kean, from the Spiritual Assembly of the Baha'is, a member of the Greater Dandenong Interfaith Network.

1.4 CONFIRMATION OF MINUTES OF PREVIOUS MEETING

Ordinary Meeting of Council held 9 December 2019.

Recommendation

That the minutes of the Ordinary Meeting of Council held 9 December 2019 be confirmed.

1.5 ASSEMBLIES OF COUNCIL

The following assemblies of Council occurred in the period 9 December 2019 to 20 January 2020:

| Date | Meeting Type | Councillors Attending | Councillors Absent | Topics Discussed & Disclosures of Conflict of Interest |
|----------|---------------------|---|--------------------|---|
| 09/12/19 | Pre-Council Meeting | Peter Brown, Youhorn Chea, Tim Dark (part) Matthew Kirwan, Angela Long, Zaynoun Melhem, Jim Memeti, Sean O'Reilly, Maria Sampey, Sophie Tan, Loi Truong | Nil. | <ul style="list-style-type: none">- Format for Councillor profiles in the Council News for 2020.- Scope of Notice of Motion No. 74 – Noble Park Community Centre.- Update on Metropolitan Waste Management Group recent activities (CONFIDENTIAL).- Agenda items for the Council Meeting of 9 December 2019 (Cr Zaynoun Melhem disclosed a conflict of interest in Item 4.3.5 of the Agenda and Cr Jim Memeti disclosed a Conflict of Interest in Item 4.1.1 of the Agenda). |

1.5 ASSEMBLIES OF COUNCIL (Cont.)

| Date | Meeting Type | Councillors Attending | Councillors Absent | Topics Discussed & Disclosures of Conflict of Interest |
|-------------|------------------------------------|---|---------------------------|---|
| 12/12/19 | Positive Ageing Advisory Committee | Maria Sampey | - | - Positive Ageing Advisory Committee Meeting. |
| 20/01/20 | Councillor Briefing Session | Peter Brown, Youhorn Chea, Tim Dark (part) Matthew Kirwan, Angela Long, Zaynoun Melhem (part), Jim Memeti, Sean O'Reilly, Maria Sampey, Sophie Tan (part), Loi Truong | | <ul style="list-style-type: none">- Springvale Community Precinct Naming Considerations.- Election Period Policy.- Response to Notice of Motion No. 71– Springvale North East Quarter Traffic Issues.- Coordinated CGD Response to Victoria's Bushfires.- Draft Melbourne Industrial and Commercial Land Use Plan (MICLUP).- ALGA Call for Motions for 2020 National General Assembly.- Planning Scheme Amendment C213 resident concerns.- Solar Farm Planning Application Update.- Update on Town Planning Application No. 70 Ordish Road, Dandenong South.- Strategic property acquisitions (CONFIDENTIAL). Cr Tim Dark disclosed a conflict of interest in this item and left the meeting during discussion.- Agenda items for the Council |

Recommendation

That the assemblies of Council listed above be noted.

1.6 DISCLOSURES OF INTEREST

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

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

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

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

1.7 ADOPTION OF AUDIT ADVISORY COMMITTEE MEETING MINUTES

The Audit Advisory Committee held a meeting on 22 November 2019. Minutes of this meeting are presented to Council for adoption.

Recommendation

That the unconfirmed minutes of the Audit Advisory Committee meeting held on 22 November 2019 be adopted.

| Item | Audit Advisory Committee Meeting Agenda Topic |
|------|--|
| 1. | The Risk Management report was tabled to the Committee providing an update on several aspects of risk, including the status of Council's insurances and claims. |
| 2. | The Emergency Management Update report was tabled to the Committee to provide an update on the Emergency Management activities for 2019. |
| 3. | Council's Internal Auditor Crowe presented a status update on the Internal Audit program, which included a progress report and a summary of recent reports and publications which may have an impact on local government. Crowe tabled an Internal Audit Report on Building Maintenance Essential Safety Measures for the Audit Advisory Committees consideration. |
| 4. | The outcomes of the September 2019 quarterly financial report were tabled. |
| 5. | Reports were presented to the Committee on the implementation of recommendations arising from the IT Annual Penetration test results and an Information Security Review. |
| 6. | The Audit Advisory Committee received a follow up report in respect of Internal Audit Risk Recommendations. |
| 7. | The Committee considered and endorsed the Follow up of outstanding actions arising from Integrity Body Reports. |
| 8. | The Committee discussed two forthcoming Audit Scopes relating to Climate Change and Contract Management. |
| 9. | The Committee received a verbal presentation on the key waste issues and the risks associated with these that Council is managing. |

2 OFFICERS' REPORTS - PART ONE

2.1 DOCUMENTS FOR TABLING

2.1.1 Documents for Tabling

File Id: qA228025
Responsible Officer: Director Corporate Services

Report Summary

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

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

Recommendation Summary

This report recommends that the listed items be received.

2.1.1 Documents for Tabling (Cont.)

List of Reports

| Author | Title |
|-----------------------------------|-------------------------------|
| Springvale Neighbourhood House | Annual Report 2019 in Summary |
| Concern Australia | Annual Report 2018-2019 |
| Scouts Victoria | Report to Victoria 2019 |
| Municipal Association of Victoria | Annual Report Summary 2019 |
| Greening Australia | Year in Review 2019 |

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

Recommendation

That the listed items be received.

2.1.2 Petitions and Joint Letters

2.1.2.1 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.

Petitions and Joint Letters Tabled

Council received two new petitions, no joint letters, no submissions and one petition update prior to the Council Meeting of 28 January 2020.

- A new petition was received from 305 proponents opposing the proposal for waste to energy facility at 70 Ordish Road, Dandenong South due to its close location to local residents, schools and health centres in the area. This petition has been forwarded to the relevant Council Business Unit/s for action.
- A new petition has been received via change.org from 743 signatories (at time of printing) opposing the building of a waste to energy facility at 70 Ordish Road, Dandenong South due to its negative effects on the local community health and its close proximity to the local community. This petition has been forwarded to the relevant Council Business Unit/s for consideration.

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.

2.1.2.1 Petitions and Joint Letters (Cont.)

DOCUMENTS FOR TABLING

PETITIONS AND JOINT LETTERS

ATTACHMENT 1

PETITIONS AND JOINT LETTERS

PAGES 6 (including cover)

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

2.1.2.1 Petitions and Joint Letters (Cont.)

| Date Received | Petition Text (Prayer) | No. of Petitioners | Status | Responsible Officer Response |
|---------------|--|----------------------|--------|--|
| 13/01/20 | <p>• Petition Text (Prayer)</p> <p>LET'S GO AGAINST the build-up of waste-to-energy facility close to residential area.</p> <p>Waste-to- energy facility has huge negative effects on the local community health.</p> <p>The proposed plan is within a very close proximity to our community.</p> <p>A more suitable location will be a better option.</p> <p>Please stand up and against the decision if you don't want to breathe the toxic air which may be leaking from the waste facility.</p> <p>Please spread the word in your community, it's all for you, your family and your community.</p> <p>Updates: Proposed location- 70 Ordlish Road, Dandenong South Vic 3175</p> | 743 (as at 22/01/20) | New | <p>Tabled Council Meeting 28 January 2020</p> <p>7/01/20 Responsible Officer – Director City Planning, Design and Amenity.</p> <p>7/01/20 Acknowledgement Email sent to the head petitioner by Governance.</p> |

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

ORDINARY COUNCIL MEETING - AGENDA

2.1.2.1 Petitions and Joint Letters (Cont.)

| Date Received | Petition Text (Prayer) | No. of Petitioners | Status | Responsible Officer Response |
|---------------|--|--------------------|--------|--|
| 18/12/19 | <p>WASTE TO ENERGY FACILITY AT ORDISH ROAD, DANDENONG SOUTH PETITION</p> <p>Hi,</p> <p>I am a local resident living in Keysborough. This is on behalf of over 280 local residents' formal submission opposes the proposal for waste to energy facility at 70 Ordish Road, Dandenong South. The project no. 30041688.</p> <p>As the location for this facility is only 1.4 km from the closest local residents and school (Mt. Hira college) and there are 2 primary schools, 2 colleges, 3 kindergartens and 1 maternal and child health centre are within 5 km radius from this location, over 280 local residents have signed a petition as attached to stop this happening.</p> <p>In the past 5 years, Keysborough has become such a vibrant suburb with so many young families moving here and planning to raise our kids here. However, with the existing 2 waste related facilities, an organics garden at 80-82 Ordish Road and a commercial and industrial waste facility on 59A Ordish Rd, local residents have already made numerous complaints and reports to local council and EPA regarding the weird smells around our area. This proposed new waste-to-energy facility is planning to process over \$100,000.00 tonnes of municipal solid waste and commercial and industrial waste per year. This will definitely make the situation worse.</p> <p>Please take locals opinion into consideration when you arrange the next meeting regarding this.</p> <p>We are looking forward to hearing from you soon.</p> <p>Best regards,</p> | 305 | New | <p>Tabled Council Meeting 28 January 2020</p> <p>7/01/20 Responsible Officer – Director City Planning, Design and Amenity.</p> <p>7/01/20 Acknowledgement Email sent to the head petitioner by Governance.</p> |

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

ORDINARY COUNCIL MEETING - AGENDA

2.1.2.1 Petitions and Joint Letters (Cont.)

| Date Received | Petition Text (Prayer) | No. of Petitioners | Status | Responsible Officer Response |
|---------------|---|-------------------------|-----------|---|
| 19/11/19 | <p>• Petition Text (Prayer)</p> <p>LINK PATTERSON LAKES TO RIVER END ROAD, BANGHOLME PETITION</p> <p>In 2017, I emailed you all regarding the construction of an underpass beneath the MP Freeway, between Patterson Lakes and the National Water Sports Centre. Thank you for supporting this project!</p> <p>Since this time, I have been working with Martin on your Walking, Cycling and Equestrian Trails consultation. My submission for a connecting path from the underpass, running up River End Road and west along Thames Promenade received support from Cornish College.</p> <p>It will regionally connect the suburbs of Patterson Lakes and Chelsea Heights with the River End Road precinct, providing direct access to the National Water Sports Centre, Melbourne Cable Park, Jolong Park, Cornish College and the Craft and Co winery. River End Road is a lumpy, country like road and a footpath is of great importance to the college, who currently do not have the infrastructure to enable students to safely ride or walk to school.</p> <p>I have a petition with 800 signatures supporting this proposed path, which I would like presented at your next council meeting. The outcome being sought is for the 2km path to be included in your budget to enable it to progress. Can you please assist with the inclusion of the petition in your next meeting?</p> <p>At this meeting would it be possible for councillors to support a motion to budget this project?</p> <p>Please find attached the petition, with the comments and signatures themselves. I would greatly appreciate your support and look forward to hearing from you.</p> <p>.....</p> <p>We request that you support a footpath linking the Patterson Lakes underpass recently completed to River End Road, Bangholme and Thames Promenade, Chelsea Heights.</p> | 860 (as at 22/01/20) | Completed | <p>Tabled Council Meeting 25 November 2019</p> <p>19/11/19 Responsible Officer – Director Business, Engineering and Major Projects.</p> <p>20/11/19 Acknowledgement Email sent to the head petitioner by Governance.</p> <p>Response provided 27/11/19: Following on from the Green Wedge Trails Planning work undertaken last year, Council will be considering a number of projects from this Plan within future budgeting processes from the 2020/21 budget onwards.</p> <p>Given the costs and complexity of delivering some projects in the Green Wedge, several of these will be considered for delivery alongside road reconstruction projects in the area. Also, given that the beneficiaries of the proposed trail network within the Green Wedge will come from across the south east, and not just be Greater Dandenong residents, Council will also be undertaking advocacy to the Victorian Government and others for contribution to the implementation of some of these trails.</p> |

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

ORDINARY COUNCIL MEETING - AGENDA

2.1.2.1 Petitions and Joint Letters (Cont.)

| Date Received | Petition Text (Prayer) | No. of Petitioners | Status | Responsible Officer Response |
|---------------|--|----------------------|-----------|--|
| 19/11/19 | <ul style="list-style-type: none"> LINK PATTERSON LAKES TO RIVER END ROAD, BANGHOLME PETITION (CONTD) | 860 (as at 15/01/20) | Completed | <p>(Response contd) One of the projects that will be considered by Council within the 2020/21 budget is for the detailed design of both the Riverend Road Recreational Trail Loop (the works you have identified) and Riverend Road carriageway (which is starting to fail) - as the design of each could affect the other. It is desirable that this occurs one budget cycle prior to delivery of the path. As you are aware, Council budgets are very tight at the moment, and this project will be considered against many other projects throughout the municipality.</p> <p>I note that you have copied the Red Gum Ward Councillors into your e-mail and trust they will acknowledge the petition and consider this in the process of making an informed decision around the budget.</p> |

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

2.1.2.1 Petitions and Joint Letters (Cont.)

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

2.2 STATUTORY PLANNING APPLICATIONS

2.2.1 Planning Decisions Issued by Planning Minister's Delegate - November and December 2019

File Id: qA280444

Responsible Officer: Director City Planning Design & 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 months of November and December 2019.

Recommendation

That the report be noted.

2.2.2 Planning Delegated Decisions Issued November 2019 and December 2019

| | |
|----------------------|--|
| File Id: | qA280 |
| Responsible Officer: | Director City Planning, Design and Amenity |
| Attachments: | Planning Delegated Decisions Issued November 2019 Planning Delegated Decisions Issued December 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 November 2019 and December 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.

2.2.2 Planning Delegated Decisions Issued November 2019 and December 2019 (Cont.)

STATUTORY PLANNING APPLICATIONS

**PLANNING DELEGATED DECISIONS ISSUED NOVEMBER 2019 AND
DECEMBER 2019**

ATTACHMENT 1

**PLANNING DELEGATED DECISIONS ISSUED
NOVEMBER 2019**

PAGES 9 (including cover)

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

ORDINARY COUNCIL MEETING - AGENDA

2.2.2 Planning Delegated Decisions Issued November 2019 and December 2019 (Cont.)

City of Greater Dandenong

Planning Delegated Decisions Issued from 01/11/2019 to 30/11/2019

| Application ID | VicSmart | Property Address | Applicant | Description | Notes | Authority | Decision | Date | Ward |
|----------------|----------|---|---------------------------------------|---|---|-----------|-------------|------------|-----------|
| 2271.01 | No | 5/10-12 Elliott Road DANDENONG SOUTH VIC 3175 | Building Permit Solutions | Change of Use (Indoor Recreation Facility) | Amend permit to allow serving of alcohol | Delegate | AmendPerm | 27/11/2019 | RedGum |
| PLIN14/0072.01 | No | Parkmore Shop P01 1P/317-321 Cheltenham Road KEYSBOROUGH VIC 3173 | Commonwealth Bank Corporation | AMENDMENT TO: Display of business identification, illuminated signage and other signage | Amend endorsed plans to remove and replace existing cladding and ATM and relocate existing sign | Delegate | AmendPerm | 22/11/2019 | Paperbark |
| PLIN14/0558.01 | No | 20 Hughes Crescent DANDENONG NORTH VIC 3175 | Fablim Property Group | AMENDMENT TO: Multi Dwelling Development x 2 (1 New Single Storey and 1 Existing Single Storey) | Amend endorsed plans to reflect changes to roof pitch, front entrance and numerous rooms | Applicant | Withdrawn | 04/11/2019 | RedGum |
| PLIN15/0390.01 | No | 48 Windsor Avenue SPRINGVALE VIC 3171 | Studio A2 Architects | AMENDMENT TO: Planning Permit PLIN15/0390, dwelling 4 amended from a single storey to a double storey dwelling and creation of a communal garden | Amend endorsed plans to allow design of townhouse 4 from single storey to double storey | Delegate | AmendPerm | 18/11/2019 | Lightwood |
| PLIN15/0849.01 | No | Noble Park Special Development School 41-43 Callander Road NOBLE PARK VIC 3174 | The Bridge Incorporated | AMENDMENT TO: Development of the land for 37 dwellings, removal of native vegetation and drainage and sewerage registered on the titles of the land. | Amend permit to allow changes to the staging plan | Delegate | AmendPerm | 26/11/2019 | Paperbark |
| PLIN16/0225.01 | No | 9-11 Berends Drive DANDENONG SOUTH VIC 3175 | Veolia Environmental Services Pty Ltd | AMENDMENT TO Buildings and works (2 x Shipping Containers) | Delete permit condition 1.3 relating to acoustic noise barrier | Delegate | AmendPerm | 01/11/2019 | RedGum |
| PLIN17/0605 | No | 232-234 Corrigan Road NOBLE PARK VIC 3174 | KMT Design Pty Ltd | Development of the land for eight (8) new dwellings comprising seven (7) double storey dwellings and one (1) single storey dwelling with a reduction of the car parking requirement (waiver of one on-site visitor car parking space) | General Residential 1 Zone, | Delegate | PlantPermit | 29/11/2019 | Lightwood |

02/12/2019

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ORDINARY COUNCIL MEETING - AGENDA

2.2.2 Planning Delegated Decisions Issued November 2019 and December 2019 (Cont.)

| Application ID | VicSmart | Property Address | Applicant | Description | Notes | Authority | Decision | Date | Ward |
|----------------|----------|--|---|---|---|-----------|-------------|------------|-----------|
| PLIN17/0605 | No | 232-234 Corrigan Road NOBLE PARK VIC 3174 | KMT Design Pty Ltd | Development of the land for eight (8) new dwellings comprising seven (7) double storey dwellings and one (1) single storey dwelling with a reduction of the car parking requirement (waiver of one on-site visitor car parking space) | General Residential 1 Zone, 1826.74sqm | Delegate | PlanPermit | 29/11/2019 | Lightwood |
| PLIN18/0164 | No | 61 Noble Street NOBLE PARK VIC 3174 | Low Cost Draftsman | Development of the land for three (3) double storey dwellings | General Residential 1 Zone, 720sqm | Delegate | PlanPermit | 04/11/2019 | Lightwood |
| PLIN18/0193 | No | 45-47 Lawn Road NOBLE PARK VIC 3174 | Veki Build Pty Ltd | Development of the land for four (4) double storey dwellings | General Residential 1 Zone, 929sqm | Delegate | NOD | 29/11/2019 | Lightwood |
| PLIN18/0631 | No | 20-22 Princes Highway DANDENONG VIC 3175 | Drive by Developments Pty Ltd | To display and erect an electronic major promotional sign DECLARED AREA | Comprehensive Development 2 Zone, electronic major promotional sign | Delegate | FTD | 11/11/2019 | RedGum |
| PLIN19/0043 | No | 26-30 Parsons Avenue SPRINGVALE VIC 3171 | Fife Capital C/- KLM Spatial | For the use of the land for warehouse, the subdivision of the land into seventeen (17) lots and the removal of easements | Industrial | Delegate | NOD | 12/11/2019 | Lightwood |
| PLIN19/0115.01 | Yes | 26 Wilma Avenue DANDENONG VIC 3175 | Nilsson Noel & Holmes (Surveyors) Pty Ltd | AMENDMENT TO: Subdivision of the land into two (2) lots VICSMART | Delete permit Condition 1.1 and 1.2 relating to creation of cartageway easement | Delegate | AmendPermit | 28/11/2019 | RedGum |
| PLIN19/0131 | No | Church 3 Albert Avenue SPRINGVALE VIC 3171 | German Lutheran Church | Staged development of the land for additions and alterations to existing Place of Worship | Residential Growth 1 Zone, 284.3sqm, alterations and additions to existing place of worship | Delegate | PlanPermit | 22/11/2019 | Lightwood |
| PLIN19/0142 | No | B6 291-303 Frankston Dandenong Road DANDENONG SOUTH VIC 3175 | Michael Alfordal | Use the land for Transfer Station | No response to further information requested | Delegate | Lapsed | 01/11/2019 | RedGum |
| PLIN19/0190 | No | 1/14 Hartnett Way DANDENONG SOUTH VIC 3175 | RetPro Management Pty Ltd | The use of part of the land for a place of assembly and to alter access to a road in a road zone, category 1 | Commercial 2 Zone, car show | Delegate | PlanPermit | 04/11/2019 | RedGum |
| EANTOS | | | | 2 | | | | 02/12/2019 | |

ORDINARY COUNCIL MEETING - AGENDA

2.2.2 Planning Delegated Decisions Issued November 2019 and December 2019 (Cont.)

| Application ID | VicSmart | Property Address | Applicant | Description | Notes | Authority | Decision | Date | Ward |
|----------------|----------|---|------------------------------|---|--|-----------|------------|------------|-----------|
| PLIN19/0191 | No | 3/30 Healey Road DANDENONG SOUTH VIC 3175 | M Halem Barat Ali | Use of the land for Auto Parts Recycling (Materials Recycling) | Industrial 1 Zone, 1953sqm, motor vehicle wreckers | Applicant | Withdrawn | 18/11/2019 | RedGum |
| PLIN19/0202.01 | No | 138 Chandler Road NOBLE PARK VIC 3174 | Raw Drafting & Design | AMENDMENT TO: Development of the land for two (2) double storey dwellings and alteration of access to a Road Zone, Category 1 | Amend permit condition 1 to allow reduction in floor size | Delegate | AmendPerm | 29/11/2019 | Paperbark |
| PLIN19/0260 | No | 960-966 Heatherton Road SPRINGVALE SOUTH VIC 3172 | Cadcon Enterprises Pty Ltd | Change of Use (Car Park) | General Residential 1 Zone, formal car parking spaces | Applicant | Withdrawn | 27/11/2019 | Lightwood |
| PLIN19/0272 | No | 116 Corrigan Road NOBLE PARK VIC 3174 | Koemteng Taing | Development of the land for four (4) double storey dwellings and construction of a front fence exceeding 1.2 metres in height. | General Residential 1 Zone, 910sqm | Delegate | PlanPermit | 28/11/2019 | Lightwood |
| PLIN19/0278 | No | 38 Jesson Crescent DANDENONG VIC 3175 | Marchi Design Group | Development of the land for one (1) double storey dwelling and one (1) single storey dwelling | General Residential 1 Zone, 502sqm | Delegate | PlanPermit | 11/11/2019 | RedGum |
| PLIN19/0287 | No | 6 Marna Court NOBLE PARK VIC 3174 | Allan Armstrong & Associates | Development of the land for three (3) dwellings, (two double storey dwellings and one single storey dwelling to the rear) | General Residential 1 Zone, 882sqm | Delegate | PlanPermit | 21/11/2019 | Paperbark |
| PLIN19/0297 | No | 42 Healey Road DANDENONG SOUTH VIC 3175 | Change Of Plan | Variation to a restrictive covenant (Covenant J115635) and construct buildings and works comprising a silo and 2 storage tanks | Industrial 1 Zone, 51,48sqm, construction of one silo and two storage tanks | Delegate | PlanPermit | 06/11/2019 | RedGum |
| PLIN19/0300 | No | B 11/2A Westall Road SPRINGVALE VIC 3171 | Vege Health Foods Pty Ltd | Development of the land for a cool room associated with an existing warehouse | There is no permit trigger for an internal coolroom as internal works and associated exhaust fans are exempt under Clause 62.02-2 | Delegate | NotRequire | 21/11/2019 | Lightwood |

02/12/2019

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EANTOS

2.2.2 Planning Delegated Decisions Issued November 2019 and December 2019 (Cont.)

| Application ID | VicSmart | Property Address | Applicant | Description | Notes | Authority | Decision | Date | Ward |
|----------------|----------|--|--|---|---|-----------|------------|------------|------------|
| PLIN19/0314 | No | 16 Flynn Street SPRINGVALE VIC 3171 | ARB Design | Development of the land for a double storey dwelling to the rear of an existing single storey dwelling and alterations and additions to the existing dwelling | The proposal fails to comply with Clause 15 (Built Form), Clause 21 (Land Use), Clause 32 (Neighbourhood Character), Clause 22 (Design Principles) and Clause 55 (Standards & Objectives) | Delegate | Refusal | 01/11/2019 | Lightwood |
| PLIN19/0321 | No | 1/77-79 Kingsclere Avenue KEYSBOROUGH VIC 3173 | Urban Solutions | To construct alterations and additions (two carports) and first floor additions to three (3) existing single storey dwellings | The proposal fails to comply with Clause 11.02-1S (Supply of Urban Land) Clause 15 (Built Form) Clause 16 (Housing) and Clause 21.04 (Land Use) | Delegate | Refusal | 29/11/2019 | Paperbark |
| PLIN19/0322 | No | 9 Tudor Crescent NOBLE PARK NORTH VIC 3174 | Urban Solutions | Development of the land for one (1) single storey to the rear of an existing dwelling, together with alterations and additions to the existing dwelling | General Residential 1 Zone, 747sqm | Delegate | PlanPermit | 29/11/2019 | Silverleaf |
| PLIN19/0343.01 | Yes | 95 Indian Drive KEYSBOROUGH VIC 3173 | TW (Vic) Pty Ltd | AMENDMENT TO: Subdivision of the land into two (2) lots SPEAR VICSMART | Delete permit condition 1.2 relating to common property | Delegate | AmendPerm | 25/11/2019 | RedGum |
| PLIN19/0346 | No | 7 Digby Court SPRINGVALE SOUTH VIC 3172 | Strak-Line Builders & Drafters Pty Ltd | Development of the land into two (2) double storey dwellings | General Residential 1 Zone, 350sqm | Delegate | PlanPermit | 21/11/2019 | Lightwood |
| PLIN19/0352 | No | 26 Sapphire Place SPRINGVALE VIC 3171 | Prestigious Millennium Design Pty Ltd | Use and Development of the land for a rooming house | General Residential 1 Zone, 400sqm, student accommodation 13 rooms | Applicant | Withdrawn | 21/11/2019 | Lightwood |
| PLIN19/0359 | No | 34 MacPherson Street DANDENONG VIC 3175 | Dzafer & Fata Omerovic | Development of the land for a single storey dwelling to the rear of an existing dwelling | General Residential 1 Zone, 1011sqm | Delegate | NOD | 21/11/2019 | RedGum |
| PLIN19/0362 | No | 51 Noble Street NOBLE PARK VIC 3174 | Adnan Rizvanovic | The development of the land for four (4) double storey dwellings | Residential Growth 1 Zone, 728sqm | Delegate | PlanPermit | 22/11/2019 | Paperbark |
| EANTOS | | | | 4 | | | | 02/12/2019 | |

ORDINARY COUNCIL MEETING - AGENDA

2.2.2 Planning Delegated Decisions Issued November 2019 and December 2019 (Cont.)

| Application ID | VicSmart | Property Address | Applicant | Description | Notes | Authority | Decision | Date | Ward |
|----------------|----------|--|--|---|---|-----------|------------|------------|-----------|
| PLIN19/0396 | No | 90 Fox Drive DANENONG SOUTH VIC 3175 | Quality First Designs Pty Ltd | Development of the land for two (2) warehouses | Industrial 1 Zone, 1208sqm | Delegate | PlanPermit | 29/11/2019 | RedGum |
| PLIN19/0398 | No | 23/2 Kirkham Road West KEYSBOROUGH VIC 3173 | Vibrent Pty Ltd | Use of the land for the sale and consumption of liquor associated with a Food and Drink Premises | Industrial 1 Zone, restaurant, 50 patrons | Delegate | PlanPermit | 13/11/2019 | Paperbark |
| PLIN19/0405 | No | 141 Buckley Street NOBLE PARK VIC 3174 | Biju Mathew Philip | Development of the land for a double storey dwelling to the rear of an existing single storey dwelling and alterations and additions to the existing dwelling | No response to further information request | Delegate | Lapsed | 18/11/2019 | Paperbark |
| PLIN19/0416 | No | 10 Rosa Avenue SPRINGVALE VIC 3171 | Michael Edward Matthew Vaughan | Development of the land for two (2) double storey dwellings | General Residential 1 Zone, 586sqm | Delegate | PlanPermit | 13/11/2019 | Lightwood |
| PLIN19/0418 | No | 233-295 Hammond Road DANENONG SOUTH VIC 3175 | BDC Building Design Compliance Pty Ltd | Buildings and Works (Canopy), Signage & Reduction in Car Parking Requirements | Industrial 1 Zone, 375sqm, canopy extension, business identification sign and car park waiver | Delegate | PlanPermit | 21/11/2019 | RedGum |
| PLIN19/0420 | No | 1/4 Olympic Avenue SPRINGVALE SOUTH VIC 3172 | Modarc | Development of the land for two double storey dwellings | General Residential 1 Zone, 368sqm | Delegate | PlanPermit | 26/11/2019 | Lightwood |
| PLIN19/0435 | No | 22 Wilma Avenue DANENONG VIC 3175 | M.J.Reddie Surveyors Pty Ltd | Subdivision of the land into twelve (12) lots SPEAR | Residential | Applicant | Withdrawn | 25/11/2019 | RedGum |
| PLIN19/0438 | No | 118 Logis Boulevard DANENONG SOUTH VIC 3175 | Stephen D'Andrea Pty Ltd | Construction of two (2) warehouses and associated buildings and works; Reduction to the number of car spaces required | Industrial 3 Zone, 4922sqm, construct two warehouses with ancillary office and reduce number of car parking spaces by 3 | Delegate | PlanPermit | 21/11/2019 | RedGum |
| PLIN19/0441 | No | 264-266 Springvale Road SPRINGVALE VIC 3171 | Commonwealth Banking Corporation | To display one (1) electronic-promotional sign, in accordance with the plans submitted | Commercial 1 Zone, electronic business identification | Delegate | PlanPermit | 08/11/2019 | Lightwood |
| EANTOS | | | | 5 | | | | 02/12/2019 | |

ORDINARY COUNCIL MEETING - AGENDA

2.2.2 Planning Delegated Decisions Issued November 2019 and December 2019 (Cont.)

| Application ID | VicSmart | Property Address | Applicant | Description | Notes | Authority | Decision | Date | Ward |
|----------------|----------|---|---------------------------------------|--|--|-----------|------------|------------|-----------|
| PLIN19/0443 | No | 270-272 Railway Parade NOBLE PARK VIC 3174 | Ten & 10 Indian Restaurant Pty Ltd | Buildings and Works (Roller Shutters & External Lighting) | Commercial 1 Zone, 378sqm, retain existing signage, roller shutter and lighting | Delegate | PlanPermit | 27/11/2019 | Paperbark |
| PLIN19/0460 | No | 27 Hemmings Street DANDENONG VIC 3175 | Nenad Putnikovic | Development of the land for a single storey dwelling to the rear of an existing single storey dwelling | Residential Growth 2 Zone, 585sqm | Delegate | PlanPermit | 19/11/2019 | RedGum |
| PLIN19/0463 | No | 2 Vision Street DANDENONG SOUTH VIC 3175 | Pellicano Investments 4 Pty Ltd | Development of the land for an industrial building | Industrial 1 Zone, 4891sqm, warehouse and ancillary office | Delegate | PlanPermit | 18/11/2019 | RedGum |
| PLIN19/0476 | No | 18 Rey Street DANDENONG VIC 3175 | Trevor Homes | Development of the land for two dwellings (one (1) double storey dwelling and one (1) single storey dwelling) | General Residential 1 Zone, 587sqm | Delegate | PlanPermit | 22/11/2019 | RedGum |
| PLIN19/0486 | No | 6 Egan Road DANDENONG VIC 3175 | La Tune Food Solution Pty Ltd | Use of the land for Industry (Food Production) | Industrial 1 Zone, production and packaging of food and drinks | Delegate | PlanPermit | 29/11/2019 | RedGum |
| PLIN19/0489 | No | 1 Cleary Street SPRINGVALE SOUTH VIC 3172 | J D Chiam Enterprises Pty Ltd | Subdivision of the land into four (4) lots SPEAR | Residential | Delegate | PlanPermit | 07/11/2019 | Lightwood |
| PLIN19/0496 | No | 796-798 Princes Highway SPRINGVALE VIC 3171 | Webster Survey Group | Subdivision of the land into two (2) lots SPEAR | Residential | Delegate | PlanPermit | 12/11/2019 | Lightwood |
| PLIN19/0499 | No | 13/18-22 Williams Road DANDENONG SOUTH VIC 3175 | Classic Funeral Services | Use of the land for a Funeral Services Facility (Montuary) | Industrial 1 Zone, 20 bodies | Delegate | PlanPermit | 21/11/2019 | RedGum |
| PLIN19/0500 | Yes | 49 Assembly Drive DANDENONG SOUTH VIC 3175 | Novas Architectural | Buildings and Works (Mezzanine & Office) and Reduction in Car Parking Requirements VICSMART | Commercial 2 Zone, mezzanine 150sqm, reduction in car parking | Delegate | PlanPermit | 01/11/2019 | RedGum |
| EANTOS | | | | 6 | | | | 02/12/2019 | |

ORDINARY COUNCIL MEETING - AGENDA

2.2.2 Planning Delegated Decisions Issued November 2019 and December 2019 (Cont.)

| Application ID | VicSmart | Property Address | Applicant | Description | Notes | Authority | Decision | Date | Ward |
|----------------|----------|--|--|---|---|-----------|------------|------------|-----------|
| PLIN19/0502 | No | 23 Hope Street SPRINGVALE VIC 3171 | Niison Noel & Holmes (Surveyors) Pty Ltd | Subdivision of the land into three (3) lots SPEAR | Residential | Delegate | PlanPermit | 12/11/2019 | Lightwood |
| PLIN19/0505 | No | 55 Keys Road KEYSBOROUGH VIC 3173 | Procart Plant Solutions Pty Ltd | Buildings and Works (Earthworks) | Green Wedge A Zone & Urban Floodway Zone | Applicant | Withdrawn | 27/11/2019 | RedGum |
| PLIN19/0509 | Yes | 124-128 Williams Road DANDENONG SOUTH VIC 3175 | Lakeside Building Consultants Pty Ltd | Buildings and Works (Storage shed) VICSMART | Industrial 1 Zone, 63sqm, shed for storage of materials associated with the use of the building | Delegate | PlanPermit | 20/11/2019 | RedGum |
| PLIN19/0510 | No | 48 Leonard Avenue NOBLE PARK VIC 3174 | B R Smith & Associates Surveyors | Subdivision of the land into six (6) lots SPEAR | Residential | Delegate | PlanPermit | 21/11/2019 | Paperbark |
| PLIN19/0514 | No | 57 Bowmore Road NOBLE PARK VIC 3174 | Nobellus Land Surveyors Pty Ltd | Subdivision of the land into four (4) lots SPEAR | Residential | Delegate | PlanPermit | 21/11/2019 | Paperbark |
| PLIN19/0520 | No | 392-399 South Gippsland Highway DANDENONG SOUTH VIC 3175 | Stephen D'Andrea Pty Ltd | The development of the land for six (6) warehouse buildings and the creation of access to a road in a road zone, category 1 PRIORITY PAID | Commercial 2 Zone, 12390sqm, warehouse with ancillary office, display, car parking and access to a Road Zone Category 1 | Delegate | PlanPermit | 04/11/2019 | RedGum |
| PLIN19/0522 | Yes | 1/1-5 Brought Street SPRINGVALE VIC 3171 | ABP Architecture Pty Ltd | Development of the land for an extension to an existing warehouse VICSMART | Commercial 2 Zone, 52.2sqm, warehouse extension and reduction in car parking requirement | Delegate | PlanPermit | 06/11/2019 | Lightwood |
| PLIN19/0529 | Yes | 1/270-280 Hammond Road DANDENONG SOUTH VIC 3175 | Askin Pty Ltd | Buildings and Works (Factory Over) VICSMART | Industrial 2 Zone, 203sqm, factory oven for drying and finishing of insulation products | Delegate | PlanPermit | 01/11/2019 | RedGum |
| PLIN19/0531 | No | 12 Buirapike Avenue SPRINGVALE VIC 3171 | Arie Cafe & Associates Pty Ltd | Subdivision of land into two (2) lots SPEAR | Residential | Delegate | PlanPermit | 25/11/2019 | Lightwood |

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ORDINARY COUNCIL MEETING - AGENDA

2.2.2 Planning Delegated Decisions Issued November 2019 and December 2019 (Cont.)

| Application ID | VicSmart | Property Address | Applicant | Description | Notes | Authority | Decision | Date | Ward |
|----------------|----------|---|-------------------------------------|---|--|-----------|------------|------------|------------|
| PLIN19/0532 | Yes | 25/2 Kirkham Road West KEYSBOROUGH VIC 3173 | Change Of Plan | Development of the land for a mezzanine level VICSMART | Industrial 1 Zone, 61sqm, construction of mezzanine floor | Delegate | PlanPermit | 29/11/2019 | Paperbark |
| PLIN19/0533 | Yes | 24-26 Arctic Court KEYSBOROUGH VIC 3173 | Creative Living Innovations Pty Ltd | Buildings and Works (Warehouse) VICSMART | Industrial 1 Zone, 603sqm, warehouse and ancillary office | Delegate | PlanPermit | 27/11/2019 | RedGum |
| PLIN19/0534 | No | Dandenong Park 174 Lonsdale Street DANDENONG VIC 3175 | City of Greater Dandenong | Removal of one (1) tree (DECLARED AREA) | Public Park and Recreation Zone, Urban Floodway Zone | Delegate | PlanPermit | 26/11/2019 | RedGum |
| PLIN19/0537 | No | 38 Dunblane Road NOBLE PARK VIC 3174 | Oday Alshabati | Multi Dwelling Development x 3 (Double Storey) New | Duplicate application - please refer to application PLN19/0540 | Delegate | Closed | 18/11/2019 | Paperbark |
| PLIN19/0542 | No | 62 Stephenson Street SPRINGVALE VIC 3171 | M J Reddie Surveys Pty Ltd | Subdivision of the land into three (3) lots SPEAR | Residential | Delegate | PlanPermit | 25/11/2019 | Lightwood |
| PLIN19/0555 | Yes | 10/578-598 Princes Highway NOBLE PARK NORTH VIC 3174 | Caleb Steen | Development of the land (mezzanine floor level to an existing warehouse) VICSMART | Commercial 2 Zone, 106sqm | Delegate | PlanPermit | 20/11/2019 | Silverleaf |
| PLIN19/0564 | No | 78 Regent Avenue SPRINGVALE VIC 3171 | Cui Chen & Yan Li | Subdivision of the land into two (2) lots SPEAR | Residential | Delegate | PlanPermit | 26/11/2019 | Lightwood |
| PLIN19/0586 | No | 7 Birdwood Avenue DANDENONG VIC 3175 | Rayneel Krish Sharma | Subdivision of the land into two (2) lots SPEAR | Residential | Delegate | PlanPermit | 29/11/2019 | RedGum |

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2.2.2 Planning Delegated Decisions Issued November 2019 and December 2019 (Cont.)

STATUTORY PLANNING APPLICATIONS

**PLANNING DELEGATED DECISIONS ISSUED NOVEMBER 2019 AND
DECEMBER 2019**

ATTACHMENT 2

**PLANNING DELEGATED DECISIONS ISSUED
DECEMBER 2019**

PAGES 9 (including cover)

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

2.2.2 Planning Delegated Decisions Issued November 2019 and December 2019 (Cont.)

City of Greater Dandenong

Planning Delegated Decisions Issued from 01/12/2019 to 31/12/2019

| Application ID | VicSmart | Property Address | Applicant | Description | Notes | Authority | Decision | Date | Ward |
|----------------|----------|--|-----------------------------------|--|--|-----------|-----------|------------|-----------|
| PLIN07/0323.02 | No | 64-68 Ordish Road DANDENONG SOUTH VIC 3175 | Ace Waste c/- KLM Spatial | AMENDMENT TO: Buildings & Works (Waste Incineration Facility) Alterations to existing buildings and existing incinerator | Amend endorsed plans to include the development of a building for the purpose of storing waste liquid associated with the existing use | Delegate | AmendPerm | 20/12/2019 | RedGum |
| PLIN09/0460.01 | No | 42 Kimberly Road DANDENONG SOUTH VIC 3175 | A1 House Plans | Amendment to PLN09/0460 for modifications to the existing warehouse extension. | Amend endorsed plans to reduce the warehouse area | Delegate | AmendPerm | 04/12/2019 | RedGum |
| PLIN09/0862.01 | No | 133 Corrigan Road NOBLE PARK VIC 3174 | Modarc | AMENDMENT TO: PLN09/0862 which allowed for development of a two storey building comprising seven (7) dwellings. The amendment proposes to amend the endorsed plans. | Amend permit to allow development of a building comprising 4 x double storey and 3 x single storey dwellings | Applicant | Withdrawn | 03/12/2019 | Paperbark |
| PLIN12/0429.02 | No | 2A Carmen Street DANDENONG VIC 3175 | Templeton Family Funerals Pty Ltd | AMENDMENT TO: The use of the land for the temporary storage and preparation (embalming) of deceased persons | Amend permit to allow temporary storage of deceased to associated property | Delegate | Closed | 09/12/2019 | RedGum |
| PLIN14/0503.01 | No | 129-131 Cheltenham Road DANDENONG VIC 3175 | SHA Premier Constructions Pty Ltd | AMENDMENT TO planning permit PLN14/0503 which granted permission To use and develop the land for the purpose of two convenience restaurants, a retail premises, to construct a service station, display signage (major promotion sign, business identification). The amendment seeks to amend the preamble, amend the permit conditions and amend the endorsed plans | Amend Condition 6 relating to amend endorsed plans to reduce the scale of the development | Delegate | AmendPerm | 18/12/2019 | RedGum |
| PLIN15/0416.04 | No | 42 Homeleigh Road KEYSBOROUGH VIC 3173 | Keysborough Living Pty Ltd | AMENDMENT TO: Multi Dwelling Development x 59 (Double Storey) New and Removal of Native Vegetation | Delete permit condition 9 to maintain consistency with subdivision permit | Delegate | AmendPerm | 17/12/2019 | RedGum |

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ORDINARY COUNCIL MEETING - AGENDA

2.2.2 Planning Delegated Decisions Issued November 2019 and December 2019 (Cont.)

| Application ID | VicSmart | Property Address | Applicant | Description | Notes | Authority | Decision | Date | Ward |
|----------------|----------|--|--|---|---|-----------|------------|------------|-----------|
| PLIN16/0647.01 | No | 17 Ross Street DANDENONG VIC 3175 | Aru Design | Amendment to Planning Permit PLIN16/0647, which allows for the construction of two double storey dwellings. | Amend permit to allow tree removal and replacement, relocation of clothes line and rainwater tank and addition of retaining walls | Delegate | AmendPerm | 06/12/2019 | RedGum |
| PLIN17/0093.01 | No | 1-7 Granite Court, DANDENONG SOUTH VIC 3175 | NVK Properties Pty Ltd | Amendment to Planning Permit PLIN17/0093 to use and develop the land for a warehouse. The amendment seeks to change the endorsed plans to provide an additional two car parking spaces. | Amend endorsed plans to delete landscaping and provide additional car parking | Delegate | AmendPerm | 13/12/2019 | RedGum |
| PLIN17/0220 | No | 935-935 Heatherton Road SPRINGVALE VIC 3171 | Silverpoint Building Designer & Planning Consultants | The development of the land for ten (10) dwellings (eight double storey dwellings and two single storey dwellings) and alteration of access to a road in a Road Zone Category 1. | General Residential 1 Zone, 1190.86sqm | Delegate | NOD | 20/12/2019 | Lightwood |
| PLIN17/0360.03 | No | 74 Indian Drive KEYSBOROUGH VIC 3173 | Plans In Motion Pty Ltd | AMENDMENT TO: The use and development of the land for an office and restaurant, the development of land for forty-two (42) warehouses and the sale and consumption of liquor. AMENDED TO READ: The use and development of the land for the purpose of office and restaurant, the development of land for forty-two (42) warehouses and the sale and consumption of liquor. | This application has been re-advertised. Amend permit preamble | Delegate | AmendPerm | 13/12/2019 | RedGum |
| PLIN18/0487.01 | No | Noble Park Special Development School 41-43 Callander Road NOBLE PARK VIC 3174 | The Bridge Inc | AMENDMENT TO Subdivision x 37 SPEAR | Delete permit condition 3 relating to certification and a new condition requiring a section 173 agreement to be included | Delegate | AmendPerm | 05/12/2019 | Paperbark |
| PLIN19/0151 | No | E 11/2A Westall Road SPRINGVALE VIC 3171 | Belinda Szalinski | Use of the land for a Restricted Recreation Facility (Gymnasium) | Industrial 1 Zone, F45 gym, 22 patrons | Delegate | PlanPermit | 04/12/2019 | Lightwood |

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ORDINARY COUNCIL MEETING - AGENDA

2.2.2 Planning Delegated Decisions Issued November 2019 and December 2019 (Cont.)

| Application ID | VicSmart | Property Address | Applicant | Description | Notes | Authority | Decision | Date | Ward |
|----------------|----------|---|---|--|---|-----------|-------------|------------|-----------|
| PLIN19/0152 | No | Office 5-6/279-281 Springvale Road SPRINGVALE VIC 3171 | Global Communications Australia Pty Ltd | To display electronic business identification signage | Proposal fails to comply with Clauses 22.11 and 52.05 | Delegate | Refusal | 19/12/2019 | Lightwood |
| PLIN19/0221 | No | 26 Rodd Street DANDENONG VIC 3175 | Rodd Close Pty Ltd | Development of the land for eleven (11) dwellings (eight double-storey dwellings and three triple-storey dwellings) DECLARED AREA | Residential Growth 1 Zone, 1291sqm | Delegate | Plan/Permit | 12/12/2019 | RedGum |
| PLIN19/0266 | No | 10 Elray Avenue DANDENONG VIC 3175 | Stefan Saint Design and Construction | Development of the land for one (1) single storey dwelling and alterations to an existing single storey dwelling | No response to further information request. | Delegate | Lapsed | 06/12/2019 | RedGum |
| PLIN19/0328 | No | 267-273 Perry Road KEYSBOROUGH VIC 3173 | Texco Constructions (VIC) Pty Ltd C/- proUrban | Development of land for an industrial building and associated buildings and works; Reduction to the number of car parking spaces required | Industrial 1 Zone, 11,210sqm, construction of warehouse to be used for glass production | Delegate | Plan/Permit | 05/12/2019 | RedGum |
| PLIN19/0330 | No | 140 Colemans Road DANDENONG SOUTH VIC 3175 | Leigh & Tarryn Naughton | Development of the land for a warehouse in stages | Industrial 1 Zone, 2799sqm, warehouse and removal of native vegetation | Delegate | Plan/Permit | 30/12/2019 | RedGum |
| PLIN19/0361 | No | 19 Hilton Street DANDENONG VIC 3175 | Khaira Traders Pty Limited | Use of the land for materials recycling | Industrial 1 Zone, scrap metal | Delegate | Plan/Permit | 12/12/2019 | RedGum |
| PLIN19/0365 | No | 1/28-38 Frankston Dandenong Road DANDENONG SOUTH VIC 3175 | Nizar Investments Pty Ltd | Development of the land for additions and alterations to existing buildings and associated works. Alteration of access to a road in a Road Zone Category 1 | Industrial 1 Zone, 523.5sqm, reduction in car parking | Delegate | Plan/Permit | 13/12/2019 | RedGum |
| PLIN19/0381 | No | 49-97 Lightwood Road SPRINGVALE VIC 3171 | VicTrack | Use and development of the land for a Car Park and the removal of native vegetation | Special Use 1 Zone, 18600sqm | Delegate | Plan/Permit | 16/12/2019 | Lightwood |
| PLIN19/0383 | No | 24 David Street NOBLE PARK VIC 3174 | Philip Harvey & Associates Pty Ltd | Development of the land for three dwellings comprising two (2) double storey dwellings and one (1) single storey dwelling | General Residential 1 Zone, 834sqm | Delegate | Plan/Permit | 31/12/2019 | Paperbark |

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ORDINARY COUNCIL MEETING - AGENDA

2.2.2 Planning Delegated Decisions Issued November 2019 and December 2019 (Cont.)

| Application ID | VicSmart | Property Address | Applicant | Description | Notes | Authority | Decision | Date | Ward |
|----------------|----------|---|---------------------------------|---|---|-----------|------------|------------|------------|
| PLIN19/0384 | No | 13 Norris Street NOBLE PARK VIC 3174 | Westurban Group | Development of the land for three (3) dwellings (two double storey dwellings and one single storey dwelling to the rear) | General Residential 1 Zone, 693sqm | Delegate | PlanPermit | 12/12/2019 | Paperbark |
| PLIN19/0385 | No | 17 Raymond Street NOBLE PARK VIC 3174 | KMT Design Pty Ltd | Development of the land for four (4) double storey dwellings | General Residential 1 Zone, 784sqm | Delegate | NOD | 12/12/2019 | Paperbark |
| PLIN19/0392 | No | 13 Sunline Avenue NOBLE PARK NORTH VIC 3174 | Archiden Architecture | Development of the land for three (3) double storey dwellings | General Residential 1 Zone, 711sqm | Delegate | PlanPermit | 30/12/2019 | Silverleaf |
| PLIN19/0397 | No | 45 Benga Avenue DANDENONG VIC 3175 | Archiden Architecture | Development of the land for three dwellings (comprising two double storey dwellings and one single storey dwelling to the rear). | General Residential 1 Zone, 870sqm | Delegate | PlanPermit | 09/12/2019 | RedGum |
| PLIN19/0404 | No | 2 Vision Street DANDENONG SOUTH VIC 3175 | Pellicano Investments 4 Pty Ltd | Development of the land for a warehouse and associated buildings and works; alteration of access to a Road Zone Category 1 | Industrial 1 Zone, 8493sqm, warehouse and ancillary office | Delegate | PlanPermit | 19/12/2019 | RedGum |
| PLIN19/0408 | No | 41 Bowman Lane KEYSBOROUGH VIC 3173 | Zai Pty Ltd | Development of the land for one (1) double storey dwelling | Green Wedge A Zone and Urban Floodway Zone, 85390sqm, new double storey dwelling to replace existing | Delegate | PlanPermit | 16/12/2019 | RedGum |
| PLIN19/0424 | No | 115 Riverend Road BANGHOLME VIC 3175 | George & Maria Petrakis | Alterations and additions for one (1) single storey dwelling on land in an Environmental Significance Overlay and associated earthworks | Green Wedge Zone, extension to existing dwelling | Delegate | PlanPermit | 13/12/2019 | RedGum |
| PLIN19/0432 | No | 14 Wall Street NOBLE PARK VIC 3174 | Stockwood Building Group | Development of the land for three (3) dwellings (two double storey dwellings and one single storey dwelling to the rear) | General Residential 1 Zone, 780.7sqm | Delegate | NOD | 23/12/2019 | Paperbark |
| PLIN19/0434 | No | 8 Kilkenny Court DANDENONG SOUTH VIC 3175 | Farace Holdings Pty Ltd | Use and development of the land for a Warehouse and to reduce the car parking requirements | Industrial 1 Zone, 777.80sqm, extension of warehouse and construction of ancillary office, reduce number of car parking spaces by 1 | Delegate | PlanPermit | 13/12/2019 | RedGum |
| EANTOS | | | | | | | | 07/01/2020 | |

ORDINARY COUNCIL MEETING - AGENDA

2.2.2 Planning Delegated Decisions Issued November 2019 and December 2019 (Cont.)

| Application ID | VicSmart | Property Address | Applicant | Description | Notes | Authority | Decision | Date | Ward |
|----------------|----------|---|---------------------------------------|--|--|-----------|------------|------------|-----------|
| PLIN19/0450 | No | 145A South Gippsland Highway DANDENONG SOUTH VIC 3175 | Sylvester Kroyherr | Use part of the land for a retail premises (car sales) and to alter access to a road in a Road Zone Category 1 | Commercial 2 Zone, additional use of property for car sales | Delegate | PlanPermit | 24/12/2019 | RedGum |
| PLIN19/0475 | Yes | 18/820-828 Princes Highway SPRINGVALE VIC 3171 | Asset Town Planning Consultants | Buildings and Works (Mezzanine) VICSMART | Commercial 2 Zone, 50sqm, mezzanine | Delegate | PlanPermit | 02/12/2019 | Lightwood |
| PLIN19/0480 | No | 1 Himbeck Court NOBLE PARK VIC 3174 | Kumudinie Ramya Kanthi Liyanaage | Development of the land for two (2) double storey dwellings | General Residential 1 Zone, 638sqm | Delegate | PlanPermit | 30/12/2019 | Paperbark |
| PLIN19/0482 | No | 247-263 Greens Road DANDENONG SOUTH VIC 3175 | Logis Property Investments Pty Ltd | Subdivision x 19 (Stage 1) in stages adjacent to a Road Zone Category 1 and to create, vary and remove easements SPEAR | Industrial | Delegate | PlanPermit | 20/12/2019 | RedGum |
| PLIN19/0483 | No | 247-263 Greens Road DANDENONG SOUTH VIC 3175 | Logis Property Investments Pty Ltd | Subdivision x 40 (Stage 2) in stages adjacent to a Road Zone Category 1 and to create, vary and remove easements SPEAR | Industrial | Delegate | PlanPermit | 20/12/2019 | RedGum |
| PLIN19/0493 | No | 927-937 Springvale Road KEYSBOROUGH VIC 3173 | Lighthouse Christian College | Buildings and Works (School access road) | General Residential 1 Zone, 42390sqm, school drop off and pick up access road | Delegate | PlanPermit | 30/12/2019 | RedGum |
| PLIN19/0507 | No | 86 Fox Drive DANDENONG SOUTH VIC 3175 | Quality First Designs Pty Ltd | Building and Works (Warehouse) | Industrial 1 Zone, 1429sqm, Warehouse | Delegate | PlanPermit | 19/12/2019 | RedGum |
| PLIN19/0515 | No | 131-149 National Drive DANDENONG SOUTH VIC 3175 | Pellicano Investments Pty Ltd | Buildings and Works (Warehouse) and reduction in car park requirements | Industrial 1 Zone, 11736sqm, warehouse and associated office and reduction in car parking requirements | Delegate | PlanPermit | 12/12/2019 | RedGum |
| PLIN19/0516 | No | 131-149 National Drive DANDENONG SOUTH VIC 3175 | Pellicano Investments Pty Ltd | Buildings and Works (Warehouse) and reduction in car park requirements | Industrial 1 Zone, 5769sqm, warehouse and associated office and reduction in car parking requirements | Delegate | PlanPermit | 11/12/2019 | RedGum |

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EANTOS

ORDINARY COUNCIL MEETING - AGENDA

2.2.2 Planning Delegated Decisions Issued November 2019 and December 2019 (Cont.)

| Application ID | VicSmart | Property Address | Applicant | Description | Notes | Authority | Decision | Date | Ward |
|----------------|----------|--|--|---|---|-----------|-------------|------------|------------|
| PLIN19/0524 | No | 9-21 Foster Street DANDENONG VIC 3175 | Development Victoria | Subdivision of the land (creation of a road R-1) SPEAR (DECLARED AREA) | Commercial | Delegate | Plan Permit | 13/12/2019 | RedGum |
| PLIN19/0546 | No | 52 Babbage Drive DANDENONG SOUTH VIC 3175 | LT Property Holdings Pty Ltd | Boundary Re-Alignment SPEAR | Industrial | Delegate | Plan Permit | 18/12/2019 | RedGum |
| PLIN19/0551 | No | 247-263 Greens Road DANDENONG SOUTH VIC 3175 | Logis Property Investments Pty Ltd | Subdivision x 9 (Stage 3) SPEAR | Industrial | Delegate | Plan Permit | 23/12/2019 | RedGum |
| PLIN19/0557 | No | 894-906 Taylors Road DANDENONG SOUTH VIC 3175 | Mackay Rubber Industries Pty Ltd d/ Devon Planning Services Pty Ltd | Change of Use (Rubber Manufacturing), Buildings and Works (Warehouse) and Reduction in Car Parking Requirements | Industrial 1 Zone 11697.1sqm, rubber manufacturing, reduce number of car parking spaces by 127 | Applicant | Withdrawn | 27/12/2019 | RedGum |
| PLIN19/0562 | No | 215-221 Greens Road DANDENONG SOUTH VIC 3175 | Ratio Consultants Pty Ltd | Signage | Industrial 3 Zone, internally illuminated sign | Delegate | Plan Permit | 17/12/2019 | RedGum |
| PLIN19/0565 | No | 1/221-239 Browns Road NOBLE PARK NORTH VIC 3174 | 221 Browns Road Holdings Pty Ltd | Subdivision of the land into two (2) lots SPEAR | Commercial | Delegate | Plan Permit | 17/12/2019 | Silverleaf |
| PLIN19/0569 | Yes | 265-285 Greens Road DANDENONG SOUTH VIC 3175 | Soccer5S (Dandenong) Pty Ltd | Signage (Promotional Sign) VICSMART | Industrial 3 Zone, promotional sign | Delegate | Plan Permit | 04/12/2019 | RedGum |
| PLIN19/0574 | No | 166 David Street DANDENONG VIC 3175 | Nacha Moore Land Surveyors Pty Ltd | Subdivision of the land into three (3) lots SPEAR | Residential | Delegate | Plan Permit | 30/12/2019 | RedGum |
| PLIN19/0577 | No | 93 Herbert Street DANDENONG VIC 3175 | Bala Family Property Pty Ltd | Multi Dwelling Development x 3 (Double Storey) New, Subdivision x 3 | General Residential 1 Zone, 808sqm | Applicant | Withdrawn | 11/12/2019 | RedGum |

07/01/2020

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EANTOS

ORDINARY COUNCIL MEETING - AGENDA

2.2.2 Planning Delegated Decisions Issued November 2019 and December 2019 (Cont.)

| Application ID | VicSmart | Property Address | Applicant | Description | Notes | Authority | Decision | Date | Ward |
|----------------|----------|---|--------------------------------|---|--|-----------|------------|------------|-----------|
| PLIN19/0585 | Yes | 82 Noble Street NOBLE PARK VIC 3174 | Brian Moxham Surveying Pty Ltd | Subdivision of the land for two (2) lots SPEAR (VICSMART) | Residential | Delegate | PlanPermit | 18/12/2019 | Lightwood |
| PLIN19/0587 | No | 13 Atlantic Drive KEYSBOROUGH VIC 3173 | Linear Land Surveying Pty Ltd | Subdivision x 10 SPEAR | Industrial | Delegate | PlanPermit | 19/12/2019 | RedGum |
| PLIN19/0588 | Yes | 32 Atlantic Drive KEYSBOROUGH VIC 3173 | TW (Vic) Pty Ltd | Subdivision of the land for two (2) lots SPEAR (VICSMART) | Industrial | Delegate | PlanPermit | 06/12/2019 | RedGum |
| PLIN19/0590 | Yes | 42 Atlantic Drive KEYSBOROUGH VIC 3173 | TW (Vic) Pty Ltd | Subdivision of the land into two (2) lots SPEAR (VICSMART) | Industrial | Delegate | PlanPermit | 04/12/2019 | RedGum |
| PLIN19/0598 | Yes | 1/55 David Street DANDENONG VIC 3175 | Peter Argyriou | Buildings and Works (Front Fence) VICSMART | General Residential 1 Zone, 938sqm | Delegate | PlanPermit | 06/12/2019 | RedGum |
| PLIN19/0611 | Yes | 12 Mediterranean Circuit KEYSBOROUGH VIC 3173 | Bayside Architects | Development for the land for a mezzanine VICSMART | Industrial 1 Zone, 66sqm, construction of a mezzanine | Delegate | PlanPermit | 18/12/2019 | RedGum |
| PLIN19/0615 | Yes | 3 Sixth Avenue DANDENONG VIC 3175 | Sandeep Kapoor | Subdivision of the land into two (2) lots SPEAR VICSMART | Residential | Delegate | PlanPermit | 18/12/2019 | RedGum |
| PLIN19/0619 | Yes | 15 Fireways Boulevard KEYSBOROUGH VIC 3173 | Kadar & Bradley Pty Ltd | Buildings and works to alter an existing warehouse VICSMART | Commercial 1 Zone, Entry/Exit Doors & Signs | Delegate | PlanPermit | 20/12/2019 | Paperbark |
| PLIN19/0626 | Yes | 23 Tower Court NOBLE PARK VIC 3174 | Sanmint Australia Pty Ltd | Buildings and Works (Car Park Shade Sail) VICSMART | Industrial 1 Zone, construction of car park shade sail | Delegate | PlanPermit | 31/12/2019 | Paperbark |

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EANTOS

ORDINARY COUNCIL MEETING - AGENDA

2.2.2 Planning Delegated Decisions Issued November 2019 and December 2019 (Cont.)

| Application ID | VicSmart | Property Address | Applicant | Description | Notes | Authority | Decision | Date | Ward |
|----------------|----------|--|-----------------------|---|--|-----------|------------|------------|--------|
| PL19/0636 | Yes | 9 Amberley Crescent DANDENONG SOUTH VIC 3175 | SP Building Surveyors | The development of the land for internal and external alterations to the existing warehouse building VICSMART | Industrial 1 Zone, 123sqm alterations to front facade and internal works | Delegate | PlanPermit | 30/12/2019 | RedGum |
| 58 | | | | | | | | | |
| EANTOS | | | | 8 | | | | 07/01/2020 | |

3 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 Greater Dandenong City Council. Questions must comply with clause 31 of Council's current Meeting Procedure Local Law.

QUESTIONS FROM THE GALLERY

Questions are limited to a maximum of three (3) questions per individual. Where time constraints deem it likely that not all questions can be answered within the time allowed for Question Time, the Mayor at his/her discretion may determine only the first question may be presented verbally with others deferred to be managed in the same manner as public questions not verbally presented. Priority will be given to questions that relate to items on the Council Agenda for that meeting. Questions including any preamble should not exceed 300 words.

a) All such questions must be received in writing on the prescribed form or as provided for on Council's website and at Ordinary meetings of Council. Where there are more than three (3) questions received from any one individual person, the Chief Executive Officer will determine the three (3) questions to be considered at the meeting.

b) All such questions must clearly note a request to verbally present the question and must be received by the Chief Executive Officer or other person authorised for this purpose by the Chief Executive Officer no later than:

i) the commencement time (7.00pm) of the Ordinary meeting if questions are submitted in person;
or

ii) noon on the day of the Ordinary meeting if questions are submitted by electronic medium.

c) A question can only be presented to the meeting if the Chairperson and/or Chief Executive Officer has determined that the question:

i) does not relate to a matter of the type described in section 89(2) of the Act (confidential matters);

ii) does not relate to a matter in respect of which Council has no power to act;

iii) is not defamatory, indecent, abusive or objectionable in language or substance, and is not asked to embarrass a Councillor or Council officer; and

v) is not repetitive of a question already asked or answered (whether at the same or an earlier meeting).

d) If the Chairperson and/or Chief Executive Officer has determined that the question may not be presented to the Meeting, then the Chairperson and/or Chief Executive Officer:

i) must advise the Meeting accordingly; and

ii) will make the question available to Councillors upon request.

3 QUESTION TIME - PUBLIC (Cont.)

- e) The Chairperson shall call on members of the gallery who have submitted an accepted question to ask their question verbally if they wish.
- f) The Chairperson, Chief Executive Officer or delegate may then direct that question to be answered by a nominated Councillor or member of Council staff.
- g) No debate on, or discussion of, a question or an answer will be permitted other than for the purposes of clarification.
- h) A Councillor or member of Council staff nominated to answer a question may:
 - i) seek clarification of the question from the person who submitted it;
 - ii) seek the assistance of another person in answering the question; and
 - iii) defer answering the question, so that the answer may be researched and a written response be provided within ten (10) working days following the Meeting (the question thereby being taken on notice).
- i) Question time for verbal presentations is limited in duration to not more than twenty (20) minutes. If it appears likely that this time is to be exceeded then a resolution from Council will be required to extend that time if it is deemed appropriate to complete this item.
- j) The text of each question asked and the response will be recorded in the minutes of the Meeting.

4 OFFICERS' REPORTS - PART TWO

4.1 CONTRACTS

4.1.1 Contract 1920-19 Keysborough South Local Area Traffic Management (LATM)

File Id:

Responsible Officer:

Director Business, Engineering and Major
Projects

Report Summary

This report outlines the tender process undertaken to select a suitably qualified and experienced contractor for the implementation of works associated with the Keysborough South Local Area Traffic Management (LATM).

Recommendation Summary

This report recommends that Council awards Contract 1920-19 to Blue Peak Constructions Pty Ltd for a fixed lump sum price of Seven Hundred and Seventy Four Thousand, Five Hundred and Thirty Three Dollars and Eighty Three Cents (\$774,533.83) including GST of \$70,412.17.

4.1.1 Contract 1920-19 Keysborough South Local Area Traffic Management (LATM) (Cont.)

Introduction

The Keysborough South Area LATM will see traffic calming treatments introduced at seven (7) locations along Church Road, Westwood Boulevard and Perry Road in Keysborough South.

Treatments generally focus on raised pavements and platforms. The treatments will address high vehicle speeds that have been recorded on these roads. This is a high priority project on Council's LATM program due to the relatively high amount of pedestrian activity within the Keysborough South area.

Tender Process

This tender was advertised on Saturday 14 September 2019 in the Age Newspaper, VendorPanel and Council's website. The tender closed at 2pm on Tuesday 9 October 2019.

At the close of the tender advertising period submissions were received from five (5) contractors as listed below:

1. Blue Peak Constructions Pty Ltd
2. MACA Infrastructure Pty Ltd
3. Prestige Paving Pty Ltd
4. Civilmart (non-conforming)
5. Total Tools Brooklyn (non-conforming)

Tender Evaluation

The evaluation panel comprised of Council's Coordinator Civil Projects, Project Engineer, Student Engineer and a Contracts Officer.

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

| | Evaluation Criteria | Weighting |
|---|--|------------------|
| 1 | Price | 40% |
| 2 | Relevant Experience and Past Performance | 25% |
| 3 | Works Program & Methodology | 25% |
| 4 | Social Procurement | 5% |
| 5 | Local Industry | 5% |

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

4.1.1 Contract 1920-19 Keysborough South Local Area Traffic Management (LATM) (Cont.)

Civilmar and Total Tools Brooklyn were non-conforming tenders, failing to include the tender schedules in their submission. They were therefore excluded from the tender evaluation process. The three (3) conforming submissions were assessed and the weighted attribute points scores resulting from the assessment are shown in the following table

The original tender sought pricing for an additional 4 sites within the Keysborough area. These are lower priority sites but were included to try and capture the economies of scale associated with undertaking many sites at once. The available budget was unable to cover these works, so these sites will be deferred and delivered as part of the 20/21 LATM program.

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

| Tenderer | Price Points | Non-Price Points | Total Score | OHS | EMS |
|---------------------------------|---------------------|-------------------------|--------------------|--------------|------------|
| Blue Peak Constructions Pty Ltd | 1.02 | 2.20 | 3.22 | Pass | Pass |
| MACA Infrastructure Pty Ltd | 1.00 | 1.95 | 2.95 | Not assessed | |
| Prestige Paving Pty Ltd | 0.80 | 1.60 | 2.40 | 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.

Financial Implications

The funding requirement associated with this report is \$704,121.00 ex GST, which is within the current available LATM budget.

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

Social Procurement

Social procurement was considered when assessing the tender responses.

Local Industry

Local industry was considered when assessing the tender responses. The recommended tenderer Blue Peak Constructions is located within the Greater Dandenong municipality and have indicated between 70 – 100% of contract spend will be made within the local area.

4.1.1 Contract 1920-19 Keysborough South Local Area Traffic Management (LATM) (Cont.)

Consultation

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

Conclusion

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

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

Recommendation

That Council:

1. **accepts the tender submission from Blue Peak Constructions Pty Ltd for a revised fixed lump sum price of Seven Hundred and Seventy Four Thousand, Five Hundred and Thirty Three Dollars and Eighty Three Cents (\$774,533.83) including GST of \$70,412.17; and**
2. **signs and seals the contract documents when prepared.**

4.2 FINANCE AND BUDGET

4.2.1 Supplementary Valuation Return 2020-3

| | |
|----------------------|-----------------------------|
| File Id: | A6253379 |
| Responsible Officer: | Director Corporate Services |
| Attachments: | SV2020-3 Final Report |

Report Summary

Contract valuer ProVal (Vic) Pty Ltd have assessed Supplementary Valuation Return 2020-3 that comprises a total of 317 supplementary valuations.

Recommendation Summary

This report recommends that Council note the new valuations in Supplementary Valuation Return 2020-3.

4.2.1 Supplementary Valuation Return 2020-3 (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 2019. Supplementary valuations in this report have been formally processed and have received certification from the Valuer General. The new values are applied when certification is received.

Proposal

It is proposed that Council note the new valuations listed in Supplementary Valuation Return 2020-3.

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

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

Financial Implications

Most supplementary valuations in Return 2020-3 have been made effective from 1 November 2019. The 2019-20 Budget for supplementary rate incomes is \$1,000,000. The nett supplementary rates increase from this Return is approximately \$97,000. The year to date supplementary rates is approximately \$1,030,000.

Consultation

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

Conclusion

It is recommended that Council note the new valuations in Return 2020-3.

Recommendation

That Council notes the new valuations in Supplementary Valuation Return 2020-3.

4.2.1 Supplementary Valuation Return 2020-3 (Cont.)

FINANCE AND BUDGET

SUPPLEMENTARY VALUATION RETURN 2020-3

ATTACHMENT 1

SUPPLEMENTARY VALUATION SV 2020-03

PAGES 9 (including cover)

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

ORDINARY COUNCIL MEETING - AGENDA

4.2.1 Supplementary Valuation Return 2020-3 (Cont.)

Council Report
Supplementary Valuation
SV 2020-3 - 1 November 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 AVPPC | New AVPPC | FSP/L | Land Area |
|--------------|------------|---------------------|------------------|------------------------------------|---------------------|------------|-------------|-------------|-----------------|------------------|------------------|------------|-----------|-------|-----------|
| 202035 17 | | Atterley Road | Springvale South | Demolition Of Improvements | 01-Nov-2019 | 510000 | 700000 | 35000 | 510000 | 510000 | 25500 | 110.3 | 100 | RAFSL | 534 m² |
| 202036 99 | | Ann Street | Dandenong | Erection/Construction Of Buildings | 01-Nov-2019 | 520000 | 520000 | 28000 | 0 | 0 | 0 | 100 | 010 | RAFSL | 716 m² |
| 506950 1/99 | | Ann Street | Dandenong | Erection/Construction Of Buildings | 01-Nov-2019 | 240000 | 240000 | 24000 | 240000 | 240000 | 24000 | 120.4 | 120.4 | RAFSL | 0 m² |
| 506955 2/99 | | Ann Street | Dandenong | Erection/Construction Of Buildings | 01-Nov-2019 | 490000 | 490000 | 24500 | 245000 | 490000 | 24500 | 100 | 100 | RAFSL | 400 m² |
| 506960 17 | | Annabelle Boulevard | Keyborough | Erection/Construction Of Buildings | 01-Nov-2019 | 490000 | 490000 | 24500 | 490000 | 490000 | 43000 | 100 | 110.2 | RAFSL | 400 m² |
| 489129 16 | | Appleton Avenue | Keyborough | Erection/Construction Of Buildings | 01-Nov-2019 | 490000 | 490000 | 24500 | 490000 | 490000 | 36500 | 100 | 110.2 | RAFSL | 400 m² |
| 517630 2 | | Arbuckle Court | Springvale | Demolition Of Improvements | 01-Nov-2019 | 390000 | 390000 | 18500 | 780000 | 780000 | 39000 | 100 | 100 | RAFSL | 955 m² |
| 101670 1/2 | | Ashfield Court | Springvale | Demolition Of Improvements | 01-Nov-2019 | 390000 | 390000 | 18500 | 0 | 0 | 0 | 0.131 | 010 | RAFSL | 0 m² |
| 101675 2/2 | | Ashdale Court | Springvale | Demolition Of Improvements | 01-Nov-2019 | 390000 | 390000 | 18500 | 0 | 0 | 0 | 0.131 | 010 | RAFSL | 0 m² |
| 507165 16 | | Aspect Drive | Keyborough | Erection/Construction Of Buildings | 01-Nov-2019 | 490000 | 490000 | 24500 | 490000 | 490000 | 47500 | 100 | 110.2 | RAFSL | 405 m² |
| 507205 32 | | Aspect Drive | Keyborough | Houses Erected | 01-Nov-2019 | 470000 | 470000 | 23500 | 470000 | 470000 | 43500 | 100 | 110.2 | RAFSL | 353 m² |
| 507160 38 | | Aspect Drive | Keyborough | Erection/Construction Of Buildings | 01-Nov-2019 | 490000 | 490000 | 24000 | 490000 | 490000 | 43500 | 100 | 110.2 | RAFSL | 377 m² |
| 241765 26 | | Avonlea Crescent | Dandenong North | Houses Erected | 01-Nov-2019 | 440000 | 560000 | 28000 | 440000 | 440000 | 43500 | 110.3 | 110.2 | RAFSL | 534 m² |
| 515925 1 | | Bawdale Place | Keyborough | Erection/Construction Of Buildings | 01-Nov-2019 | 650000 | 650000 | 32500 | 120000 | 530000 | 26500 | 120.4 | 120.4 | RAFSL | 0 |
| 515926 2 | | Bawdale Place | Keyborough | Erection/Construction Of Buildings | 01-Nov-2019 | 650000 | 650000 | 32500 | 150000 | 670000 | 33500 | 120.4 | 120.4 | RAFSL | 0 |
| 515935 3 | | Bawdale Place | Keyborough | Erection/Construction Of Buildings | 01-Nov-2019 | 650000 | 650000 | 32500 | 120000 | 530000 | 26500 | 120.4 | 120.4 | RAFSL | 0 |
| 515940 4 | | Bawdale Place | Keyborough | Erection/Construction Of Buildings | 01-Nov-2019 | 650000 | 650000 | 32500 | 150000 | 650000 | 32500 | 120.4 | 120.4 | RAFSL | 0 |
| 515945 5 | | Bawdale Place | Keyborough | Erection/Construction Of Buildings | 01-Nov-2019 | 650000 | 650000 | 32500 | 120000 | 530000 | 26500 | 120.4 | 120.4 | RAFSL | 0 |
| 515950 6 | | Bawdale Place | Keyborough | Erection/Construction Of Buildings | 01-Nov-2019 | 650000 | 650000 | 32500 | 150000 | 650000 | 32500 | 120.4 | 120.4 | RAFSL | 0 |
| 515955 7 | | Bawdale Place | Keyborough | Erection/Construction Of Buildings | 01-Nov-2019 | 650000 | 650000 | 32500 | 120000 | 530000 | 26500 | 120.4 | 120.4 | RAFSL | 0 |
| 515960 8 | | Bawdale Place | Keyborough | Erection/Construction Of Buildings | 01-Nov-2019 | 650000 | 650000 | 32500 | 150000 | 650000 | 32500 | 120.4 | 120.4 | RAFSL | 0 |
| 515965 9 | | Bawdale Place | Keyborough | Erection/Construction Of Buildings | 01-Nov-2019 | 650000 | 650000 | 32500 | 120000 | 530000 | 26500 | 120.4 | 120.4 | RAFSL | 0 |
| 515970 10 | | Bawdale Place | Keyborough | Erection/Construction Of Buildings | 01-Nov-2019 | 650000 | 650000 | 32500 | 150000 | 650000 | 32500 | 120.4 | 120.4 | RAFSL | 0 |
| 515975 11 | | Bawdale Place | Keyborough | Erection/Construction Of Buildings | 01-Nov-2019 | 650000 | 650000 | 32500 | 120000 | 530000 | 26500 | 120.4 | 120.4 | RAFSL | 0 |
| 515980 12 | | Bawdale Place | Keyborough | Erection/Construction Of Buildings | 01-Nov-2019 | 650000 | 650000 | 32500 | 150000 | 650000 | 32500 | 120.4 | 120.4 | RAFSL | 0 |
| 515985 13 | | Bawdale Place | Keyborough | Erection/Construction Of Buildings | 01-Nov-2019 | 650000 | 650000 | 32500 | 120000 | 530000 | 26500 | 120.4 | 120.4 | RAFSL | 0 |
| 515990 14 | | Bawdale Place | Keyborough | Erection/Construction Of Buildings | 01-Nov-2019 | 650000 | 650000 | 32500 | 150000 | 650000 | 32500 | 120.4 | 120.4 | RAFSL | 0 |
| 515995 16 | | Bawdale Place | Keyborough | Erection/Construction Of Buildings | 01-Nov-2019 | 650000 | 650000 | 32500 | 150000 | 650000 | 32500 | 120.4 | 120.4 | RAFSL | 0 |
| 515000 18 | | Bawdale Place | Keyborough | Erection/Construction Of Buildings | 01-Nov-2019 | 650000 | 650000 | 32500 | 150000 | 650000 | 32500 | 120.4 | 120.4 | RAFSL | 0 |
| 515005 20 | | Bawdale Place | Keyborough | Erection/Construction Of Buildings | 01-Nov-2019 | 650000 | 650000 | 32500 | 150000 | 650000 | 32500 | 120.4 | 120.4 | RAFSL | 0 |
| 489485 51 | | Bazalgette Crescent | Dandenong South | Erection/Construction Of Buildings | 01-Nov-2019 | 1850000 | 3500000 | 248000 | 1850000 | 3540000 | 253000 | 310.5 | 310.5 | RAFSL | 4,000 m² |
| 287105 27 | | Beebrook Drive | Dandenong North | Erection/Construction Of Buildings | 01-Nov-2019 | 480000 | 810000 | 40500 | 480000 | 850000 | 42500 | 110.3 | 110.3 | RAFSL | 666 m² |
| 506940 12 | | Bend Road | Keyborough | Houses Erected | 01-Nov-2019 | 470000 | 470000 | 23500 | 470000 | 470000 | 47000 | 100 | 110.2 | RAFSL | 572 m² |
| 506950 17 | | Bend Road | Keyborough | Houses Erected | 01-Nov-2019 | 500000 | 500000 | 25000 | 500000 | 500000 | 47500 | 100 | 110.2 | RAFSL | 451 m² |
| 506970 19 | | Bend Road | Keyborough | Houses Erected | 01-Nov-2019 | 500000 | 500000 | 25000 | 500000 | 500000 | 45000 | 100 | 110.2 | RAFSL | 456 m² |
| 202035 4 | | Blungra Drive | Keyborough | Houses Erected | 01-Nov-2019 | 510000 | 610000 | 30500 | 510000 | 1010000 | 50500 | 110.3 | 110.2 | RAFSL | 534 m² |
| 104219 42 | | Bournebrook Avenue | Springvale | Erection/Construction Of Buildings | 01-Nov-2019 | 600000 | 710000 | 35500 | 600000 | 780000 | 39000 | 110.3 | 110.3 | RAFSL | 534 m² |
| 286005 5 | | Boyd Street | Dandenong North | Erection/Construction Of Buildings | 01-Nov-2019 | 460000 | 460000 | 23000 | 460000 | 910000 | 46500 | 100 | 130 | RAFSL | 675 m² |
| 289465 20 | | Brierhurst Avenue | Dandenong North | Erection/Construction Of Buildings | 01-Nov-2019 | 430000 | 620000 | 31000 | 430000 | 710000 | 35500 | 110.3 | 110.3 | RAFSL | 530 m² |

ORDINARY COUNCIL MEETING - AGENDA

4.2.1 Supplementary Valuation Return 2020-3 (Cont.)

Council Report
Supplementary Valuation
SV 2020-3 - 1 November 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 AVPPC | New AVPPC | FSP/L | Land Area |
|----------------------|------------------|------------------|------------------|---|---------------------|------------|-------------|-------------|-----------------|------------------|------------------|------------|-----------|-------|------------|
| 294428/10 | | Byants Road | Dandenong | Demolition of Improvements | 01-Nov-2019 | 620000 | 710000 | 36500 | 620000 | 620000 | 31000 | 110.3 | 100 | RAFSL | 790 m² |
| 517425/3X | | Callaghan Street | Noble Park | Change In Occupancy/Affecting NAV | 01-Nov-2019 | 0 | 0 | 0 | 130000 | 230000 | 15800 | 684.2 | 721.3 | RAFSL | 0 m² |
| 151260 | Secondary Coil 3 | Callaghan Street | Noble Park | Change In Occupancy/Affecting NAV | 01-Nov-2019 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | NRNL | 81,370 m² |
| 205065/8 | | Callaghan Street | Springvale South | Erection/Construction Of Buildings | 01-Nov-2019 | 510000 | 620000 | 31000 | 510000 | 1010000 | 50500 | 110.3 | 110.2 | RAFSL | 534 m² |
| 135365/26 | | Chandler Road | Noble Park | Change Of Rating Category | 01-Jul-2019 | 670000 | 970000 | 81100 | 670000 | 970000 | 81100 | 750 | 750 | NRFSL | 2,023 m² |
| 135640/72 | | Chandler Road | Noble Park | Demolition of Improvements | 01-Nov-2019 | 500000 | 540000 | 27000 | 500000 | 500000 | 25000 | 110.3 | 100 | RAFSL | 620 m² |
| 135750/108 | | Chandler Road | Noble Park | Erection/Construction Of Buildings | 01-Nov-2019 | 510000 | 590000 | 28500 | 510000 | 0 | 0 | 0 | 0 | RAFSL | 659 m² |
| 514620/1108 | | Chandler Road | Noble Park | Erection/Construction Of Buildings | 01-Nov-2019 | 0 | 0 | 0 | 250000 | 440000 | 22000 | 120.3 | 120.3 | RAFSL | 659 m² |
| 514625/2108 | | Chandler Road | Noble Park | Erection/Construction Of Buildings | 01-Nov-2019 | 0 | 0 | 0 | 265000 | 470000 | 23500 | 120.3 | 120.3 | RAFSL | 0 |
| 501575/63 | | Ch Avenue | Keyborough | House Enfranch | 01-Nov-2019 | 460000 | 460000 | 24500 | 460000 | 460000 | 46500 | 100 | 110.2 | RAFSL | 405 m² |
| 503060/126 | | Church Road | Keyborough | Erection/Construction Of Buildings | 01-Nov-2019 | 490000 | 490000 | 24500 | 490000 | 490000 | 45000 | 100 | 110.2 | RAFSL | 402 m² |
| 503065/124A | | Church Road | Keyborough | House Enfranch | 01-Nov-2019 | 510000 | 510000 | 25500 | 510000 | 870000 | 43500 | 100 | 110.2 | RAFSL | 514 m² |
| 458975/65 | | Clarendon Drive | Keyborough | Erection/Construction Of Buildings | 01-Nov-2019 | 510000 | 990000 | 48500 | 510000 | 1020000 | 51000 | 110.3 | 110.3 | RAFSL | 512 m² |
| 460115/131 | | Clarendon Drive | Keyborough | Erection/Construction Of Buildings | 01-Nov-2019 | 490000 | 490000 | 24500 | 445000 | 980000 | 49000 | 100 | 110.2 | RAFSL | 448 m² |
| 391709/168-222 | | Clarks Road | Springvale South | Attainment Error | 01-Jul-2019 | 700000 | 700000 | 36000 | 360000 | 360000 | 19000 | 800 | 482 | RAFSL | 254,500 m² |
| 515185/173-213 | | Clarks Road | Springvale South | Erection/Construction Of Buildings | 01-Nov-2019 | 5280000 | 7500000 | 565000 | 5290000 | 12500000 | 970000 | 142.2 | 142.2 | RAFSL | 18,881 m² |
| 460970/1716-46 | | Cleveland Street | Dandenong | Change In Occupancy/Affecting NAV | 01-Nov-2019 | 100000 | 490000 | 46500 | 0 | 0 | 0 | 0 | 0 | RAFSL | 0 m² |
| 516655/1A, 23M/16-46 | | Cleveland Street | Dandenong | Change In Occupancy/Affecting NAV | 01-Nov-2019 | 0 | 0 | 0 | 100000 | 490000 | 40500 | 219 | 219 | RAFSL | 0 |
| 516550/16/16-46 | | Cleveland Street | Dandenong | Change In Occupancy/Affecting NAV | 01-Nov-2019 | 0 | 0 | 0 | 70000 | 330000 | 27000 | 210.4 | 210.4 | RAFSL | 0 |
| 461095/46 | | Cleveland Street | Dandenong | Change In Occupancy/Affecting NAV | 01-Nov-2019 | 70000 | 330000 | 27000 | 0 | 0 | 0 | 0 | 0 | RAFSL | 0 m² |
| 517705 | 138 | Cleveland Street | Dandenong | Change In Occupancy/Affecting NAV | 01-Nov-2019 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | RAFSL | 0 m² |
| 517555/39 | | Clew Street | Dandenong | Change In Occupancy/Affecting NAV | 01-Nov-2019 | 0 | 0 | 0 | 15190000 | 16800000 | 862900 | 763 | 763 | NRFSL | 0 m² |
| 296195/31-39 | | Clew Street | Dandenong | Change In Occupancy/Affecting NAV | 01-Nov-2019 | 23180000 | 25390000 | 1355100 | 0 | 0 | 0 | 0 | 0 | NRFSL | 51,596 m² |
| 517560/38A | | Clew Street | Dandenong | Change In Occupancy/Affecting NAV | 01-Nov-2019 | 0 | 0 | 0 | 8000000 | 8500000 | 473300 | 762 | 762 | NRFSL | 0 m² |
| 418639/9 | | Colemans Road | Dandenong South | Erection/Construction Of Buildings | 01-Nov-2019 | 6880000 | 6880000 | 349000 | 6880000 | 8760000 | 482000 | 300 | 320.6 | RAFSL | 39,894 m² |
| 271515/11 | | Cook Court | Dandenong North | Erection/Construction Of Buildings | 01-Nov-2019 | 470000 | 470000 | 25500 | 470000 | 870000 | 43500 | 100 | 110.2 | RAFSL | 651 m² |
| 170425/2 | | Cooper Street | Springvale South | Demolition of Improvements | 01-Nov-2019 | 560000 | 630000 | 31500 | 560000 | 560000 | 28000 | 110.3 | 100 | RAFSL | 636 m² |
| 170405/9 | | Cooper Street | Springvale South | Erection/Construction Of Buildings | 01-Nov-2019 | 560000 | 620000 | 31000 | 560000 | 930000 | 46500 | 110.3 | 110.2 | RAFSL | 637 m² |
| 139875/112 | | Corrigan Road | Noble Park | Attainment Error | 01-Jul-2019 | 610000 | 720000 | 36000 | 540000 | 640000 | 32000 | 110.3 | 110.3 | RAFSL | 715 m² |
| 170740/163 | | Corrigan Road | Noble Park | Erection/Construction Of Buildings | 01-Nov-2019 | 590000 | 640000 | 32000 | 0 | 0 | 0 | 0 | 0 | RAFSL | 707 m² |
| 516065/1763 | | Corrigan Road | Noble Park | Erection/Construction Of Buildings | 01-Nov-2019 | 0 | 0 | 0 | 200000 | 470000 | 23500 | 120.4 | 120.4 | RAFSL | 0 |
| 516070/2/163 | | Corrigan Road | Noble Park | Erection/Construction Of Buildings | 01-Nov-2019 | 0 | 0 | 0 | 210000 | 490000 | 24500 | 120.4 | 120.4 | RAFSL | 0 |
| 516075/3/163 | | Corrigan Road | Noble Park | Erection/Construction Of Buildings | 01-Nov-2019 | 0 | 0 | 0 | 180000 | 420000 | 21000 | 120.3 | 120.3 | RAFSL | 0 |
| 506775/10 | | Corrigan Run | Keyborough | Erection/Construction Of Buildings | 01-Nov-2019 | 470000 | 470000 | 23500 | 470000 | 840000 | 42000 | 100 | 110.2 | RAFSL | 350 m² |
| 506780/11 | | Corrigan Run | Keyborough | Erection/Construction Of Buildings | 01-Nov-2019 | 510000 | 510000 | 25500 | 510000 | 1080000 | 54000 | 100 | 110.2 | RAFSL | 500 m² |
| 138750/319 | | Cressent Street | Noble Park | Attainment Error | 01-Jul-2019 | 240000 | 395000 | 19750 | 210000 | 330000 | 16000 | 120.3 | 120.3 | RAFSL | 0 m² |
| 516650/32 | | Culler Avenue | Keyborough | Change Of Legal Description and/or Sale of Land | 01-Nov-2019 | 455000 | 455000 | 22750 | 970000 | 1300000 | 65000 | 110.3 | 110.3 | RAFSL | 1,346 m² |
| 467940/36 | | Culler Avenue | Keyborough | Change Of Legal Description and/or Sale of Land | 01-Nov-2019 | 680000 | 1010000 | 59500 | 0 | 0 | 0 | 0 | 0 | RAFSL | 491 m² |
| 483440/32-34 | | Culler Avenue | Keyborough | Change Of Legal Description and/or Sale of Land | 01-Nov-2019 | 680000 | 1010000 | 59500 | 0 | 0 | 0 | 0 | 0 | RAFSL | 854 m² |

ORDINARY COUNCIL MEETING - AGENDA

4.2.1 Supplementary Valuation Return 2020-3 (Cont.)

Council Report
Supplementary Valuation
SV 2020-3 - 1 November 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 AVPC | New AVPC | FSP/L | Land Area | |
|------------------|------------|-------------------------|-----------------|---|---------------------|------------|-------------|-------------|-----------------|------------------|------------------|-----------|----------|-------|------------|------------|
| 502561 11 | | Diamond Street | Keyborough | Erection/Construction Of Buildings | 01-Nov-2019 | 500000 | 500000 | 25000 | 500000 | 1000000 | 500000 | 100 | 110.2 | RAFSL | 454 m² | |
| 175000 89 | | Douglas Street | Noble Park | Change In Occupancy/Affecting the AVPC | 01-Nov-2019 | 450000 | 520000 | 26000 | 450000 | 540000 | 27000 | 110.3 | 110.3 | NRFSL | 534 m² | |
| 140300 94 | | Dunfries Road | Noble Park | Demolition Of Improvements | 01-Nov-2019 | 690000 | 740000 | 37000 | 690000 | 690000 | 34500 | 110.3 | 100 | RAFSL | 816 m² | |
| 50910 11 | | Edith Street | Dandenong | Erection/Construction Of Buildings | 01-Nov-2019 | 800000 | 800000 | 40000 | 800000 | 0 | 0 | 100 | 010 | RAFSL | 894 m² | |
| 28950 1/11 | | Edith Street | Dandenong | Erection/Construction Of Buildings | 01-Nov-2019 | 0 | 0 | 0 | 165000 | 480000 | 24000 | 120.4 | 120.4 | RAFSL | 0 m² | |
| 509400 1/11 | | Edith Street | Dandenong | Erection/Construction Of Buildings | 01-Nov-2019 | 0 | 0 | 0 | 165000 | 480000 | 24000 | 120.4 | 120.4 | RAFSL | 0 m² | |
| 28950 2/11 | | Edith Street | Dandenong | Erection/Construction Of Buildings | 01-Nov-2019 | 0 | 0 | 0 | 165000 | 480000 | 24000 | 120.4 | 120.4 | RAFSL | 0 m² | |
| 509405 2/11 | | Edith Street | Dandenong | Erection/Construction Of Buildings | 01-Nov-2019 | 0 | 0 | 0 | 165000 | 480000 | 24000 | 120.4 | 120.4 | RAFSL | 0 m² | |
| 5094 10 3/11 | | Edith Street | Dandenong | Erection/Construction Of Buildings | 01-Nov-2019 | 0 | 0 | 0 | 165000 | 480000 | 24000 | 120.4 | 120.4 | RAFSL | 0 m² | |
| 5094 15 4/11 | | Edith Street | Dandenong | Erection/Construction Of Buildings | 01-Nov-2019 | 0 | 0 | 0 | 165000 | 480000 | 24000 | 120.4 | 120.4 | RAFSL | 0 m² | |
| 5094 20 5/11 | | Edith Street | Dandenong | Erection/Construction Of Buildings | 01-Nov-2019 | 0 | 0 | 0 | 165000 | 480000 | 24000 | 120.4 | 120.4 | RAFSL | 0 m² | |
| 140305 43 | | Elmfield Road | Noble Park | Demolition Of Improvements | 01-Nov-2019 | 640000 | 640000 | 32000 | 640000 | 640000 | 32000 | 118 | 100 | RAFSL | 697 m² | |
| 507105 18 | | Emly Promenade | Keyborough | Erection/Construction Of Buildings | 01-Nov-2019 | 470000 | 470000 | 23500 | 470000 | 770000 | 38500 | 100 | 110.2 | RAFSL | 372 m² | |
| 5071 10 20 | | Emly Promenade | Keyborough | Erection/Construction Of Buildings | 01-Nov-2019 | 480000 | 480000 | 24000 | 480000 | 870000 | 43500 | 100 | 110.2 | RAFSL | 375 m² | |
| 1075 10 9 | | Erica Street | Springvale | Demolition Of Improvements | 01-Nov-2019 | 640000 | 730000 | 36500 | 640000 | 640000 | 32000 | 110.3 | 100 | RAFSL | 636 m² | |
| 141660 47 | | Finbarr Road | Noble Park | Erection/Construction Of Buildings | 01-Nov-2019 | 560000 | 640000 | 32000 | 560000 | 860000 | 43000 | 110.3 | 110.2 | RAFSL | 602 m² | |
| 141700 57 | | Finbarr Road | Noble Park | Demolition Of Improvements | 01-Nov-2019 | 560000 | 620000 | 31000 | 560000 | 590000 | 28000 | 110.3 | 100 | RAFSL | 673 m² | |
| 393195 6/2 | | Fireways Boulevarde | Keyborough | Arithmetical Error | 01-Nov-2019 | 1233800 | 3050000 | 219000 | 1233800 | 1736000 | 128000 | 310.5 | 310.5 | RAFSL | 0 m² | |
| 374145 48 | | Fowler Road | Dandenong South | Change Of Legal Description and/or Sale of Land | 01-Sep-2019 | 1310000 | 2730000 | 193000 | 1310000 | 1560000 | 109700 | 310.5 | 310.5 | RAFSL | 4,045 m² | |
| 474140 86 | | Fox Drive | Dandenong South | Change Of Legal Description and/or Sale of Land | 01-Nov-2019 | | | | 725000 | 725000 | 36250 | 300 | 300 | RAFSL | 2,013 m² | |
| 474145 90 | | Fox Drive | Dandenong South | Change Of Legal Description and/or Sale of Land | 01-Nov-2019 | | | | 688000 | 688000 | 34400 | 300 | 300 | RAFSL | 1,912 m² | |
| 474260 94 | | Fox Drive | Dandenong South | Change Of Legal Description and/or Sale of Land | 01-Nov-2019 | | | | 604000 | 604000 | 30200 | 300 | 300 | RAFSL | 1,679 m² | |
| 474265 96 | | Fox Drive | Dandenong South | Change Of Legal Description and/or Sale of Land | 01-Nov-2019 | | | | 594000 | 594000 | 29700 | 300 | 300 | RAFSL | 1,651 m² | |
| 474260 98 | | Fox Drive | Dandenong South | Change Of Legal Description and/or Sale of Land | 01-Nov-2019 | | | | 612000 | 612000 | 30600 | 300 | 300 | RAFSL | 1,689 m² | |
| 474265 100 | | Fox Drive | Dandenong South | Change Of Legal Description and/or Sale of Land | 01-Nov-2019 | | | | 612000 | 612000 | 30600 | 300 | 300 | RAFSL | 1,689 m² | |
| 474300 102 | | Fox Drive | Dandenong South | Change Of Legal Description and/or Sale of Land | 01-Nov-2019 | | | | 612000 | 612000 | 30600 | 300 | 300 | RAFSL | 1,689 m² | |
| 474305 104 | | Fox Drive | Dandenong South | Change Of Legal Description and/or Sale of Land | 01-Nov-2019 | | | | 612000 | 612000 | 30600 | 300 | 300 | RAFSL | 1,689 m² | |
| 474310 106 | | Fox Drive | Dandenong South | Change Of Legal Description and/or Sale of Land | 01-Nov-2019 | | | | 612000 | 612000 | 30600 | 300 | 300 | RAFSL | 1,689 m² | |
| 474315 108 | | Fox Drive | Dandenong South | Change Of Legal Description and/or Sale of Land | 01-Nov-2019 | | | | 595000 | 595000 | 29500 | 300 | 300 | RAFSL | 1,648 m² | |
| 474325 96X | | Fox Drive | Dandenong South | Change Of Legal Description and/or Sale of Land | 01-Nov-2019 | | | | 7000 | 12000 | 600 | 600 | 623 | RAFSL | 65 m² | |
| 503000 533,541 | | Franklin Dandenong Road | Dandenong South | Change Of Rating Category | 01-Nov-2019 | 2560000 | 2560000 | 128000 | 2560000 | 2560000 | 128000 | 303 | 300 | RAFSL | 25,010 m² | |
| 514750 Land 385 | | Franklin Dandenong Road | Dandenong South | Change In Occupancy Affecting NAV | 01-Nov-2019 | 8590000 | 8590000 | 429500 | 8590000 | 8590000 | 429500 | 0 | 0 | 010 | RAFSL | 286,000 m² |
| 517440 Land 2681 | | Franklin Dandenong Road | Dandenong South | Change In Occupancy Affecting NAV | 01-Nov-2019 | | | | 7040000 | 7040000 | 352000 | 300 | 300 | RAFSL | 286,000 m² | |
| 142295 37 | | French Street | Noble Park | Erection/Construction Of Buildings | 01-Nov-2019 | 900000 | 900000 | 45000 | 900000 | 0 | 0 | 100 | 010 | RAFSL | 1,383 m² | |
| 502860 1/37 | | French Street | Noble Park | Erection/Construction Of Buildings | 01-Nov-2019 | 1650000 | 1650000 | 825000 | 1650000 | 480000 | 24500 | 120.4 | 120.4 | RAFSL | 0 | |
| 502865 2/37 | | French Street | Noble Park | Erection/Construction Of Buildings | 01-Nov-2019 | 1550000 | 1550000 | 775000 | 1550000 | 460000 | 23000 | 120.4 | 120.4 | RAFSL | 0 | |
| 502900 3/37 | | French Street | Noble Park | Erection/Construction Of Buildings | 01-Nov-2019 | 1550000 | 1550000 | 775000 | 1550000 | 460000 | 23000 | 120.4 | 120.4 | RAFSL | 0 | |
| 502965 4/37 | | French Street | Noble Park | Erection/Construction Of Buildings | 01-Nov-2019 | 1450000 | 1450000 | 725000 | 1450000 | 425000 | 21250 | 120.3 | 120.3 | RAFSL | 0 | |
| 503000 5/37 | | French Street | Noble Park | Erection/Construction Of Buildings | 01-Nov-2019 | | | | 1500000 | 1500000 | 750000 | 22000 | 120.3 | 120.3 | RAFSL | 0 |

ORDINARY COUNCIL MEETING - AGENDA

4.2.1 Supplementary Valuation Return 2020-3 (Cont.)

Council Report
Supplementary Valuation
SV 2020-3 - 1 November 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 AVPPC | New AVPPC | FSPL | Land Area |
|---------------------|------------|-------------------|------------------|---|---------------------|------------|-------------|-------------|-----------------|------------------|------------------|------------|-----------|------------|------------|
| 503005 637 | | French Street | Noble Park | Erection/Construction Of Buildings | 01-Nov-2019 | 600000 | 600000 | 34500 | 145000 | 430000 | 21500 | 120.3 | 120.3 | RAFSL | 0 |
| 108375 15 | | Furnow Street | Springvale | Erection/Construction Of Buildings | 01-Nov-2019 | 1879000 | 3040000 | 212000 | 890000 | 690000 | 495000 | 110.2 | 110.2 | RAFSL | 731 m² |
| 389375 32-36 | | Glenn Road | Dandenong South | Erection/Construction Of Buildings | 01-Nov-2019 | 1879000 | 3040000 | 212000 | 1879000 | 4490000 | 3040000 | 320.3 | 320.3 | RAFSL | 5,673 m² |
| 506260 41 | | Glassecocks Road | Dandenong South | Change of Legal Description and/or Sale of Land | 01-Nov-2019 | 10950000 | 10950000 | 547500 | 1810000 | 1810000 | 90500 | 300 | 300 | RAFSL | 8,602 m² |
| 374220 165 | | Glassecocks Road | Dandenong South | Change of Legal Description and/or Sale of Land | 01-Nov-2019 | 10950000 | 10950000 | 547500 | 0 | 0 | 0 | 0 | 0 | RAFSL | 156,400 m² |
| 489700 41-91 | | Glassecocks Road | Dandenong South | Change of Legal Description and/or Sale of Land | 01-Nov-2019 | 7880000 | 7880000 | 394000 | 0 | 0 | 0 | 0 | 0 | RAFSL | 49,260 m² |
| 506265 45E | | Glassecocks Road | Dandenong South | Change of Legal Description and/or Sale of Land | 01-Nov-2019 | 216000 | 216000 | 10800 | 2180000 | 2180000 | 109000 | 844 | 844 | NRFSL/SD20 | 13,000 m² |
| 489655 Reserve 125E | | Glassecocks Road | Dandenong South | Land Previously Muli Owned Now One Owner | 01-Nov-2019 | 480000 | 600000 | 30000 | 480000 | 480000 | 245000 | 110.3 | 100 | RAFSL | 598 m² |
| 302330 5 | | Grace Avenue | Dandenong | Demolition of Improvements | 01-Nov-2019 | 560000 | 650000 | 32500 | 560000 | 560000 | 28000 | 110.3 | 100 | RAFSL | 772 m² |
| 302440 8 | | Grace Avenue | Dandenong | Demolition of Improvements | 01-Nov-2019 | 680000 | 800000 | 42500 | 590000 | 760000 | 38000 | 110.3 | 110.3 | RAFSL | 808 m² |
| 302445 10 | | Grace Avenue | Dandenong | Arithmetical Error | 01-Nov-2019 | 680000 | 800000 | 42500 | 590000 | 760000 | 38000 | 110.3 | 110.3 | RAFSL | 808 m² |
| 110465 26 | | Grace Park Avenue | Springvale | Demolition of Improvements | 01-Nov-2019 | 700000 | 710000 | 38500 | 700000 | 700000 | 35000 | 110.3 | 100 | RAFSL | 615 m² |
| 110750 40 | | Gray Street | Springvale | Erection/Construction Of Buildings | 01-Nov-2019 | 690000 | 690000 | 34500 | 0 | 0 | 0 | 0 | 0 | RAFSL | 736 m² |
| 512970 140 | | Gray Street | Springvale | Erection/Construction Of Buildings | 01-Nov-2019 | 240000 | 240000 | 120000 | 240000 | 240000 | 240000 | 120.4 | 120.4 | RAFSL | 0 m² |
| 512975 240 | | Gray Street | Springvale | Erection/Construction Of Buildings | 01-Nov-2019 | 240000 | 240000 | 120000 | 240000 | 240000 | 240000 | 120.4 | 120.4 | RAFSL | 0 m² |
| 512980 340 | | Gray Street | Springvale | Erection/Construction Of Buildings | 01-Nov-2019 | 185000 | 185000 | 92500 | 185000 | 185000 | 92500 | 120.3 | 120.3 | RAFSL | 0 m² |
| 250226 28 | | Hilton Road | Dandenong North | Erection/Construction Of Buildings | 01-Nov-2019 | 445000 | 445000 | 22250 | 445000 | 445000 | 47000 | 100 | 110.2 | RAFSL | 598 m² |
| 250330 72 | | Hilton Road | Noble Park North | Houses Erected | 01-Nov-2019 | 440000 | 510000 | 25500 | 440000 | 900000 | 45000 | 110.2 | 110.2 | RAFSL | 547 m² |
| 500166 171 | | Hammond Road | Dandenong South | Erection/Construction Of Buildings | 01-Nov-2019 | 3910000 | 3910000 | 195500 | 3910000 | 8180000 | 504000 | 300 | 320.3 | RAFSL | 13,039 m² |
| 486370 42 | | Hewens Drive | Keyborough | Houses Erected | 01-Nov-2019 | 455000 | 455000 | 22750 | 455000 | 455000 | 44000 | 100 | 110.2 | RAFSL | 501 m² |
| 374900 56 | | Healy Road | Dandenong South | Erection/Construction Of Buildings | 01-Nov-2019 | 570000 | 1200000 | 78000 | 468000 | 1200000 | 80000 | 320.3 | 320.3 | RAFSL | 1,676 m² |
| 111310 11 | | Heather Grove | Springvale | Erection/Construction Of Buildings | 01-Nov-2019 | 760000 | 760000 | 38000 | 760000 | 1100000 | 59000 | 100 | 110.2 | RAFSL | 599 m² |
| 276220 1/4/81 | | Heatherton Road | Dandenong North | Arithmetical Error | 01-Jul-2019 | 145000 | 315000 | 15750 | 145000 | 265000 | 13250 | 125.3 | 125.3 | RAFSL | 0 m² |
| 381026 1/4/85-1485 | | Heatherton Road | Dandenong North | Arithmetical Error | 01-Jul-2019 | 145000 | 315000 | 15750 | 145000 | 265000 | 13250 | 125.3 | 125.3 | RAFSL | 0 m² |
| 276226 2/4/81 | | Heatherton Road | Dandenong North | Arithmetical Error | 01-Jul-2019 | 145000 | 315000 | 15750 | 145000 | 265000 | 13250 | 125.3 | 125.3 | RAFSL | 0 m² |
| 381030 2/4/85-1485 | | Heatherton Road | Dandenong North | Arithmetical Error | 01-Jul-2019 | 145000 | 315000 | 15750 | 145000 | 265000 | 13250 | 125.3 | 125.3 | RAFSL | 0 m² |
| 276230 3/4/81 | | Heatherton Road | Dandenong North | Arithmetical Error | 01-Jul-2020 | 135000 | 300000 | 15000 | 135000 | 295000 | 12750 | 125.3 | 125.3 | RAFSL | 0 m² |
| 381035 3/4/85-1485 | | Heatherton Road | Dandenong North | Arithmetical Error | 01-Jul-2019 | 135000 | 300000 | 15000 | 135000 | 295000 | 12750 | 125.3 | 125.3 | RAFSL | 0 m² |
| 276235 4/4/81 | | Heatherton Road | Dandenong North | Arithmetical Error | 01-Jul-2020 | 135000 | 300000 | 15000 | 135000 | 295000 | 12750 | 125.3 | 125.3 | RAFSL | 0 m² |
| 381040 4/4/85-1485 | | Heatherton Road | Dandenong North | Arithmetical Error | 01-Jul-2019 | 135000 | 300000 | 15000 | 135000 | 295000 | 12750 | 125.3 | 125.3 | RAFSL | 0 m² |
| 178960 5 | | Henry Street | Noble Park | Demolition of Improvements | 01-Nov-2019 | 500000 | 500000 | 27500 | 500000 | 500000 | 29000 | 110.3 | 100 | RAFSL | 545 m² |
| 306275 12-14 | | Hilton Street | Dandenong | Demolition of Improvements | 01-Nov-2019 | 590000 | 1110000 | 65700 | 590000 | 590000 | 29000 | 310.5 | 300 | RAFSL | 1,449 m² |
| 276266 7 | | Hobbs Place | Dandenong North | Change in Occupancy Affecting the AVPPC | 01-Nov-2019 | 440000 | 610000 | 30500 | 440000 | 640000 | 32000 | 110.3 | 130 | RAFSL | 629 m² |
| 112870 8 | | Hooker Avenue | Springvale | Arithmetical Error | 01-Jul-2019 | 940000 | 1070000 | 53500 | 940000 | 940000 | 47000 | 110.3 | 118 | RAFSL | 942 m² |
| 276226 14 | | Hughes Crescent | Dandenong North | Houses Erected | 01-Nov-2019 | 470000 | 470000 | 23500 | 470000 | 1000000 | 50000 | 100 | 110.2 | RAFSL | 657 m² |
| 489610 67 | | Indian Drive | Keyborough | Erection/Construction Of Buildings | 01-Nov-2019 | 1250000 | 1250000 | 62500 | 1250000 | 2890000 | 177000 | 300 | 310.5 | RAFSL | 2,888 m² |
| 489645 91 | | Indian Drive | Keyborough | Erection/Construction Of Buildings | 01-Nov-2019 | 530000 | 530000 | 26500 | 530000 | 1150000 | 68000 | 300 | 310.5 | RAFSL | 1,692 m² |
| 146000 3 | | James Street | Noble Park | Erection/Construction Of Buildings | 01-Nov-2019 | 530000 | 640000 | 32000 | 530000 | 530000 | 26500 | 110.3 | 100 | RAFSL | 615 m² |
| 348646 67 | | Jones Road | Dandenong | Erection/Construction Of Buildings | 01-Nov-2019 | 820000 | 820000 | 41000 | 0 | 0 | 0 | 0 | 0 | RAFSL | 1,274 m² |

ORDINARY COUNCIL MEETING - AGENDA

4.2.1 Supplementary Valuation Return 2020-3 (Cont.)

Council Report
Supplementary Valuation
SV 2020-3 - 1 November 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 AVPPC | New AVPPC | FSPL | Land Area | |
|----------------------|------------|-------------------|------------------|---|---------------------|------------|-------------|-------------|-----------------|------------------|------------------|------------|-----------|------------|------------|----------|
| 507755/167 | | Jones Road | Dandenong | Erection/Construction Of Buildings | 01-Nov-2019 | | | | 145000 | 430000 | 21500 | 21500 | 120.4 | RAFSL | 0 m² | |
| 507760/267 | | Jones Road | Dandenong | Erection/Construction Of Buildings | 01-Nov-2019 | | | | 145000 | 430000 | 21500 | 21500 | 120.4 | RAFSL | 0 m² | |
| 507765/367 | | Jones Road | Dandenong | Erection/Construction Of Buildings | 01-Nov-2019 | | | | 120000 | 390000 | 17500 | 17500 | 120.3 | RAFSL | 0 m² | |
| 507770/467 | | Jones Road | Dandenong | Erection/Construction Of Buildings | 01-Nov-2019 | | | | 112000 | 325000 | 16250 | 16250 | 120.3 | RAFSL | 0 m² | |
| 507775/567 | | Jones Road | Dandenong | Erection/Construction Of Buildings | 01-Nov-2019 | | | | 145000 | 465000 | 20250 | 20250 | 120.4 | RAFSL | 0 m² | |
| 507780/667 | | Jones Road | Dandenong | Erection/Construction Of Buildings | 01-Nov-2019 | | | | 150000 | 440000 | 22000 | 22000 | 120.4 | RAFSL | 0 m² | |
| 4184/10 | | Kevin Grove | Springvale | Erection/Construction Of Buildings | 01-Nov-2019 | 562000 | 620000 | 31000 | 450000 | 560000 | 28000 | 120.4 | 120.4 | RAFSL | 0 m² | |
| 147430/119 | | Kevnside Road | Noble Park | Change of Legal Description and/or Sale of Land | 01-Nov-2019 | 710000 | 710000 | 36500 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 961 m² |
| 504425/1/119 | | Kevnside Road | Noble Park | Erection/Construction Of Buildings | 01-Nov-2019 | | | | 180000 | 560000 | 28000 | 28000 | 120.4 | RAFSL | 0 m² | |
| 504430/2/119 | | Kevnside Road | Noble Park | Erection/Construction Of Buildings | 01-Nov-2019 | | | | 180000 | 560000 | 28000 | 28000 | 120.4 | RAFSL | 0 m² | |
| 504435/3/119 | | Kevnside Road | Noble Park | Erection/Construction Of Buildings | 01-Nov-2019 | | | | 175000 | 560000 | 28000 | 28000 | 120.4 | RAFSL | 0 m² | |
| 504440/4/119 | | Kevnside Road | Noble Park | Erection/Construction Of Buildings | 01-Nov-2019 | | | | 175000 | 560000 | 28000 | 28000 | 120.4 | RAFSL | 0 m² | |
| 430600/144 | | Keviana Drive | Keyborough | House Erected | 01-Nov-2019 | 540000 | 540000 | 27000 | 540000 | 950000 | 47500 | 110.2 | 110.2 | RAFSL | 627 m² | |
| 305100/49 | | King Street | Dandenong | Demolition of Improvements | 01-Nov-2019 | 910000 | 1050000 | 52500 | 910000 | 910000 | 45500 | 110.3 | 100 | RAFSL | 1,170 m² | |
| 506900/3 | | Kragoote Drive | Keyborough | Erection/Construction Of Buildings | 01-Nov-2019 | 460000 | 460000 | 24500 | 460000 | 690000 | 48000 | 100 | 110.2 | RAFSL | 409 m² | |
| 182005 | | Reserve 133-155 | Keyborough | Change in Occupancy Affecting NAV | 01-Jul-2019 | 27500000 | 27500000 | 1375000 | 27500000 | 27500000 | 13750000 | 844 | 844 | NRFLS-LS20 | 136,055 m² | |
| 254935/24 | | Kingwood Crescent | Noble Park North | Demolition of Improvements | 01-Nov-2019 | 465000 | 600000 | 30500 | 465000 | 465000 | 22750 | 110.3 | 100 | RAFSL | 632 m² | |
| 382165/15A/15-23 | | Langhorne Street | Dandenong | Arithmetical Error | 01-Jul-2019 | 51000 | 230000 | 14600 | 38000 | 170000 | 10000 | 210.4 | 210.4 | RAFSL | 0 m² | |
| 306940/15/15-23 | | Langhorne Street | Dandenong | Arithmetical Error | 01-Jul-2019 | 46000 | 210000 | 13200 | 41000 | 180000 | 11600 | 210.4 | 210.4 | RAFSL | 0 m² | |
| 148620/17 | | Lawn Road | Noble Park | Arithmetical Error | 01-Nov-2019 | 780000 | 870000 | 43500 | 780000 | 780000 | 39000 | 110.3 | 118 | RAFSL | 866 m² | |
| 468975/67 | | Leggo Court | Dandenong South | Change in Occupancy Affecting NAV | 01-Nov-2019 | 305000 | 590000 | 37800 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2,424 m² |
| 517205/67 | | Leggo Court | Dandenong South | Land Previously Muli Owned Now One Owner | 01-Nov-2019 | | | | 1050000 | 2100000 | 135100 | 310.5 | 310.5 | RAFSL | 2,424 m² | |
| 468960/69 | | Leggo Court | Dandenong South | Change in Occupancy Affecting NAV | 01-Nov-2019 | 286000 | 570000 | 36700 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 m² |
| 148600/10 | | Leman Crescent | Noble Park | Erection/Construction Of Buildings | 01-Nov-2019 | 485000 | 940000 | 60600 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 m² |
| 446260/159 | | Lonsdale Street | Dandenong | Change in Occupancy Affecting NAV | 01-Nov-2019 | 200000 | 1460000 | 107100 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2,633 m² |
| 446265/161 | | Lonsdale Street | Dandenong | Change in Occupancy Affecting NAV | 01-Nov-2019 | 142000 | 1030000 | 75200 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 m² |
| 517065/159-161 | | Lonsdale Street | Dandenong | Change in Occupancy Affecting NAV | 01-Nov-2019 | | | | 27000 | 60000 | 3300 | 221 | 221 | RAFSL | 0 m² | |
| 517220/15249-203 | | Lonsdale Street | Dandenong | Change of Legal Description and/or Sale of Land | 01-Nov-2019 | | | | 280000 | 2060000 | 146600 | 146600 | 210.5 | RAFSL | 0 | |
| 517225/18246-203 | | Lonsdale Street | Dandenong | Change of Legal Description and/or Sale of Land | 01-Nov-2019 | | | | 48000 | 100000 | 6000 | 6000 | 221 | RAFSL | 0 m² | |
| 432905/65-67 | | Lonsdale Street | Dandenong | Demolition of Improvements | 01-Nov-2019 | 1420000 | 2260000 | 153800 | 1420000 | 1610000 | 112000 | 210.3 | 210.3 | RAFSL | 4,615 m² | |
| Rooms "A", "B", "16" | | Lonsdale Street | Dandenong | Change of Legal Description and/or Sale of Land | 01-Nov-2019 | 58500 | 120000 | 7200 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 m² |
| 517470/1/14 | | Mason Street | Dandenong | Change in Occupancy Affecting NAV | 01-Nov-2019 | | | | 120000 | 990000 | 144700 | 144700 | 220.1 | RAFSL | 0 m² | |
| 517475/2/14 | | Mason Street | Dandenong | Change in Occupancy Affecting NAV | 01-Nov-2019 | | | | 50000 | 380000 | 58400 | 58400 | 220.1 | RAFSL | 0 m² | |
| 517525/100/14 | | Mason Street | Dandenong | Change in Occupancy Affecting NAV | 01-Nov-2019 | | | | 150000 | 1230000 | 184600 | 184600 | 220.1 | RAFSL | 0 m² | |
| 517480/101/14 | | Mason Street | Dandenong | Change in Occupancy Affecting NAV | 01-Nov-2019 | | | | 180000 | 1440000 | 223100 | 223100 | 220.1 | RAFSL | 0 m² | |
| 517530/1101/14 | | Mason Street | Dandenong | Change in Occupancy Affecting NAV | 01-Nov-2019 | | | | 130000 | 950000 | 148400 | 148400 | 220.1 | RAFSL | 0 m² | |
| 365265/14-16 | | Mason Street | Dandenong | Change in Occupancy Affecting NAV | 01-Nov-2019 | 1760000 | 14270000 | 2189200 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,641 m² |
| 517465/201/14 | | Mason Street | Dandenong | Change in Occupancy Affecting NAV | 01-Nov-2019 | | | | 150000 | 1230000 | 180700 | 180700 | 220.1 | RAFSL | 0 m² | |
| 517490/301/14 | | Mason Street | Dandenong | Change in Occupancy Affecting NAV | 01-Nov-2019 | | | | 40000 | 350000 | 54300 | 54300 | 220.1 | RAFSL | 0 m² | |

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ORDINARY COUNCIL MEETING - AGENDA

4.2.1 Supplementary Valuation Return 2020-3 (Cont.)

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Supplementary Valuation
SV 2020-3 - 1 November 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 | FSPL | Land Area |
|--------------|--------------------|-----------------|-----------------|---|---------------------|------------|-------------|-------------|-----------------|------------------|------------------|------------|-----------|-------|-----------|
| 517495 | 302/14 | Mason Street | Dandenong | Change In Occupancy Affecting NAV | 01-Nov-2019 | | | | 110000 | 890000 | 137000 | 220.1 | 220.1 | RAFSL | 0 m² |
| 517500 | 40/114 | Mason Street | Dandenong | Change In Occupancy Affecting NAV | 01-Nov-2019 | | | | 150000 | 1230000 | 184000 | 194000 | 220.1 | RAFSL | 0 m² |
| 517505 | 50/114 | Mason Street | Dandenong | Change In Occupancy Affecting NAV | 01-Nov-2019 | | | | 150000 | 1230000 | 184000 | 194000 | 220.1 | RAFSL | 0 m² |
| 517550 | Operations Pty RT | Mason Street | Dandenong | Change In Occupancy Affecting NAV | 01-Nov-2019 | | | | 70000 | 1800000 | 156000 | 694.2 | 694.2 | RAFSL | 0 |
| 517510 | 60/114 | Mason Street | Dandenong | Change In Occupancy Affecting NAV | 01-Nov-2019 | | | | 150000 | 1230000 | 184000 | 194000 | 220.1 | RAFSL | 0 m² |
| 517515 | 70/114 | Mason Street | Dandenong | Change In Occupancy Affecting NAV | 01-Nov-2019 | | | | 150000 | 1230000 | 184000 | 194000 | 220.1 | RAFSL | 0 m² |
| 517520 | 90/114 | Mason Street | Dandenong | Change In Occupancy Affecting NAV | 01-Nov-2019 | | | | 150000 | 1230000 | 184000 | 194000 | 220.1 | RAFSL | 0 m² |
| 379155 | Telecommunications | Mason Street | Dandenong | Change In Occupancy Affecting NAV | 01-Nov-2019 | 70000 | 1800000 | 155000 | 0 | 0 | 0 | 694.2 | 010 | RAFSL | 0 m² |
| 517535 | Metronet Solutions | Mason Street | Dandenong | Change In Occupancy Affecting NAV | 01-Nov-2019 | 70000 | 1800000 | 155000 | 0 | 0 | 0 | 694.2 | 010 | RAFSL | 0 m² |
| 517540 | 1/14 | Mason Street | Dandenong | Change In Occupancy Affecting NAV | 01-Nov-2019 | 70000 | 1800000 | 155000 | 0 | 0 | 0 | 694.2 | 010 | RAFSL | 0 m² |
| 379150 | Telecommunications | Mason Street | Dandenong | Change In Occupancy Affecting NAV | 01-Nov-2019 | 70000 | 1800000 | 155000 | 0 | 0 | 0 | 694.2 | 010 | RAFSL | 0 m² |
| 517545 | Hutchison Austr RT | Mason Street | Dandenong | Change In Occupancy Affecting NAV | 01-Nov-2019 | 70000 | 1800000 | 155000 | 0 | 0 | 0 | 694.2 | 010 | RAFSL | 0 m² |
| 281150 | 4 | Molton Crescent | Dandenong North | Demolition Of Improvements | 01-Nov-2019 | 520000 | 580000 | 28000 | 520000 | 520000 | 26000 | 110.3 | 100 | RAFSL | 716 m² |
| 215855 | 230 | Mcnamara Road | Bangholme | Erection/Construction Of Buildings | 01-Nov-2019 | 1390000 | 1990000 | 995000 | 1390000 | 2020000 | 101000 | 117 | 117 | RAFSL | 20,350 m² |
| 477355 | 1A | Merton Street | Springvale | Change Of Legal Description and/or Sale of Land | 01-Nov-2019 | | | | 630000 | 630000 | 315000 | 0 | 0 | RAFSL | 500 m² |
| 477340 | 1D | Merton Street | Springvale | Erection/Construction Of Buildings | 01-Nov-2019 | | | | 530000 | 530000 | 265000 | 0 | 0 | RAFSL | 383 m² |
| 507261 | 1 | Moisha Circuit | Springvale | Change Of Legal Description and/or Sale of Land | 01-Nov-2019 | 4730000 | 4730000 | 2385000 | 0 | 0 | 0 | 010 | 010 | RAFSL | 10,355 m² |
| 477361 | 11 | Moisha Circuit | Springvale | Change Of Legal Description and/or Sale of Land | 01-Nov-2019 | | | | 630000 | 630000 | 315000 | 0 | 0 | RAFSL | 500 m² |
| 477415 | 23 | Moisha Circuit | Springvale | Change Of Legal Description and/or Sale of Land | 01-Nov-2019 | | | | 530000 | 530000 | 265000 | 0 | 0 | RAFSL | 383 m² |
| 477420 | 25 | Moisha Circuit | Springvale | Change Of Legal Description and/or Sale of Land | 01-Nov-2019 | | | | 520000 | 520000 | 260000 | 0 | 0 | RAFSL | 460 m² |
| 477610 | 26 | Moisha Circuit | Springvale | Change Of Legal Description and/or Sale of Land | 01-Nov-2019 | | | | 650000 | 650000 | 325000 | 0 | 0 | RAFSL | 672 m² |
| 477425 | 27 | Moisha Circuit | Springvale | Change Of Legal Description and/or Sale of Land | 01-Nov-2019 | | | | 540000 | 540000 | 270000 | 0 | 0 | RAFSL | 403 m² |
| 477355 | 36 | Moisha Circuit | Springvale | Change Of Legal Description and/or Sale of Land | 01-Nov-2019 | | | | 650000 | 650000 | 325000 | 0 | 0 | RAFSL | 545 m² |
| 477485 | 51 | Moisha Circuit | Springvale | Change In Occupancy Affecting NAVPCC | 01-Nov-2019 | | | | 600000 | 600000 | 300000 | 0 | 0 | RAFSL | 559 m² |
| 477490 | 53 | Moisha Circuit | Springvale | Change Of Legal Description and/or Sale of Land | 01-Nov-2019 | | | | 820000 | 820000 | 410000 | 0 | 0 | RAFSL | 3,233 m² |
| 477495 | 55 | Moisha Circuit | Springvale | Change Of Legal Description and/or Sale of Land | 01-Nov-2019 | | | | 600000 | 600000 | 300000 | 0 | 0 | RAFSL | 545 m² |
| 477500 | 57 | Moisha Circuit | Springvale | Change Of Legal Description and/or Sale of Land | 01-Nov-2019 | | | | 660000 | 660000 | 330000 | 0 | 0 | RAFSL | 560 m² |
| 477505 | 59 | Moisha Circuit | Springvale | Change Of Legal Description and/or Sale of Land | 01-Nov-2019 | | | | 660000 | 660000 | 330000 | 0 | 0 | RAFSL | 560 m² |
| 477510 | 61 | Moisha Circuit | Springvale | Change In Occupancy Affecting NAVPCC | 01-Nov-2019 | | | | 660000 | 660000 | 330000 | 0 | 0 | RAFSL | 560 m² |
| 477515 | 63 | Moisha Circuit | Springvale | Change Of Legal Description and/or Sale of Land | 01-Nov-2019 | | | | 660000 | 660000 | 330000 | 0 | 0 | RAFSL | 560 m² |
| 477545 | 75 | Moisha Circuit | Springvale | Change Of Legal Description and/or Sale of Land | 01-Nov-2019 | | | | 570000 | 570000 | 285000 | 0 | 0 | RAFSL | 378 m² |
| 295075 | 4 | Molton Street | Dandenong North | Demolition Of Improvements | 01-Nov-2019 | 445000 | 470000 | 23500 | 445000 | 445000 | 22250 | 110.3 | 100 | RAFSL | 585 m² |
| 507915 | 2A | Nash Street | Springvale | Land Not Previously Included | 01-Nov-2019 | | | | 210000 | 540000 | 27000 | 0 | 0 | RAFSL | 0 m² |
| 485200 | 16 | Nexas Way | Keilorborough | Erection/Construction Of Buildings | 01-Nov-2019 | 480000 | 480000 | 24000 | 480000 | 890000 | 55000 | 300 | 310.5 | RAFSL | 994 m² |
| 190770 | 31 | Noble Street | Noble Park | Erection/Construction Of Buildings | 01-Nov-2019 | 1050000 | 1050000 | 525000 | 0 | 0 | 0 | 010 | 010 | RAFSL | 974 m² |
| 513455 | 1/31 | Noble Street | Noble Park | Erection/Construction Of Buildings | 01-Nov-2019 | | | | 175000 | 470000 | 23500 | 0 | 0 | RAFSL | 0 |
| 513460 | 2/31 | Noble Street | Noble Park | Erection/Construction Of Buildings | 01-Nov-2019 | | | | 170000 | 470000 | 23500 | 0 | 0 | RAFSL | 0 |
| 513465 | 3/31 | Noble Street | Noble Park | Erection/Construction Of Buildings | 01-Nov-2019 | | | | 165000 | 460000 | 23000 | 0 | 0 | RAFSL | 0 |
| 513470 | 4/31 | Noble Street | Noble Park | Erection/Construction Of Buildings | 01-Nov-2019 | | | | 165000 | 460000 | 23000 | 0 | 0 | RAFSL | 0 |
| 513475 | 5/31 | Noble Street | Noble Park | Erection/Construction Of Buildings | 01-Nov-2019 | | | | 165000 | 460000 | 23000 | 0 | 0 | RAFSL | 0 |
| 513480 | 6/31 | Noble Street | Noble Park | Erection/Construction Of Buildings | 01-Nov-2019 | | | | 195000 | 540000 | 27000 | 0 | 0 | RAFSL | 0 |

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4.2.1 Supplementary Valuation Return 2020-3 (Cont.)

Council Report
Supplementary Valuation
SV 2020-3 - 1 November 2019

| Property No. | Street No. | Street | Suburb | Supp Reason | Supp Effective Date | Current CV | Current NAV | Pending Supp SV | Pending Supp CIV | Pending Supp NAV | Prev AVPPC | New AVPPC | FSP/L | Land Area |
|--------------------------|------------|--------------------|------------------|---|---------------------|------------|-------------|-----------------|------------------|------------------|------------|-----------|-------|------------|
| 452595/223-27 | | Olive Grove | Keyborough | Erection/Construction Of Buildings | 01-Nov-2019 | 189000 | 45600 | 189000 | 790000 | 95000/310.1 | 310.1 | 310.1 | RAFSL | 0 m² |
| 284095/9 | | Omalley Crescent | Dandenong North | Erection/Construction Of Buildings | 01-Nov-2019 | 0 | 0 | 0 | 0 | 0/705 | 0 | 0 | NRNL | 602 m² |
| 5152495/9 | | Omalley Crescent | Dandenong North | Erection/Construction Of Buildings | 01-Nov-2019 | 0 | 0 | 155000 | 423000 | 21250 | 120.4 | 120.4 | RAFSL | 0 |
| 284100/11 | | Omalley Crescent | Dandenong North | Erection/Construction Of Buildings | 01-Nov-2019 | 0 | 0 | 0 | 0 | 0/705 | 0 | 0 | NRNL | 0 m² |
| 515500/1/11 | | Omalley Crescent | Dandenong North | Erection/Construction Of Buildings | 01-Nov-2019 | 0 | 0 | 155000 | 423000 | 21250 | 120.4 | 120.4 | RAFSL | 0 |
| 515505/2/11 | | Omalley Crescent | Dandenong North | Erection/Construction Of Buildings | 01-Nov-2019 | 0 | 0 | 155000 | 423000 | 21250 | 120.4 | 120.4 | RAFSL | 0 |
| 515510/3/11 | | Omalley Crescent | Dandenong North | Erection/Construction Of Buildings | 01-Nov-2019 | 0 | 0 | 145000 | 409000 | 20000 | 120.3 | 120.3 | RAFSL | 0 |
| 515515/4/11 | | Omalley Crescent | Dandenong North | Erection/Construction Of Buildings | 01-Nov-2019 | 0 | 0 | 145000 | 409000 | 20000 | 120.3 | 120.3 | RAFSL | 0 |
| 515520/1/1A | | Omalley Crescent | Dandenong North | Erection/Construction Of Buildings | 01-Nov-2019 | 0 | 0 | 145000 | 409000 | 20000 | 120.3 | 120.3 | RAFSL | 0 |
| 382920/8 | | Orill Street | Dandenong | Erection/Construction Of Buildings | 01-Nov-2019 | 425000 | 21250 | 425000 | 890000 | 44000/100 | 110.2 | 110.2 | RAFSL | 414 m² |
| 217800/254-262 | | Perry Road | Keyborough | Demolition Of Improvements | 01-Nov-2019 | 1820000 | 105000 | 1820000 | 1840000 | 92000/117 | 117 | 117 | RAFSL | 202,236 m² |
| 117910/8 | | Picken Court | Springvale | Formerly Non Rated Now Rated | 01-Nov-2019 | 720000 | 43000 | 720000 | 860000 | 43000/110.3 | 110.3 | 110.3 | RAFSL | 689 m² |
| 218295/3 | | Post Court | Keyborough | House Erected | 01-Nov-2019 | 510000 | 26500 | 510000 | 890000 | 43000/100 | 110.2 | 110.2 | RAFSL | 539 m² |
| 359110/7 | | Popes Road | Keyborough | Demolition Of Improvements | 01-Nov-2019 | 480000 | 26000 | 480000 | 480000 | 24000/110.3 | 100 | 100 | RAFSL | 634 m² |
| 317525/46 | | Power Street | Dandenong | Demolition Of Improvements | 01-Nov-2019 | 760000 | 52000 | 760000 | 760000 | 39000/110.3 | 100 | 100 | RAFSL | 1,114 m² |
| 361265/51 | | Princes Highway | Dandenong | Change In Occupancy Affecting NAV | 01-Nov-2019 | 1190000 | 277900 | 1190000 | 3350000 | 277900/221 | 221 | 221 | NRFSL | 1,085 m² |
| 203639/389 | | Princes Highway | Noble Park | Change Of Legal Description and/or Sale of Land | 01-Nov-2019 | 570000 | 28500 | 570000 | 0 | 0/100 | 0 | 0 | RAFSL | 804 m² |
| 501110/389A | | Princes Highway | Noble Park | Change Of Legal Description and/or Sale of Land | 01-Nov-2019 | 0 | 0 | 290000 | 480000 | 32800 | 240.6 | 240.6 | RAFSL | 0 m² |
| 501115/389B | | Princes Highway | Noble Park | Change Of Legal Description and/or Sale of Land | 01-Nov-2019 | 290000 | 378000 | 290000 | 480000 | 32800 | 240.6 | 240.6 | RAFSL | 0 m² |
| 154110/442-448 | | Princes Highway | Noble Park North | Demolition Of Improvements | 01-Nov-2019 | 7290000 | 378000 | 7290000 | 7490000 | 374500/321.3 | 321.3 | 321.3 | RAFSL | 24,780 m² |
| 464710/223 | | Prior Road | Noble Park | Arithmetical Error | 01-Jul-2019 | 330000 | 32000 | 305000 | 540000 | 27000/120.4 | 120.4 | 120.4 | RAFSL | 0 m² |
| 319160/61 | | Puller Street | Dandenong | Arithmetical Error | 01-Jul-2019 | 960000 | 56500 | 870000 | 940000 | 47000/110.3 | 110.3 | 110.3 | RAFSL | 1,095 m² |
| 494650/12C | | Rutherford Street | Dandenong | Arithmetical Error | 01-Jul-2019 | 195000 | 21250 | 195000 | 195000 | 9750/120.3 | 100 | 100 | RAFSL | 0 m² |
| 195355/4 | | Shephard Avenue | Noble Park | Demolition Of Improvements | 01-Nov-2019 | 500000 | 27500 | 500000 | 500000 | 25000/110.3 | 100 | 100 | RAFSL | 625 m² |
| 507295/1/15 | | Shephard Avenue | Noble Park | Arithmetical Error | 01-Jul-2019 | 300000 | 25500 | 275000 | 435000 | 21750/120.3 | 120.3 | 120.3 | RAFSL | 0 m² |
| 323350/37 | | Simpson Drive | Dandenong North | Demolition Of Improvements | 01-Nov-2019 | 455000 | 26500 | 455000 | 455000 | 22750/110.3 | 100 | 100 | RAFSL | 641 m² |
| 481970/28-31 | | Smeaton Avenue | Dandenong South | Erection/Construction Of Buildings | 01-Nov-2019 | 1280000 | 64000 | 1280000 | 2390000 | 194000/300 | 310.5 | 310.5 | RAFSL | 2,650 m² |
| 219695/99 | | Soden Road | Banathone | Demolition Of Improvements | 01-Nov-2019 | 1850000 | 110000 | 1850000 | 1860000 | 93000/117 | 117 | 117 | RAFSL | 32,950 m² |
| 482025/17 | | Sosburn Crescent | Keyborough | Erection/Construction Of Buildings | 01-Nov-2019 | 2370000 | 118500 | 2370000 | 0 | 0/100 | 0 | 0 | RAFSL | 3,038 m² |
| 444590/26 | | South Link | Dandenong South | Change Of Rating Category | 01-Nov-2019 | 640000 | 35300 | 225000 | 640000 | 38300/740 | 740 | 740 | NRFSL | 1,690 m² |
| 366129/11 | | Southbourne Avenue | Dandenong | Demolition Of Improvements | 01-Nov-2019 | 560000 | 30500 | 560000 | 560000 | 28000/110.3 | 100 | 100 | RAFSL | 696 m² |
| 263825/2 | | Springfield Court | Noble Park North | Demolition Of Improvements | 01-Nov-2019 | 435000 | 24500 | 435000 | 435000 | 21750/110.3 | 100 | 100 | RAFSL | 657 m² |
| 515830/442-448 | | Springvale Road | Springvale South | Arithmetical Error | 01-Nov-2019 | 4320000 | 493000 | 4320000 | 9900000 | 485000/740 | 740 | 740 | NRFSL | 7,888 m² |
| 125290/40 | | St James Avenue | Springvale | Erection/Construction Of Buildings | 01-Nov-2019 | 960000 | 52500 | 960000 | 1430000 | 71500/110.3 | 271.3 | 271.3 | RAFSL | 694 m² |
| 196530/33 | | Stackpole Street | Noble Park | Erection/Construction Of Buildings | 01-Nov-2019 | 530000 | 32000 | 530000 | 0 | 0/110.3 | 0 | 0 | RAFSL | 626 m² |
| 515540/1/33 | | Stackpole Street | Noble Park | Erection/Construction Of Buildings | 01-Nov-2019 | 0 | 0 | 295000 | 510000 | 25500 | 120.3 | 120.3 | RAFSL | 0 m² |
| 515545/2/33 | | Stackpole Street | Noble Park | Erection/Construction Of Buildings | 01-Nov-2019 | 0 | 0 | 280000 | 560000 | 28000 | 120.3 | 120.3 | RAFSL | 0 m² |
| 323550/121 | | Sturt Road | Dandenong | Change In Occupancy Affecting NAV | 01-Nov-2019 | 0 | 0 | 0 | 0 | 0/0 | 0 | 0 | NRNL | 103,907 m² |
| 197225/13 | | Talbot Court | Noble Park | Erection/Construction Of Buildings | 01-Nov-2019 | 590000 | 31000 | 520000 | 1020000 | 51000/110.3 | 110.2 | 110.2 | RAFSL | 577 m² |
| 474255/757 | | Taylor Road | Dandenong South | Change Of Legal Description and/or Sale of Land | 01-Nov-2019 | 0 | 0 | 1424000 | 1424000 | 712000 | 300 | 300 | RAFSL | 0 m² |
| 423045/Telecommunication | | Taylor Road | Dandenong South | Land Previously Multi Owned Now One Owner | 01-Nov-2019 | 81000 | 176000 | 120000 | 176000 | 15500/694.2 | 694.2 | 694.2 | RAFSL | 0 m² |
| 376795/ Site 685 | | Taylor Road | Dandenong South | Land Previously Multi Owned Now One Owner | 01-Nov-2019 | 1760000 | 15500 | 120000 | 1760000 | 15500/694.2 | 694.2 | 694.2 | RAFSL | 180 m² |

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4.2.1 Supplementary Valuation Return 2020-3 (Cont.)

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| 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 AVPC | Prev AVPC NAV | FSPL | Land Area | |
|---------------------|--------------------|--------------------|-----------------|---|---------------------|------------|-------------|-------------|-----------------|------------------|------------------|-----------|---------------|-------|--------------------|---|
| 507285/15 | | Trafalgar Walk | Keyborough | Erection/Construction Of Buildings | 01-Nov-2019 | 385000 | 385000 | 19250 | 385000 | 590000 | 295000 | 100 | 295000 | 110.2 | RAFSL 261 m² | |
| 507315/27 | | Trafalgar Walk | Keyborough | Erection/Construction Of Buildings | 01-Nov-2019 | 385000 | 385000 | 19250 | 385000 | 590000 | 295000 | 100 | 295000 | 110.2 | RAFSL 260 m² | |
| 507325/31 | | Trafalgar Walk | Keyborough | House Erected | 01-Nov-2019 | 385000 | 385000 | 19250 | 385000 | 600000 | 300000 | 100 | 300000 | 110.2 | RAFSL 260 m² | |
| 507680/7 | | Tyres Run | Keyborough | House Erected | 01-Nov-2019 | 490000 | 490000 | 24500 | 490000 | 490000 | 490000 | 100 | 490000 | 110.2 | RAFSL 400 m² | |
| 509200/15 | | Tyres Run | Keyborough | Erection/Construction Of Buildings | 01-Nov-2019 | 470000 | 470000 | 23500 | 470000 | 810000 | 405000 | 100 | 405000 | 110.2 | RAFSL 350 m² | |
| 126960/32 | | Union Grove | Springvale | Erection/Construction Of Buildings | 01-Nov-2019 | 800000 | 800000 | 40000 | 800000 | 0 | 0 | 100 | 0 | 110.2 | RAFSL 957 m² | |
| 499295/132 | | Union Grove | Springvale | Erection/Construction Of Buildings | 01-Nov-2019 | 290000 | 290000 | 12000 | 290000 | 290000 | 290000 | 100 | 290000 | 120.4 | RAFSL 160 m² | |
| 499300/232 | | Union Grove | Springvale | Erection/Construction Of Buildings | 01-Nov-2019 | 290000 | 290000 | 12000 | 290000 | 290000 | 290000 | 100 | 290000 | 120.4 | RAFSL 110 m² | |
| 499305/332 | | Union Grove | Springvale | Erection/Construction Of Buildings | 01-Nov-2019 | 600000 | 600000 | 30000 | 600000 | 630000 | 315000 | 100 | 315000 | 120.4 | RAFSL 140 m² | |
| 281845/10 | | Victor Avenue | Dandenong North | Erection/Construction Of Buildings | 01-Nov-2019 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 507965/110 | | Victor Avenue | Dandenong North | Change In Occupancy Affecting NAV | 01-Nov-2019 | 600000 | 600000 | 30000 | 600000 | 435000 | 217500 | 120.3 | 217500 | 120.3 | RAFSL 0 m² | |
| 507355/2104 | | Victor Avenue | Dandenong North | Change In Occupancy Affecting NAV | 01-Nov-2019 | 600000 | 600000 | 30000 | 600000 | 435000 | 217500 | 120.3 | 217500 | 120.3 | RAFSL 0 m² | |
| 127490/104 | | View Road | Springvale | Erection/Construction Of Buildings | 01-Nov-2019 | 600000 | 600000 | 30000 | 600000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 499700/1104 | | View Road | Springvale | Erection/Construction Of Buildings | 01-Nov-2019 | 600000 | 600000 | 30000 | 600000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 499725/2104 | | View Road | Springvale | Erection/Construction Of Buildings | 01-Nov-2019 | 600000 | 600000 | 30000 | 600000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 127625/8 | | Virginia Street | Springvale | Erection/Construction Of Buildings | 01-Nov-2019 | 500000 | 500000 | 25000 | 500000 | 300000 | 295000 | 120.3 | 295000 | 120.3 | RAFSL 957.31 m² | |
| 517635/82 | | Vision Street | Dandenong South | Erection/Construction Of Buildings | 01-Nov-2019 | 645000 | 645000 | 31000 | 645000 | 645000 | 645000 | 310.5 | 645000 | 310.5 | RAFSL 0 ha | |
| 324960/20 | | Viven Street | Dandenong | Demolition Of Improvements | 01-Nov-2019 | 440000 | 440000 | 29500 | 440000 | 440000 | 220000 | 110.3 | 220000 | 110.3 | RAFSL 150 m² | |
| 514455/24 | 24 Kingsway Wayner | Viet Circuit | Dandenong South | Erection/Construction Of Buildings | 01-Nov-2019 | 133000 | 520000 | 30000 | 133000 | 590000 | 330000 | 310.3 | 330000 | 310.3 | RAFSL 0 | |
| 200225/Reserve 5440 | | Whitmore Avenue | Keyborough | Change In Occupancy Affecting NAV | 01-Jul-2019 | 100000 | 350000 | 17500 | 0 | 0 | 0 | 821.4 | 0 | NRFSL | 2,189 m² | |
| 198420/9 | | Wial Street | Noble Park | Demolition Of Improvements | 01-Nov-2019 | 760000 | 810000 | 40500 | 760000 | 760000 | 380000 | 110.3 | 380000 | 110.3 | RAFSL 762 m² | |
| 198710/16 | | Wialarano Drive | Noble Park | Demolition Of Improvements | 01-Nov-2019 | 500000 | 560000 | 28000 | 500000 | 500000 | 250000 | 110.3 | 250000 | 110.3 | RAFSL 536 m² | |
| 265225/8 | | Werbila Street | Dandenong North | Change In Occupancy Affecting NAV | 01-Nov-2019 | 480000 | 480000 | 24000 | 480000 | 0 | 0 | 100 | 0 | 100 | RAFSL 726 m² | |
| 515255/118 | | Werbila Street | Dandenong North | Change In Occupancy Affecting NAV | 01-Nov-2019 | 480000 | 480000 | 24000 | 480000 | 240000 | 120000 | 100 | 120000 | 100 | RAFSL 0 m² | |
| 517650/218 | | Werbila Street | Dandenong North | Change In Legal Description and/or Sale of Land | 01-Nov-2019 | 240000 | 240000 | 12000 | 240000 | 240000 | 120000 | 100 | 120000 | 100 | RAFSL 0 m² | |
| 437265/45-47 | | Westbrook Drive | Keyborough | Erection/Construction Of Buildings | 01-Nov-2019 | 510000 | 510000 | 25500 | 510000 | 890000 | 445000 | 100 | 445000 | 110.2 | RAFSL 540 m² | |
| 476585/Reserve 105 | | Westwood Boulevard | Keyborough | Change Of Legal Description and/or Sale of Land | 01-Nov-2019 | 215000 | 215000 | 10750 | 395000 | 395000 | 19750 | 844 | 19750 | 844 | NRFSL-520 2 858 m² | |
| 517210/75A | | Whitworth Avenue | Springvale | Change In Occupancy Affecting the AVPC | 01-Nov-2019 | 255000 | 255000 | 12750 | 380000 | 510000 | 255000 | 100 | 255000 | 720.3 | NRFSL 1,500 m² | |
| 517215/75E | | Whitworth Avenue | Springvale | Change In Occupancy Affecting the AVPC | 01-Nov-2019 | 2830000 | 2830000 | 131500 | 2830000 | 2830000 | 1315000 | 844 | 1315000 | 844 | NRFSL 6,775 m² | |
| 233210/75A | | Whitworth Avenue | Springvale | Change In Occupancy Affecting NAV | 01-Nov-2019 | 3050000 | 3180000 | 159000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 158440/11 | | Wigstone Street | Noble Park | Erection/Construction Of Buildings | 01-Nov-2019 | 700000 | 700000 | 35000 | 225000 | 630000 | 310000 | 120.4 | 310000 | 120.4 | RAFSL 956 m² | |
| 503655/111 | | Wigstone Street | Noble Park | Erection/Construction Of Buildings | 01-Nov-2019 | 630000 | 630000 | 31500 | 230000 | 630000 | 315000 | 120.4 | 315000 | 120.4 | RAFSL 0 | |
| 503660/211 | | Wigstone Street | Noble Park | Erection/Construction Of Buildings | 01-Nov-2019 | 690000 | 690000 | 34500 | 240000 | 690000 | 345000 | 120.4 | 345000 | 120.4 | RAFSL 0 | |
| 503665/311 | | Wigstone Street | Noble Park | Erection/Construction Of Buildings | 01-Nov-2019 | 690000 | 690000 | 34500 | 240000 | 690000 | 345000 | 120.4 | 345000 | 120.4 | RAFSL 0 | |
| 371845/26 | | Wima Avenue | Dandenong | Erection/Construction Of Buildings | 01-Nov-2019 | 550000 | 550000 | 27500 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 514105/26 | | Wima Avenue | Dandenong | Erection/Construction Of Buildings | 01-Nov-2019 | 540000 | 540000 | 27000 | 280000 | 540000 | 270000 | 120.4 | 270000 | 120.4 | RAFSL 0 | |
| 514100/24A | | Wima Avenue | Dandenong | Erection/Construction Of Buildings | 01-Nov-2019 | 530000 | 530000 | 26500 | 270000 | 530000 | 265000 | 120.4 | 265000 | 120.4 | RAFSL 0 | |

\$ 204,447,800 \$ 253,488,000 \$ 15,082,600 \$ 217,397,800 \$ 321,748,000 \$ 19,010,900

Property Count 317

8 of 8

4.3 POLICY AND STRATEGY

4.3.1 Election Period (Caretaker) Policy

File Id:

Responsible Officer:

Director Corporate Services

Attachments:

Election Period (Caretaker) Policy (with changes highlighted in red)

Report Summary

Section 93B(1) of the *Local Government Act 1989* (LGA) requires that a Council must prepare, adopt and maintain an election period policy in relation to procedures to be applied by Council during the election period for a general election.

Greater Dandenong City Council adopted an Election Period (Caretaker) Policy on 15 March 2016 prior to the 2016 Council elections and this policy is now required to be reviewed prior to the 2020 Council elections scheduled for 24 October 2020.

Recommendation Summary

This report recommends that Council adopts the amended Election Period (Caretaker) Policy provided as **Attachment 1** to this report.

4.3.1 Election Period (Caretaker) Policy (Cont.)

Background

Section 93B(2)(b) of the *Local Government Act 1989* states that Council must prepare and adopt an election period policy as required by section 93B(1) following the general elections on 22 October 2016, continue to maintain the election period policy by reviewing and, if required, amending the policy not later than 12 months before the commencement of each subsequent general election period.

The review and subsequent readoption of this policy at Greater Dandenong is therefore outside the required time frame, however there is no penalty attached to this breach. The matter has been discussed with the Independent Broad-based Anti-corruption Commission (IBAC) which surveyed Victorian councils in late November 2019 to ensure all councils were compliant with this particular section of the LGA. (The survey actually prompted a review of the policy at Greater Dandenong.) Improvement measures have now been put into place so that the policy will be reviewed at the correct time prior to the 2024 elections.

Under section 93B(3) of the LGA an election period policy must include the following:

- a. procedures intended to prevent the Council from making inappropriate decisions or using resources inappropriately during the election period before a general election;
- b. limits on public consultation and the scheduling of Council events;
- c. procedures to ensure that access to information held by Council is made equally available and accessible to candidates during the election.

Under section 93B(4) of the LGA a copy of the election period policy must:

- a. be given to each Councillor as soon as practicable after it is adopted; and
- b. be available for inspection by the public at the Council office and any district offices; and
- c. be published on the Council's Internet website maintained under section 82A.

This year, the Election (Caretaker) Period will commence at 12.00pm on Nomination Day, Tuesday 22 September 2020 and end at 6.00pm on Election Day, Saturday 24 October 2020 (a period of 32 days).

Prior to the requirement for councils to maintain an Election Period Policy it was this Council's past practice to contain some caretaker provisions within its Councillor Code of Conduct. The current Councillor Code of Conduct has had provisions for the Caretaker Period removed from it since 2015 as all the requirements for the Caretaker Period are now contained within this policy. However, there are some crossover provisions within both documents and the Councillor Code of Conduct is referenced within the Election Period (Caretaker) Policy.

4.3.1 Election Period (Caretaker) Policy (Cont.)

Proposal

Council did an extensive review and assessment prior to establishing its Election Period (Caretaker) Policy in March 2016 resulting in a policy considered as best practice by IBAC. After once again reviewing this policy against the criteria of the LGA in November/December 2019, only minor changes were considered warranted as follows:

| Location | Amendment |
|------------|---|
| Page 1 | Format of header page has been changed/updated |
| Page 3 | A new statement has been included stating that Councillors and Council officers understand their obligations under the respective Councillor Code of Conduct and Staff Code of Conduct. |
| Page 3 | A clarification has been made regarding public resources including staff when employed by Council. |
| Page 6 | Clarification has been made about the use of staff when working as an employee of Council. Clarification has also been made regarding approaching staff when they are not at work. |
| Throughout | References and related documents have been updated to align with current documents and processes. |
| Throughout | References to elections (2020) have been updated. |
| Appendix 1 | A new Appendix titled <i>Guide for Staff Participating in Election Activities Outside Their Role Within Council (Not During Work Time)</i> has been added. |
| Appendix 2 | Aspects of the <i>Local Government Act 1989</i> which are currently relevant have been updated and penalty units included where they were not previously included. |
| Throughout | Minor typographical errors and anomalies have been fixed. |

All proposed changes are highlighted in red within **Attachment 1**.

4.3.1 Election Period (Caretaker) 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

There are no financial implications associated with this report.

Consultation

The Staff Consultative Committee was presented with the amended policy in December 2019 and suggested changes made by the Committee have been included. Councillors and Council officers discussed the proposed amended policy at the Councillor Briefing Session held on 20 January 2020.

Conclusion

Only minor changes have been made to the presented Election Period (Caretaker) Policy as outlined in this report. The reviewed and amended policy provided in **Attachment 1** meets all the criteria of section 93B of the *Local Government Act 1989* and provides clear guidelines for the actions of Councillors, Council staff and candidates throughout the Election (Caretaker) Period for 2020.

Recommendation

That Council adopts the amended Election Period (Caretaker) Policy as provided in Attachment 1.

4.3.1 Election Period (Caretaker) Policy (Cont.)

POLICY AND STRATEGY

ELECTION PERIOD (CARETAKER) POLICY

ATTACHMENT 1

**ELECTION PERIOD (CARETAKER) POLICY
(with changes highlighted in red)**

PAGES 21 (including cover)

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

4.3.1 Election Period (Caretaker) Policy (Cont.)



Greater Dandenong Policy

Election Period (Caretaker) Policy

| | | | |
|-------------------------------------|---|--------------------------|--|
| Policy Endorsement: | Endorsement required by Council | | |
| Policy Superseded by this Policy | Not Applicable | | |
| Directorate: | Corporate Services | | |
| Responsible Officer: | Manager Governance | | |
| Policy Type: | Legislative | | |
| File Number: | | Version No: | 002 |
| 1 st Adopted by Council: | 15 March 2016 Minute No. 1277, 1278 | Last Adopted by Council: | 15 March 2016 Minute No. 1277, 1278 |
| Review Period: | No later than 12 months before general election period | Next Review: | June 2022 |

4.3.1 Election Period (Caretaker) Policy (Cont.)



Greater Dandenong Policy

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4.3.1 Election Period (Caretaker) Policy (Cont.)



Greater Dandenong Policy

1. Purpose

The purpose of this policy is to:

- Meet the legislative requirements of ~~section 93B of~~ the *Local Government Act 1989* (LGA);
- guide Council and Council's operational administrators during the lead up to Council General Elections;
- ensure Councillors, candidates and Council staff understand their statutory requirements and obligations during an Election Period as defined by the *Local Government Act 1989* and under the respective *Councillor Code of Conduct and Staff Code of Conduct*; and
- maintain the community's trust in the transparency of Council and the Council elections process.

This policy details the statutory "Election Period" requirements under sections 55D (Prohibition on Council), 76D (Misuse of Position) and 93A (Conduct of Council during Election Period) of the *Local Government Act 1989*, which applies certain limitations to the functions and powers of Council as it enters the "Caretaker Period" while ensuring that the normal business of Council continues and its responsibilities to the community are met.

2. Background

Under the LGA, the Election Period applies to all Victorian Councils. Its purpose is to ensure that public resources are not used in a way that may unduly affect election results and to prevent Councils from making certain types of decisions that may unduly limit the decision-making ability of the incoming Council.

Greater Dandenong City Council is strongly committed to ensuring fair, democratic and transparent Council elections and endorses the principles set out in this policy and the relevant sections of the *Local Government Act 1989*.

At the commencement of the Election Period, Greater Dandenong City Council will enter into what is known as the 'Caretaker Period'. This policy outlines Council's Commitment to ensuring that:

- no major policy decisions are made during the election period;
- no decisions that significantly affect the municipality or unreasonably bind the incoming Council are made during the election period;
- public resources, (including staff ~~when employed by Council~~), are not used for election campaigning, or in a way that may improperly influence the result of an election;
- no electoral matter is published or distributed during the election period, unless it is simply information about the election process; and
- elected members do not receive, or are perceived to receive, any advantages or disadvantages over other candidates due to their position on Council.

4.3.1 Election Period (Caretaker) Policy (Cont.)



Greater Dandenong Policy

3. Scope

This policy applies:

- to elected members, candidates, Council committee members and Council employees.
- throughout the Election Period (Caretaker Period) of the Greater Dandenong City Council General Elections.

4. References

- *Local Government Act 1989*
- *Local Government (Electoral) Regulations 2005*
- *Planning and Environment Act 1987*
- *Victorian Electoral Act 2002*
- [Greater Dandenong City Council Councillors' Support, Reimbursement and Accountability Policy](#)
- [Greater Dandenong City Council Community Partnership Funding Policy](#)
- [Greater Dandenong City Council Community Response Grants Policy](#)
- [Greater Dandenong City Council Community Support Grants Policy](#)

5. Definitions

| | |
|--------------------------------|---|
| Election Period | in relation to an election, means the period that: <ul style="list-style-type: none">(a) starts on the last day on which nominations for that election can be received; and(b) ends at 6pm on Election Day. |
| Caretaker Period | has the same meaning as 'Election Period'. |
| Electoral advertisement | includes a handbill, pamphlet or notice and means an advertisement, handbill, pamphlet or notice that contains electoral matter. This does not include an advertisement in a newspaper announcing the holding of a meeting or general information about the election process. |
| Publish | to present in a public forum by any means including verbally, via the internet or social media. |
| Public consultation | a process that involves inviting individuals, groups or organisations or the community in general to comment on an issue or proposed action or proposed policy, and which includes discussion of that matter with the public. |

4.3.1 Election Period (Caretaker) Policy (Cont.)



Greater Dandenong Policy

| | |
|-----------------------------|--|
| Significant decision | an irrevocable decision that commits an incoming Council to substantial financial expenditure, major operational actions or limits the freedom of an incoming Council to make a decision, or a decision that will significantly impact upon the municipality. |
| Electoral matter | <p>for the purpose of this policy, means any matter that is 'intended or likely to affect voting at the Council election' excluding material produced for the purpose of conducting the election.</p> <p>In the LGA, electoral matter means matter which is intended or likely to affect voting in an election but does not include any electoral material produced by, or on behalf of, the returning officer for the purpose of conducting an election.</p> <p>Without limiting the generality of the definition of electoral matter, matter is to be taken to be intended or likely to affect voting in an election if it contains an express or implicit reference to, or comment on:</p> <ul style="list-style-type: none">(a) the election; or(b) a candidate in the election; or(c) an issue submitted to, or otherwise before, the voters in connection with the election. |

6. Council Policy

Caretaker Period

The Caretaker Period for Victorian Local Government General Elections commences at 12.00noon on the last day on which nominations for that election can be received and ceases at 6.00pm on Election Day.

During the Caretaker Period, Council will be deemed to be in election 'caretaker mode'.

The areas of Council's operations that will be impacted during the Caretaker Period by the caretaker provisions are:

- decision making (including major contract and policy decisions or decisions relating to the employment of the Chief Executive Officer);
- use of council resources;
- events;
- media;
- publications;
- public consultation;
- requests for information;
- Councillor expenditure;
- grants funding; and
- contact with staff.

The Chief Executive Officer will ensure that all employees are informed of the requirements of this policy at least 30 days prior to the commencement of the Caretaker Period.

4.3.1 Election Period (Caretaker) Policy (Cont.)



Greater Dandenong Policy

Misuse of Position

Councillors and candidates must be given equal access to support and information in the lead up to an election. Under Section 76D of the LGA, Councillors cannot use their current position to gain access to information or resources that would otherwise not be available.

Councillors must not use their position as an elected representative or their access to Council resources to gain media attention specifically in support of an election campaign.

No member of staff, **when working as an employee of Greater Dandenong City Council and during work time**, including the Mayor and Councillors Executive Assistant, can undertake any tasks connected directly or indirectly with a Councillor's election campaign. **What a staff member can do in their own personal time (as a private citizen) has been clarified in Appendix 1 – Guide for Staff Participating in Election Activities Outside Their Role Within Council**

Under the LGA, the penalty for misuse of position is 600 penalty units or imprisonment or both.

Contact with Staff

The Chief Executive Officer or any staff member, **when working as an employee of Greater Dandenong City Council and during work time**, cannot be asked to undertake any tasks connected directly or indirectly with electioneering. **Similarly, all candidates must respect the privacy and wishes of staff when they are not at work (i.e., not all staff wish to be approached in any way outside of business hours.)**

All queries and requests for access to information during the Caretaker Period are to be directed through the Executive Management Team or the Manager Governance.

Council staff must act with integrity at all times. Any staff member who considers that they have been asked to undertake any task connected directly or indirectly with electioneering must advise their Manager, the Manager Governance and their Director immediately. (See Appendix 2 for a copy of the provisions in the LGA under section 95 Conduct Principles.)

Councillor Expenditure

During the Caretaker Period, claims for reimbursement of expenses must be used exclusively within the requirements set out in the Councillors Support, Reimbursement and Accountability Policy and under no circumstance used in relation to any election campaigning or activities.

Councillors shall not participate in any interstate or overseas travel or undertake training or professional development activities in their capacity as a Councillor during the Caretaker Period.

Council Resources

Public resources must not be used in a manner that may influence voting in an election or provide an undue advantage or disadvantage to a candidate.

4.3.1 Election Period (Caretaker) Policy (Cont.)



Greater Dandenong Policy

During the Caretaker Period, Council resources including offices, vehicles, staff, hospitality, services, property, equipment, stationery, Council logos, photos or images must be used exclusively for the purposes of the day-to-day operations of the Council and under no circumstances used in relation to any election campaigning or activities.

In the event that Council resources may be perceived as being related to election campaigning, advice should be sought from the Chief Executive Officer. (See Appendix 2 for a copy of the provisions in the LGA under section 55D.)

Community ~~Response~~ Grants Program Funding

Assessment of all ~~Community Response~~ Grants applications will be suspended during the Caretaker Period. Council will still accept applications during this time, but they will not be considered until after the day of the election. (See ~~Community Response~~ Grants policies.)

Decision Making

Council will continue to hold Ordinary Meetings of Council and Council Committee meetings during the Caretaker Period to ensure Council continues to meet the needs of the community.

The following designated decisions are prohibited pursuant to section 93A of the LGA:

- decisions relating to the employment, remuneration or termination of a permanent Chief Executive Officer;
- decisions to enter into contracts that are valued at more than \$150,000 (for purchase of goods and services) or \$200,000 (for carrying out of works) or 1% of the Council's revenue from rates and charges in the preceding financial year (whichever is greater); or
- decisions to enter into entrepreneurial ventures that are valued at more than \$100,000 or 1% of the Council's revenue from rates and charges in the preceding financial year.

The prohibition prescribed in section 93A of the LGA also applies to delegated decisions by Council Committees or Council Staff. (See Appendix 2 for a copy of the provisions in the *Local Government Act 1989* under section 93A.)

During the Caretaker Period, Council will also not make any major policy decisions or any significant decisions that may be perceived to inappropriately bind the incoming Council or any decisions that could reasonably be made after the elections.

Extraordinary Circumstances

If Council considers that there are extraordinary circumstances where the Greater Dandenong City Council and its community would be significantly disadvantaged by Council not making a particular major policy decision, the Council can, by resolution, request an exemption from the Minister for Local Government in accordance with section 93A(2) of the Act

Caretaker Statement

During the Caretaker Period the Chief Executive Officer will ensure that a Caretaker Statement is included in every report submitted to a Council meeting for decision.

4.3.1 Election Period (Caretaker) Policy (Cont.)



Greater Dandenong Policy

The Caretaker Statement will specify one of the following statements:

a) the recommended decision is not a Major Policy Decision as defined in Section 93A of the *Local Government Act 1989*, or a significant decision within the meaning of Council's Election Period (Caretaker) Policy.

or

b) the recommended decision is a Major Policy Decision as defined in section 93A of the *Local Government Act 1989*, but an extraordinary circumstances exemption was granted by the Minister for Local Government on (insert date).

Public Consultation

Public consultations should be avoided during the Caretaker Period with the exception of public consultation required under the *Planning and Environment Act 1987* or matters subject to section 223 of the *Local Government Act 1989*.

If it is imperative to the day-to-day operations of Council that a public consultation needs to be conducted during the Caretaker Period, it must be authorised in writing by the Chief Executive Officer.

Should Council be required to conduct a public consultation during the Caretaker Period, the consultation must not express any links to the election. In the likelihood that the consultation process is to become contentious or politically sensitive it should not proceed.

Council Communications and Publications

Council communications and publications in all formats (with the exception of Council's newsletter "the City") will remain distributed and accessible during the Caretaker Period, however they will be limited to promoting normal Council services and activities.

Under no circumstances are Council communications and/or publications that might influence voting or provide an undue advantage for a candidate to be distributed during the Caretaker Period. This limitation does not apply to electoral material that is only about the process of the election.

Section 55D of the LGA places limitations on Council from printing, publishing or distributing publications during the Caretaker Period. This is to ensure that Council does not utilise public funds that may influence or be seen to influence voters.

Council must not print, publish or distribute a publication during the Caretaker Period unless it has been certified in writing by the Chief Executive Officer (the Chief Executive Officer must not certify a publication that contains electoral matter). Despite section 98(2) of the LGA, the Chief Executive Officer cannot delegate the power to certify any Council publications.

4.3.1 Election Period (Caretaker) Policy (Cont.)

Greater Dandenong Policy

Any Council publication which is potentially affected by this policy will be reviewed by the Governance Business Unit and then certified by the Chief Executive Officer in accordance with the Election Period Certification Procedure for Council (Organisation) Publications (see Appendix 3).

Every publication will contain the following statement from the Chief Executive Officer:

This document has been certified by the Chief Executive Officer in accordance with section 55D of the *Local Government Act 1989*.

Note: Some publications may need to be certified prior to the Caretaker Period if they are scheduled for distribution during the Caretaker Period.

A Councillor or member of Council staff must not intentionally or recklessly print, publish or distribute, or cause, permit or authorise to be printed, published or distributed any electoral matter in the name of Council or using Council resources during the Caretaker Period.

Under these provisions and during the Caretaker Period, Council will not publish its October edition of *the City*, Greater Dandenong's monthly magazine.

A Council employee must not make any public statement that could be construed as influencing the election. Statements of clarification may be required from time to time and these must be approved by the Chief Executive Officer.

In the event that a Council spokesperson is required for a statement, the Chief Executive Officer will fulfill that role.

During the Caretaker Period, Councillor profiles on the Council Website will be limited to a name and contact details only, for the purpose of their day-to-day role as an existing Councillor. (See Appendix 2 for a copy of the provisions in the LGA under section 55D.)

Social Media

Section 55D of the LGA applies to all council-controlled communication mediums including social media.

In the same way that Council cannot print any advertisements or notices without certification in writing by the Chief Executive Officer, Council cannot publish any notices on social media without certification in writing by the Chief Executive Officer.

Social Media includes, but is not limited to:

- Facebook;
- Twitter;
- Youtube; and
- blogs

4.3.1 Election Period (Caretaker) Policy (Cont.)



Greater Dandenong Policy

Any subject matter that is posted on council-controlled social media sites during the Caretaker Period (including any posts by members of the public) that could be viewed as electoral or campaigning material will be removed, such as photos of Councillors at publicity events as well as Councillor profiles from Council's website (excluding Councillor contact details).

The site will be monitored regularly during business hours and any material deemed to be election campaign material by the CEO or his delegate will be removed as soon as practicable. Postings over the weekend will be monitored, however, removal may be delayed until the following business day.

While Councillors still undertake duties of their office during the Caretaker Period, they must not use Council-related material, opinion or commentary within their own personal social media sites during that period.

No media advice or assistance will be provided to Councillors in relation to election campaign matters.

Functions and Events

Normal Council events are not prohibited during the Caretaker Period, however it is position under this policy that Council keeps them to a minimum.

Any event or function held during the Caretaker Period shall relate only to the normal annual business of Council and shall not be used in connection with any election activity.

All publicity, invitations and speeches prepared for use as part of a Council event or function held during the Caretaker Period must be certified in writing by the Chief Executive Officer.

Where possible, the Chief Executive Officer, or delegate, will preside over any Council event or function held during the Caretaker Period. Councillors should avoid making a speech at any event or function during the Caretaker Period.

Where circumstances require a Councillor to speak, the speech must not contain any political references, nor shall it provide or be perceived to provide an undue advantage to the Councillor in relation to the upcoming elections.

The following events will have variations:

- Mayors Annual Event – which may be scheduled earlier in the year, so it is not held during the Caretaker Period
- Citizenship Ceremonies – will not be conducted during the Caretaker Period.

Councillors must be reminded that if representing Council at a function or event during the Caretaker Period that they are representing the Council and must not use the opportunity for electioneering.

Functions and events for the purpose of electioneering must not and will not be resourced or publicised by Council.

4.3.1 Election Period (Caretaker) Policy (Cont.)



Greater Dandenong Policy

Access to Information

During the Caretaker Period, Councillors and candidates shall not request or receive information or advice from Council staff to support election campaigns, nor shall staff provide such information.

While it remains important that sitting Councillors continue to have access to information or advice that is necessary to fulfill their existing roles, the provision of this information must be exercised with caution and limited to current matters that relate to the day-to-day operations of Council as required by the Councillor in the performance of his/her duties as a Councillor.

Council will ensure transparency in the provision of all information and advice during the Caretaker Period. Information and briefing material prepared by staff for Councillors during the Caretaker Period will relate only to factual matters or to existing services to assist Councillors in maintaining the day-to-day operations and activities of Council.

All enquiries from candidates (including sitting Councillors) in relation to the conduct of the election will be directed to the Returning Officer.

Section 76D of the LGA prescribes serious penalties for any Councillor who inappropriately makes use of their position or information obtained in the role of Councillor, to advantage or disadvantage any person.

Any Freedom of Information applications required to be processed during the Caretaker Period on matters, costs or expenses relating to sitting Councillors will be dealt with in accordance with the *Freedom of Information Act 1982* but, where possible, outside of the Caretaker Period. (See Appendix 2 for a copy of the provisions in the LGA under section 76D.)

Candidate Information

In conjunction with the Victorian Electoral Commission and Local Government sector industry bodies, Council will provide candidates with a Councillor Candidate Information Kit and opportunities to attend a Candidate Information Session to assist them in running and nominating for Council.

The Information Kits and Candidate Information Session will outline the obligations and requirements of nominating at the **2020** Local Government Elections.

Information Request Register

Council recognises that all election candidates have equal rights to public information from Council Administration subject to the *Privacy and Data Protection Act 2014* which may prevent disclosure of certain information.

To ensure Council maintains complete transparency in the provision of all information and advice during the Caretaker Period, the Governance Unit will maintain an Elections Information Request Register during the Caretaker Period.

4.3.1 Election Period (Caretaker) Policy (Cont.)



Greater Dandenong Policy

The Elections Information Request Register will be a public document that records all requests relating to electoral matters and non-routine requests for information by Councillors and candidates and the response given to those requests.

Responses to requests for information by candidates should only be responded to by a Manager, Director or Chief Executive Officer and should be in writing.

All requests relating directly to electoral process or campaigning matters will be referred to the Returning Officer.

Role of Returning Officer

All election related enquires from candidates, whether sitting Councillors or not, will be directed to the Returning Officer. Where the matter is outside the responsibilities of the Returning Officer, candidates will be referred to the Greater Dandenong City Council's Chief Executive Officer or his delegate.

Grievances

Council confirms that all candidates for the 2020 General Elections will be treated equally. Any complaints or grievances in relation to this policy should be referred to the Manager Governance. Any complaints or grievances in relation to the conduct of the elections should be referred to the Returning Officer appointed by the Victorian Electoral Commission.

Disclaimer

This policy should be used as a guide only and is not a substitute for legal advice. If necessary, legal advice should be sought independently to clarify the relevant aspect of *the Local Government Act 1989* and/or any other relevant regulations relating to the 2020 Council Elections Caretaker Period.

7. Related Documents

Local Government Act 1989

Freedom of Information Act 1982

Privacy and Data Protection Act 2014

[Greater Dandenong City Council Code of Conduct - Councillors](#)

[Greater Dandenong City Council Code of Conduct - Staff](#)

[Greater Dandenong City Council Councillor Support, Reimbursement and Accountability Policy](#)

~~[CGD Council Meeting Structure and Purpose Policy](#)~~

[Greater Dandenong City Council Community Partnership Funding Policy](#)

[Greater Dandenong City Council Community Response Grants Policy](#)

[Greater Dandenong City Council Community Support Grants Policy](#)

4.3.1 Election Period (Caretaker) Policy (Cont.)



Greater Dandenong Policy

8. Appendix 1 – Guide for Staff Participating in Election Activities Outside Their Role Within Council (Not During Work Time)

It is understood that members of staff may live and participate in Greater Dandenong City Council elections as part of their normal community affairs as a private citizen. Some members of staff may choose to electioneer for candidates in Greater Dandenong City Council elections.

If a member of staff has a significant role in an election candidate's campaign, there is potential for a conflict of interest between taking a position on issues and impartially performing their official Council duties. In such circumstances, the employee should discuss such potential conflicts of interest with the Manager People and Procurement or Manager Governance.

Members of staff should also be aware that there are obligations in relation to conflicts of interest under the *Local Government Act 1989* and the Greater Dandenong City Council Code of Conduct – Staff.

If a member of staff is involved in electioneering activities, they should make it clear that they are not undertaking these activities in their capacity as an employee of Council. This includes not using Council's email address, email footer or letterhead, and not wearing any council uniform or logo while undertaking those electioneering activities. In addition:

- Staff must not use any Council resources in undertaking electioneering activities.
- Staff must not undertake electioneering activities during work time.
- Staff must ensure that their electioneering activities do not influence or interfere with their performance at work.

Staff must also ensure that, if undertaking electioneering activities and making comment on Council activities that they are involved in, they make it clear that they are expressing their own views as a private citizen, and not making an official comment on behalf of Council as an employee.

4.3.1 Election Period (Caretaker) Policy (Cont.)



Greater Dandenong Policy

9. Appendix 2 - Relevant Sections from the *Local Government Act 1989*

Section 55D Prohibition on Council

- (1) A Council must not print, publish or distribute or cause, permit or authorise to be printed, published or distributed, any advertisement, handbill, pamphlet or notice during the election period unless the advertisement, handbill, pamphlet or notice has been certified, in writing by the Chief Executive Officer.
- (1A) For the purposes of subsection (1), the publication of a document of a kind specified in that subsection does not include:
 - (a) publication of any document published before the commencement of the election period; and
 - (b) publication of any document required to be published in accordance with, or under, any Act or regulation.
- (2) The Chief Executive officer must not intentionally or recklessly certify an electoral advertisement, handbill, pamphlet or notice during the election period unless it only contains information about the election process.

Penalty: 60 penalty units

- (3) Despite section 98(2), the Chief Executive Officer must not delegate the power to certify any advertisement, handbill, pamphlet or notice under this section to a member of Council staff.
- (4) A Councillor or member of Council staff must not intentionally or recklessly print, publish or distribute or cause, permit or authorise to be printed, published or distributed an electoral advertisement, handbill, pamphlet or notice during the election period on behalf of, or in the name of, the Council or on behalf of, or in the name of, a Councillor using Council resources if the electoral advertisement, handbill, pamphlet or notice has not been certified by the Chief Executive Officer under this section.

Penalty: 60 penalty units

Section 76B Primary principle of Councillor conduct

It is a primary principle of Councillor conduct that, in performing the role of a Councillor, a Councillor must:

- (a) act with integrity; and
- (b) impartially exercise his or her responsibilities in the interests of the local community; and
- (c) not improperly seek to confer an advantage or disadvantage on any person.

Section 76BA General Councillor conduct principles

In addition to acting in accordance with the primary principle of Councillor conduct specified in section 76B, in performing the role of a Councillor, a Councillor must:

4.3.1 Election Period (Caretaker) Policy (Cont.)



Greater Dandenong Policy

- (a) avoid conflicts between his or her public duties as a Councillor and his or her personal interests and obligations;
- (b) act honestly and avoid statements (whether oral or in writing) or actions that will or are likely to mislead or deceive a person;
- (c) treat all persons with respect and have due regard to the opinions, beliefs, rights and responsibilities of other Councillors, Council staff and other persons;
- (d) exercise reasonable care and diligence and submit himself or herself to the lawful scrutiny that is appropriate to his or her office;
- (e) endeavour to ensure that public resources are used prudently and solely in the public interest;
- (f) act lawfully and in accordance with the trust placed in him or her as an elected representative;
- (g) support and promote these principles by leadership and example and act in a way that secures and preserves public confidence in the office of Councillor.

Section 76C Councillor Code of Conduct

- ~~(1) A Council must develop and approve a Councillor Code of Conduct for the Council within 12 months after the commencement of Section 15 of the Local Government Amendment (Councillor Conduct and Other Matters) Act 2008.~~
- (2) A Council must, within the period of 4 months after a general election,
 - (a) call a special meeting solely for the purpose of reviewing the Code of Conduct; and
 - (b) at that special meeting, approve any amendments to be made to the Councillors Code of Conduct determined by the Council to be necessary following the review of the Councillor Code of Conduct.
- ~~(3) review the Councillor Code of Conduct within the period of 12 months after a general election.~~
- (3) A Councillor Code of Conduct:
 - (a) must include ~~the Councillor conduct principles~~ the internal resolution procedure for dealing with an alleged contravention of the Councillor Code of Conduct by a Councillor;
 - (b) may set out processes for the purpose of resolving an internal dispute between Councillors;
 - (c) must include provisions ~~in respect of any matter~~ prescribed for the purpose of this section;
 - (d) ~~may include any other matters relating to the conduct of Councillors which the Council considers appropriate~~ must include provisions addressing any matters prescribed for the purpose of this section;
 - (e) may include any matters relating to the conduct of Councillors which the Council considers appropriate.
- (5) A Councillor Code of Conduct must not be inconsistent with any Act or regulation.

4.3.1 Election Period (Caretaker) Policy (Cont.)



Greater Dandenong Policy

- (5A) A Councillor Code of Conduct is inoperative to the extent that it is inconsistent with any Act or regulation.
- (6) A copy of the current Councillor Code of Conduct must be:
- (a) given to each Councillor;
 - (b) available for inspection by the public at the Council office and any district offices;
 - (c) published on the Council's Internet website maintained under section 82A.
- 6A Within one month of amendments to a Councillor Code of Conduct being approved in accordance with subsection (2), a Councillor must make a declaration stating that they will abide by the Councillor Code of Conduct.
- (6B) A declaration by a Councillor under subsection (6A) must be:
- (a) in writing; and
 - (b) witnessed by the Chief Executive Officer.
- ~~(7) On and from the commencement of section 15 of the Local Government Amendment (Councillor Conduct and other Matters) Act 2008, a Councillor Code of Conduct is taken to include the Councillor conduct principles.~~

Section 76D Misuse of position

- (1) A person who is, or has been, a Councillor or member of a special committee must not misuse his or her position:
- (a) to gain or attempt to gain, directly or indirectly, an advantage for themselves or for any other person; or
 - (b) to cause, or attempt to cause, detriment to the Council or another person.
- Penalty: 600 penalty units or imprisonment for 5 years or both.
- (2) For the purpose of this section, circumstances involving the misuse of a position by a person who is, or has been, a Councillor or member of a special committee include:
- (a) making improper use of information acquired as a result of the position he or she held or holds; or
 - (b) disclosing information that is confidential information within the meaning of section 77(2); or
 - (c) directing or improperly influencing, or seeking to direct or improperly influence, a member or Council staff in contravention of section 76E; or
 - (d) exercising or performing, or purporting to exercise or perform a power, duty or function that he or she is not authorised to exercise or perform; or
 - (e) using public funds or resources in a manner that is improper or unauthorised; or
 - (f) failing to disclose a conflict of interest as required under this Division.

4.3.1 Election Period (Caretaker) Policy (Cont.)



Greater Dandenong Policy

- (3) This section:
- (a) has effect in addition to, and not in derogation from, any Act or law relating to the criminal or civil liability of Councillors or members of special committees; and
 - (b) does not prevent the institution of any criminal or civil proceedings in respect of that liability.

Section 76E Improper direction and improper influence

~~(1) A Councillor must not improperly direct or improperly influence, or seek to improperly direct or improperly influence, a member of council staff in the exercise of any power or in the performance of any duty or function by the member.~~

- (2) A Councillor must not direct, or seek to direct, a member of Council staff:
- (a) in the exercise of a delegated power, or the performance of a delegated duty or function of the Council; or
 - (b) in the exercise of power or the performance of a duty or function exercised or performed by the member as an authorised officer under this Act or any other Act; or
 - (c) in the exercise of a power or the performance of a duty or function the member exercises or performs in an office or position the member holds under another Act; or
 - (d) in relation to advice provided to the Council or special committee including advice in a report to the Council or special committee.

Penalty: 120 penalty units

- (2A) If an application for a Councillor Conduct Panel to make a finding of serious misconduct by a Councillor has been made in respect of conduct in contravention of subsection (2), the Councillor must not be charged with an offence against that subsection in respect of the same conduct unless:
- (a) the Councillor Conduct Panel application is withdrawn; or
 - (b) the Chief Municipal Inspector requires the Councillor Conduct Panel to suspend or stop consideration of the matter under section 81P; or
 - (c) before the Councillor Conduct Panel makes a determination, the Councillor ceases to be a Councillor; or
 - (d) the matter or behaviour that is the subject of an application for a finding of serious misconduct has been referred to another law enforcement agency.
- (2B) If a Councillor is charged with an offence against subsection (2), an application for a Councillor Conduct Panel to make a finding of serious misconduct by the Councillor must not be made for the same conduct in respect of which the Councillor has been charged.
- (3) This section does not apply to a decision of the Council or a special committee that is made within the powers, duties or functions conferred under this or any other Act.

4.3.1 Election Period (Caretaker) Policy (Cont.)



Greater Dandenong Policy

Section 93A Conduct of Council during election period

- (1) Subject to this section, a Council, a special Committee or a person acting under a delegation given by the Council must not make a major policy decision during the election period for a general election.
- (2) If a Council considers that there are extraordinary circumstances which require the making of a major policy decision during the election period, the Council may apply in writing to the Minister for an exemption from the application of this section to the major policy decision specified in the application.
- (3) If the Minister is satisfied that there are extraordinary circumstances, the Minister may grant an exemption from the application of this section to the major policy decision specified in the application subject to any conditions or limitations that the Minister considers appropriate.
- (4) A major policy decision made in contravention of this section is invalid.
- (5) Any person who suffers any loss or damage as a result of acting in good faith on a major policy decision made in contravention of this section is entitled to compensation from the council for that loss or damage.
- (6) In this section, a major policy decision means any decision:
 - (a) relating to the employment or remuneration of a Chief Executive Officer under section 94, other than a decision to appoint an acting Chief Executive Officer;
 - (b) to terminate the appointment of a Chief Executive Officer under section 94;
 - (c) to enter into a contract the total value of which exceeds whichever is the greater of:
 - (i) \$100,000 or such higher amount as may be fixed by Order in Council under section 186(1); or
 - (ii) 1% of the Council's revenue from rates and charges levied under section 158 in the preceding financial year;
 - (d) to exercise any power under section 193 if the sum assessed under section 193(5A) in respect of the proposal exceeds whichever is the greater of \$100,000 or 1% of the Council's revenue from rates and charges levied under section 158 in the preceding financial year.

Section 93B Council to adopt an election period policy

- (1) A Council must prepare, adopt and maintain an election period policy in relation to procedures to be applied by Council during the election period for a general election.
- (2) A Council must prepare and adopt an election period policy as required by subsection (1):
 - (a) by 31 March 2016; and

4.3.1 Election Period (Caretaker) Policy (Cont.)



Greater Dandenong Policy

- (b) following the general election on 22 October 2016, continue to maintain the election period policy by reviewing and, if required, amending the policy not later than 12 months before the commencement of each subsequent general election period.
- (3) An election period policy must include the following:
 - (a) procedures intended to prevent the Council from making inappropriate decisions or using resources inappropriately during the election period before a general election;
 - (b) limits on public consultation and the scheduling of Council events;
 - (c) procedures to ensure that access to information held by Council is made equally available and accessible to candidates during the election.
- (4) A copy of the election period policy must:
 - (a) be given to each Councillor as soon as practicable after it is adopted; and
 - (b) be available for inspection by the public at the Council office and any district offices; and
 - (c) be published on the Council's Internet website maintained under section 82A.
- (5) In this section, *inappropriate decisions* made by a Council during an election period includes any of the following:
 - (a) decisions that would affect voting in an election;
 - (b) decisions that could reasonably be made after the election.

Section 95 Conduct principles

- (1) Council staff must in the course of their employment:
 - (a) act impartially;
 - (b) act with integrity including avoiding conflicts of interest;
 - (c) accept accountability for results;
 - (d) provide responsive service.
- (2) Nothing in subsection 9(1)(c) affects the granting of an indemnity to a member of Council staff in respect of any liability or limits the effect of-
 - (a) any such indemnity, whether granted before or after the commencement of section 67 of the *Local Government (Democratic Reform) Act 2003*; or
 - (b) any immunity conferred on a member of Council staff by or under any Act, whether before or after that commencement.

4.3.1 Election Period (Caretaker) Policy (Cont.)



Greater Dandenong Policy

10. Appendix 3 – Election Period Certification Procedure for Council (Organisation) Publications

The process

- Please understand and read through Council's Election Period (Caretaker) Policy.
- If you are intending to print, publish or distribute any advertisement, handbill, pamphlet or notice during the election period then read through the document you have produced carefully and check that it does not contain any electoral or electoral related matter.
- The document must also be checked by Governance and certified by the CEO during the election period.
- Please email the objective reference of any publication intended to be distributed during the election period to zzCaretaker@cgd.vic.gov.au so that arrangements for certification can be made. This DOES NOT include operational letters to residents from Council officers that respond to queries, registrations, requests for permits, payments, immunisations, etc. Normal operations of Council continue during a Caretaker Period. However, if you are uncertain, send your publication to the email address above. Governance will read the proposed publication and check that no election material is present.
- Governance will send the proposed publication to the CEO.
- The CEO will approve/not approve and certify in writing to Governance/return the document to Governance.
- Governance will advise the submitter of the outcome of the certification process and what is to be included or changed in the publication.
- Governance will arrange for a copy (alias) of the document to be saved in a specific election period folder within Objective.

Please do not send documents directly to the CEO. Turnaround time (maximum) for having responses back is two working days. We will always ensure that urgent material is prioritised.

Your request to Governance

This could read something like:

This material has been checked and does not contain any electoral or electoral related matter to the best of my knowledge. In accordance with the requirements of section 55D of the Local Government Act 1989, could you please arrange certification in writing that the material is authorised to be printed, published or distributed.

Standard certification for CEO

This document has been certified by the Chief Executive Officer in accordance with section 55D of the *Local Government Act 1989*.

4.3.2 Planning Scheme Amendment C212 Minister's Response to letter regarding Strategic Justification

File Id:

Responsible Officer:

Director City Planning, Design and Amenity

Attachments:

Minister's Response dated 7 September 2019

Report Summary

This report is to advise Council of the Minister for Planning's response to Council's letter dated 1 July 2019 requesting further information regarding the nature of the strategic justification required to support a request for authorisation to prepare an amendment to the Greater Dandenong Planning Scheme to rezone land in Keysborough South from General Residential Schedule 2 (GRZ2) to General Residential Zone Schedule 1 (GRZ1).

Recommendation Summary

This report recommends that Council note the Minister for Planning's response and does not pursue a further planning scheme amendment for this matter.

4.3.2 Planning Scheme Amendment C212 Minister's Response to letter regarding Strategic Justification (Cont.)

Background

Planning Scheme Amendment C212 was prepared and submitted to the Minister for Planning for authorisation following an Alternate Motion (Notice of Motion No.103), which was adopted by Council on 12 June 2018. C212 sought to rezone land in Keysborough South from GRZ2 to GRZ1.

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

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

It is noted that the Minister for Planning's refusal automatically withdraws and completes Planning Scheme Amendment C212, requiring a new number for any new Planning Scheme Amendment.

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

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

At its meeting on 8 April 2019, Council officers recommended Council note the refusal by the Minister and abandon the amendment. Council supported an Alternate Motion to seek:

"further information from DELWP regarding the nature of the strategic justification they believe would be necessary for the Minister for Planning to reconsider authorising the preparation and exhibition of Planning Scheme Amendment C212, or any new Amendment drafted in its place and that this comes back to a Council meeting immediately after this for a decision as to next steps." (Minute 1017).

A letter seeking further information about the nature of the strategic justification required to support this matter was sent to the Minister on 1 July 2019. A response dated 7 September 2019 has now been received.

The latest advice from the Minister for Planning states:

Any future request for authorisation to rezone the land in Keysborough South needs to be strategically justified and address the following matters:

- *Does the introduction of garden area requirements in the reformed residential zone alter the potential outcome for the subject area?*
- *Does the proposed rezoning affect the council's housing growth requirements?*
- *What would the impact be on properties in the subject area that are already developed?*
- *The preferred neighbourhood character for the area and justification for the ResCode variations sought in the GRZ1.*

4.3.2 Planning Scheme Amendment C212 Minister's Response to letter regarding Strategic Justification (Cont.)

The Council's response to these matters will be considered as part of any authorisation request; however, I reiterate the advice to reconsider the issue as part of a future review of residential land.

Proposal

In considering the Minister's advice from 7 September 2019, a response to each question is provided below.

1. Does the introduction of garden area requirements in the reformed residential zone alter the potential outcome for the subject area?

By way of background, in March 2017, the State Government introduced new mandatory Minimum Garden Area requirements to the Neighbourhood Residential Zone (NRZ) and the General Residential Zone (GRZ) to all Victorian Planning Schemes.

Minimum Garden Area (MGA) is defined as the minimum percentage of a lot that must be set aside as garden area depending on the size of the lot.

The MGA requirements do not apply if the lot is designated as a medium density site in an incorporated plan or approved development plan. The Keysborough South Development Plan (DP5.01) applies to the Keysborough South residential area, as such the new MGA requirements do not apply to the subject area. Therefore, this would not alter the potential outcome for the subject area.

The MGA requirements are separate to the requirements for Private Open Space which applies in GRZ Schedule 1 and 2.

2. Does the proposed rezoning affect the council's housing growth requirements?

GRZ Schedule 2 (GRZ2) is currently applied to the subject area to accommodate the development outcomes of the Keysborough South Development Plan. The key difference between GRZ1 and GRZ2 primarily applies to townhouses and units, such that GRZ1 requires 50sqm of Private Open Space compared with GRZ2 which requires 40sqm.

| One dwelling on a lot requiring a planning permit (Standard A17) (single dwellings) | General Residential Zone Schedule 1 (GRZ1) | General Residential Zone Schedule 2 (GRZ2) |
|---|--|--|
| Minimum area of Private Open Space | 80sqm or | 80sqm or 20% of lot but not less than 40sqm |
| Minimum area secluded Private open space | 25sqm | 25sqm |
| Minimum dimension of Private open space | 5m | 3m |

4.3.2 Planning Scheme Amendment C212 Minister's Response to letter regarding Strategic Justification (Cont.)

| Two or more dwellings on a lot (Standard B28) (townhouses/units) | GRZ1 | GRZ2 |
|---|--------------|--------------|
| Minimum area of Private open space | 50sqm | 40sqm |
| Minimum area secluded Private open space | 30sqm | 25sqm |
| Minimum dimension of Private open space | 5m | 5m |

There is currently only 5.4ha of vacant developable land without a planning permit remaining in Keysborough South. This land would yield approximately 106 townhouses/units under the GRZ2 requirements, or 102 townhouses/units with an additional 10sqm of private open space per unit under the GRZ1 requirements.

The Keysborough South Development Plan provides clear guidance to the type of housing to be expected by recognising that due to substantial areas of public open space there is an opportunity for a variety of lot sizes that allow for medium density, townhouses/unit type densities (200-300sqm) as well as conventional density housing (ranging between 450-1000sqm).

The range of housing proposed in Keysborough South was supported by Planning Panels Victoria as part of Amendment C36 which determined that given the generous extent of public open space available, the area was able to accommodate a range of housing types and sizes. The *Greater Dandenong Housing Strategy 2014-2024* provides further strategic support through its aim to promote the development of local housing stock that caters for a diversity of ages, life stages and life styles.

The proposed rezoning would have a negligible impact on Council's ability to meet its housing growth requirements. Namely, by mainly increasing the size of private open space to townhouses and units by 10sqm the overall yield would be reduced by only approximately 4 dwellings.

3. What would the impact be on properties in the subject area that are already developed?

Any rezoning of the subject area will only affect existing properties if they are redeveloped with townhouses/units.

Given the relatively young age of this area, and the high quality of housing built it is considered unlikely new subdivisions or developments will occur in the foreseeable future.

For this reason, officers consider that the proposed rezoning will not have a significant impact on existing properties in the subject area.

4.3.2 Planning Scheme Amendment C212 Minister's Response to letter regarding Strategic Justification (Cont.)

4. The preferred neighbourhood character for the area and justification for the ResCode variations sought in the GRZ1.

The Keysborough South Development Plan (DP5.01) and Clause 22.09 Residential Development and Neighbourhood Character Policy in the *Greater Dandenong Planning Scheme* clearly outline Council's preferred neighbourhood character for the subject area, including the type of housing expected.

DP5.01 sets out the following principles and objectives for Keysborough South:

- To establish or contribute to a sense of place and local identity, and to develop and enhance neighbourhood character.
- To provide, where market demand exists, a diverse range of housing types to accommodate a variety of household types and sizes, now and into the future.
- To establish residential development patterns which support the viability of local activity centres, community facilities and public transport and services.

DP5.01 also promotes a 'Green Vision' for this locality through the provision of substantial areas of public open space. The development plan supports medium density housing, which is defined as multi-dwelling development sites that typically range between 200-300 square metres.

Clause 22.09 identifies GRZ1 and GRZ2 as 'Incremental Change Areas'. The local policy advocates for a similar neighbourhood character now and into the future for both schedules and identifies that the future character "*will evolve over time to contain a greater proportion of well designed and site responsive medium density infill development*". Focus is also given to providing appropriate setbacks and high-quality landscaping to contribute to the amenity of adjoining dwellings and contribute to the landscape character of the area.

Summary

The key difference between the GRZ1 and GRZ2 is an additional 10 square metres of private open space being required for any future development.

To continue to prepare a planning scheme amendment to rezone the subject area from GRZ2 to GRZ1 cannot, in the view of officers, be strategically justified at this time and is therefore deemed inappropriate and unnecessary for the following reasons:

- It would be inconsistent with the existing approved Development Plan, and neighbourhood character outcomes achieved throughout the area;
- The area is almost fully built out, and as such it will only result in a very minor change to a small number of dwellings;
- There is no strategic justification for this amendment to proceed.

Therefore, Council officers recommend that Council:

- note the advice provided by the Minister for Planning;
- note the Council officers explanatory advice;

4.3.2 Planning Scheme Amendment C212 Minister's Response to letter regarding Strategic Justification (Cont.)

- do not pursue a further planning scheme amendment for this matter; and
- continue to apply the GRZ2 and Keysborough South Stages 2 and 3 Development Plan (DP5.01) to achieve the appropriate and strategically planned built form outcomes.

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

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

Community Plan 'Imagine 2030'

Place

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

Council Plan 2017-2021

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

People

- A vibrant, connected and safe community

Place

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

Opportunity

- An open and effective Council

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

- Greater Dandenong Planning Scheme

Related Council Policies

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

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.

4.3.2 Planning Scheme Amendment C212 Minister's Response to letter regarding Strategic Justification (Cont.)

Financial Implications

This report will have no impact on the resources and administrative costs of the responsible authority. In consideration of the responses from the Minister for Planning, to undertake any further strategic work and pursue another Planning Scheme Amendment notwithstanding the advice of officers within this report addressing the views of officers on the lack of a strong strategic case, is likely to cost at least \$100, 000.

Conclusion

The Minister for Planning has previously refused to authorise Amendment C212. Under Section 8A of the *Planning and Environment Act 1987* Council is unable to proceed with the Amendment.

Rezoning the subject area from GRZ2 to GRZ1 will have a negligible impact on the housing stock (102 dwellings under GRZ1 compared to 106 under GRZ2), and the additional 10sqm of private open space per dwelling is not considered enough to strategically justify the rezoning.

Thus, in line with the Minister's advice to '*reconsider the issue as part of a future review of residential land*', Council officers recommend that Council:

- note the advice provided by the Minister for Planning;
- note the Council officers' explanatory advice;
- do not pursue a further planning scheme amendment for this matter; and
- continue to apply the GRZ2 and Keysborough South Stages 2 and 3 Development Plan (DP5.01) to achieve the appropriate and strategically planned built form outcomes.

Recommendation

That Council:

1. **notes the advice received from the Minister for Planning regarding Amendment C212 dated 7 September 2019; and**
2. **not pursue a further planning scheme amendment for this matter at this time.**

4.3.2 Planning Scheme Amendment C212 Minister's Response to letter regarding Strategic Justification (Cont.)

POLICY & STRATEGY

**PLANNING SCHEME AMENDMENT C212 - MINISTER'S RESPONSE TO
LETTER REGARDING STRATEGIC JUSTIFICATION**

ATTACHMENT 1

**MINISTER'S RESPONSE DATED 7
SEPTEMBER 2019**

PAGES 2 (including cover)

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

4.3.2 Planning Scheme Amendment C212 Minister's Response to letter regarding Strategic Justification (Cont.)



Hon Richard Wynne MP

SCANNED

Minister for Planning
Minister for Housing
Minister for Multicultural Affairs

8 Nicholson Street
East Melbourne, Victoria 3002
Telephone: 03 8683 0964
DX210098

Cr Roz Blades AM
Mayor
Greater Dandenong City Council
PO Box 200
DANDENONG VIC 3175

Ref: MIN059700



Dear Mayor *Roz*

REZONING OF KEYSBOROUGH SOUTH

Thank you for your letter of 1 July 2019 requesting further information about the nature of the strategic justification required to support a request for authorisation to prepare an amendment to the Greater Dandenong Planning Scheme to rezone land in Keysborough South from General Residential Zone Schedule 2 (GRZ2) to General Residential Zone Schedule 1 (GRZ1).

As you are aware, on 4 March 2019, your council's request for authorisation to prepare Amendment C212 was refused. The request was refused because it was not supported by a strategic study or report, and the proposed change of zone schedule would have had a limited effect. This is because most of the land in the Keysborough South area has already developed or a valid planning permit has already been granted. The Department of Environment, Land, Water and Planning (DELWP) advised the council to reconsider the issue as part of a future review of residential land.

Any future request for authorisation to rezone the land in Keysborough South needs to be strategically justified and address the following matters:

- Does the introduction of garden area requirements in the reformed residential zone alter the potential outcome for the subject area?
- Does the proposed rezoning affect the council's housing growth requirements?
- What would the impact be on properties in the subject area that are already developed?
- The preferred neighbourhood character for the area and justification for the ResCode variations sought in the GRZ1.

The council's response to these matters will be considered as part of any authorisation request; however, I reiterate the advice to reconsider the issue as part of a future review of residential land.

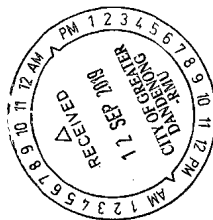
If you would like more information about this matter, please call Jane Homewood, Executive Director, Statutory Planning Services, DELWP, on (03) 8683 0975 or email jane.homewood@delwp.vic.gov.au.

Thank you again for writing.

Yours sincerely

HON RICHARD WYNNE MP
Minister for Planning

7/9/19



4.3.3 Planning Scheme Amendment C213 Consideration of Panel Report and Adoption

File Id:

Responsible Officer: Director City Planning, Design and Amenity

Attachments: Amendment C213 Panel Report; Amendment C213 Explanatory Report; Amendment C213 Clause 32.08 Schedule 3 Adoption

Report Summary

At its meeting on 12 August 2019, Council resolved to request the Minister for Planning to appoint an independent Planning Panel to consider the submissions received in response to the exhibition of Amendment C213 (Residential Zones Review – Part 2) pursuant to the requirements of the *Planning and Environment Act 1987*.

A Planning Panel was appointed under Section 153 of the *Planning and Environment Act 1987*. The Panel appointed by the Minister for Planning conducted the Panel Hearing at the Drum Theatre (Dandenong) on Tuesday 15th and Wednesday 16th October 2019.

This report discusses the findings of the Planning Panel's report and recommends that Amendment C213 be adopted with changes as per the Panel's recommendations and be forwarded to the Minister for Planning for approval.

Recommendation Summary

This report recommends that Council adopt Amendment C213 to the *Greater Dandenong Planning Scheme* in the form as recommended by the Panel and forward Amendment C213 to the Minister for Planning for approval.

4.3.3 Planning Scheme Amendment C213 Consideration of Panel Report and Adoption (Cont.)

Background

In 2015, Council sought to make changes to the planning rules relating to residential development in the Residential Growth Zone and General Residential Zone. These changes were known as Amendment C182. In December 2017, the Minister for Planning approved part of Amendment C182 and requested Council do further work regarding the proposed introduction of the Residential Growth Zone Schedule 3 (RGZ3). Planning Scheme Amendment C182 was thus split into C182 (Part 1) approved by the Minister and C182 (Part 2), being that part not approved by the Minister and requiring further work. As is noted below, C182 (Part 2) was subsequently re-exhibited as Planning Scheme Amendment C213.

In the interim, the Minister approved VC110 which amended Clause 72 of all planning schemes across Victoria to introduce a new general term, minimum garden area requirement and specified a default maximum building height of 11 metres and 3 storeys for a dwelling or residential building in the General Residential Zone.

Subsequent to these events, Amendment C213 (the Amendment, as exhibited) proposes to implement the objectives of the components of Amendment C182 (Part 2) for those areas originally proposed to be RGZ3 (by Amendment C182), around the core activity centres, and rezone these areas to be General Residential Zone – Schedule 3 (GRZ3). The GRZ3 seeks to achieve the same built form outcomes as previously proposed in the RGZ3 through the application of a mandatory maximum building height instead of a discretionary control.

As detailed in the Explanatory Report (at **Attachment 2**) Amendment C213 proposes to:

- introduce a new Schedule 3 to the Clause 32.08 (General Residential Zone) for land in the 'Incremental Change – Residential Transition Area';
- rezone identified areas around the core activity centres of Dandenong, Springvale and Noble Park to General Residential Zone Schedule 3 (GRZ3);
- remove ('turn off') the Minimum Garden Area requirement in the GRZ3;
- apply the default maximum building height of 11 metres and 3 storeys in the GRZ3;
- increase the minimum size of balconies from 8m² to 10m² and increase the minimum width from 1.6m to 2m for those areas being rezoned from RGZ1 to GRZ3;
- reduce the minimum size of private open space from 50m² to 40m² with the secluded part reduced from 30m² to 25m² (with the minimum dimension reduced from 5m to 3m) for those areas being rezoned from GRZ1 to GRZ3.
- making consequential changes to Clauses 21.03, 21.04 and 22.09 in the Local Planning Policy Framework; and
- amend Planning Scheme Maps 1, 4, 5 and 6.

Planning Scheme Amendment C213 (as exhibited) seeks to implement the objectives originally proposed in 2015 by Amendment C182 which were reviewed and endorsed by the C182 Planning Panel, and those recommended in the *Greater Dandenong Residential Planning Policy and Controls Project 2015*.

4.3.3 Planning Scheme Amendment C213 Consideration of Panel Report and Adoption (Cont.)

Amendment C213 was on public exhibition from 16 May to 14 June 2019 as per the statutory requirements. A total of 175 submissions were received in response to the exhibition period, eight of which were received after the exhibition period had closed but have been included in the final analysis and were referred to the Planning Panel.

From the officers' analysis, 61 submissions supported the amendment without changes, 102 submissions supported the amendment with changes, 10 objected to the amendment and 2 responses were unclear.

Planning Panel

At its meeting on 12 August 2019, Council resolved to refer the submissions to an independent Planning Panel. As a result, a Planning Panel was appointed by the Minister for Planning to consider the Amendment under Section 153 of the *Planning and Environment Act 1987* on 22 August 2019.

A Directions Hearing was held in relation to the Amendment on 10 September 2019. There were five (5) parties, including Council listed to be heard at the Panel Hearing.

The Panel Hearing was held on Tuesday 15 and Wednesday 16 October 2019 to hear all submissions. All five (5) parties, including Council submitted to the Panel Hearing.

The Panel advised in its Report that all written submissions made in response to the exhibition of the Amendment, observations from site visits and submissions, evidence and other material presented to it during the Hearing have been considered.

The Panel further advised that all materials have been reviewed. However the Panel has had to be selective in referring to the more relevant or determinative material in the Panel Report. Additionally, all submissions and materials have been considered by the Panel in reaching its conclusions, regardless of whether they are specifically mentioned in the Panel Report.

The Amendment C213 Panel Report was received by Council on 14 November 2019 and is provided at **Attachment 1**.

Panel Report

The Panel considered all submissions and materials and concluded that the Amendment is strategically justified and is supported by the suite of strategic work and documents that also informed the preparation of Amendment C182. The Panel accepts the strategic documents are generally robust and 'fit for purpose' and concluded Amendment C213 is generally supported by and implements the relevant sections of the PFF and is consistent with the relevant Ministerial Directions and Practice Notes.

The Panel supports that the proposed policy changes and states that the GRZ3 will facilitate the form of development that the *Greater Dandenong Residential Planning Policy and Controls Final Report* contemplated for the relevant precincts and are not expected to impact significantly on housing capacity. The Panel agrees the 11 metre (three storey) maximum building height is appropriate in these 'transition' precincts, and the garden area and landscaping provisions proposed in the exhibited

4.3.3 Planning Scheme Amendment C213 Consideration of Panel Report and Adoption (Cont.)

GRZ3 are appropriate and will achieve a suitable balance between enabling more intensive development, consistent with the transition role of these precincts, and providing suitable open space and landscape outcomes.

Panel Recommendation

The Panel found that the amendment was well founded and strategically justified and should be adopted subject to the following change:

- *Include the following 'neighbourhood character objective' in the General Residential Zone Schedule 3:*

'To provide a transition in building height and density between residential development in Substantial Change Areas or Activity Centres and other Incremental Change or Limited Change Areas.'

The Panel recommended this change in response to Submission No.4 to the exhibited amendment which stated:

There may be an opportunity to revise the Neighbourhood character objectives contained under the proposed Schedule 3 to the GRZ, to include a more nuanced objective which acknowledges the difference between Schedule 3 and Schedules 1 and 2, being one of a transitional nature.

Panel noted Council's view that the role of GRZ3 is adequately reflected in the schedule's title ('Residential Transition Areas') and in Clause 22.09. However, the Panel agrees that *'the GRZ3 would benefit from including an objective that specifically explains its transition or interface role, and more effectively differentiates it from the GRZ1 and GRZ2'*.

Officer's response to Panel recommendations

The GRZ3 when exhibited included the following 5 objectives:

| Existing Objectives for GRZ3 |
|---|
| To ensure the scale, built form and setbacks of residential developments respond to the existing site circumstances by respecting the predominant built form, façade and street patterns. |
| To provide appropriate front, side and rear setbacks to allow for substantial high quality landscaping and canopy trees. |
| To maximise the opportunities to create high quality landscaping, through minimal paving and hard surfaces within front setbacks. |
| To ensure vehicle accessways and storage facilities do not visually dominate the streetscape. |
| To ensure that residential development achieves high quality useable private open space outcomes for future residents. |

4.3.3 Planning Scheme Amendment C213 Consideration of Panel Report and Adoption (Cont.)

These objectives were chosen to ensure consistency across all schedules to the General Residential Zone.

Ministerial Direction: The Form and Content of Planning Schemes provides guidance on what can and should be included in a planning scheme, this includes details on the style and structure of the scheme. As per this Ministerial Direction a 'maximum of 5 objectives' can be included in a Schedule to Clause 32.08 General Residential Zone.

Council officers recommend the amendment be adopted with changes to the neighbourhood character objectives in the schedule as per the recommendation given by Planning Panels. To facilitate this change, two objectives from the original proposal regarding landscaping and setbacks have been combined. A track changed version of the schedule, showing the changes has been provided at **Attachment 3**.

The proposed list of neighbourhood objectives, incorporating the recommendation from Panels is as follows:

| Proposed Objectives for GRZ3 |
|---|
| To provide a transition in building height and density between residential development in Substantial Change Areas or Activity Centres and other Incremental Change or Limited Change Areas. |
| To ensure the scale, built form and setbacks of residential developments respond to the existing site circumstances by respecting the predominant built form, façade and street patterns. |
| To provide appropriate front, side and rear setbacks to allow for substantial high quality landscaping and canopy trees and maximise planting opportunities through minimal paving and hard surfaces within front setbacks. |
| To ensure vehicle accessways and storage facilities do not visually dominate the streetscape. |
| To ensure that residential development achieves high quality useable private open space outcomes for future residents. |

Conclusion

The Panel commended Council 'for committing the resources and time to develop and implement a residential planning framework that will assist it to manage future residential growth' and acknowledges that C213 completes the implementation of Council's housing policies, a process that has been ongoing for many years and has involved extensive research and community engagement.

Panel concluded the proposed GRZ3 (General Residential Zone Schedule 3), including the three storey maximum building height and the exemption from the 'minimum garden area' provisions, will facilitate the built form outcomes sought in the *Greater Dandenong Residential Planning Policy and Controls Final Report* and is appropriate for these 'transition' areas.

4.3.3 Planning Scheme Amendment C213 Consideration of Panel Report and Adoption (Cont.)

In summary, the Panel is satisfied the amendment was well founded and strategically justified and recommended the amendment be adopted subject to the inclusion of a new neighbourhood objective in the GRZ3. Council officers recommend the amendment be adopted as per Attachment 3 and the advice given by Planning Panels.

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

Place

- *Sense of Place* – One city many neighbourhoods
- *Safety in Streets and Places* – Feeling and being safe
- *Appearance of Places* – Places and buildings
- *Travel and Transport* – Easy to get around

Opportunity

- *Leadership by the Council* – The leading Council

Council Plan 2017-2021

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

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 Housing Strategy 2014-2024*
- *Greater Dandenong Planning Scheme*

4.3.3 Planning Scheme Amendment C213 Consideration of Panel Report and Adoption (Cont.)

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

Planning Scheme Amendment C213 has been budgeted for in this financial year and considered as part of the Long-Term Financial Strategy.

Consultation

Notification of the Amendment was given in accordance with the requirements of the *Planning and Environment Act 1987*.

Amendment C213 was formally exhibited and submissions sought from the public for a period of four weeks from 16 May to 14 June 2019.

Letters were sent to owners, occupiers and Prescribed Ministers. In addition, the Amendment was advertised to the broader community through:

- Formal notice in the local newspapers (Dandenong Journal and Dandenong Leader) and Government Gazette;
- Notice on Council's website; and
- Explanatory folders at all Council Customer Service Centres.

Materials available during the exhibition included a Frequently Asked Questions and Fact Sheet along with the standard documents required.

All submitters to the amendment were invited to participate in the Panel Hearing process.

Conclusion

The Panel concluded that Amendment C213 is strategically justified and is supported by the suite of strategic work that also informed the preparation of Amendment C182.

The Panel commended Council for committing the resources and time to develop and implement a residential planning framework that will assist it to manage future residential growth.

The Amendment is recommended to be adopted subject to some changes as recommended by Panel. Principally this is to incorporate a new neighbourhood character objective in Schedule 3 to the GRZ.

All other components of the amendment are to remain unchanged.

4.3.3 Planning Scheme Amendment C213 Consideration of Panel Report and Adoption (Cont.)

These changes are considered acceptable and should be supported in order to continue to progress this important amendment for Greater Dandenong.

Recommendation

That Council:

- 1. receives the Panel Report prepared in response to submissions made to Amendment C213 to the Greater Dandenong Planning Scheme and considers its recommendations in accordance with Section 27(1) of the Planning and Environment Act 1987 as outlined in this report;**
- 2. adopts the recommendations of the Panel Report as set out in this report;**
- 3. adopts Amendment C213 to the Greater Dandenong Planning Scheme in accordance with Section 29(1) of the Planning and Environment Act 1987, incorporating the changes to Amendment C213 recommended in this report and detailed in Attachment 3;**
- 4. forwards the documentation for Amendment C213 to the Minister for Planning for approval in accordance with section 31(1) of the *Planning and Environment Act 1987*; and**
- 5. advises all submitters accordingly.**

4.3.3 Planning Scheme Amendment C213 Consideration of Panel Report and Adoption (Cont.)

POLICY AND STRATEGY

**PLANNING SCHEME AMENDMENT C213 CONSIDERATION OF PANEL
REPORT AND ADOPTION**

ATTACHMENT 1

AMENDMENT C213 PANEL REPORT

PAGES 53 (including cover)

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

4.3.3 Planning Scheme Amendment C213 Consideration of Panel Report and Adoption (Cont.)

Planning and Environment Act 1987

Panel Report

Greater Dandenong Planning Scheme Amendment C213

14 November 2019



4.3.3 Planning Scheme Amendment C213 Consideration of Panel Report and Adoption (Cont.)

Planning and Environment Act 1987

Panel Report pursuant to section 25 of the Act

Greater Dandenong Planning Scheme Amendment C213

14 November 2019



Michael Kirsch, Chair



Debra Butcher, Member

4.3.3 Planning Scheme Amendment C213 Consideration of Panel Report and Adoption (Cont.)

Greater Dandenong Planning Scheme Amendment C213 | Panel Report | 14 November 2019

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Glossary and abbreviations

| | |
|----------------------------|---|
| Act | <i>Planning and Environment Act 1987</i> |
| Amendment | Greater Dandenong Planning Scheme Amendment C213 to the Greater Dandenong Planning Scheme |
| Council | Greater Dandenong City Council |
| DELWP | Department of Environment, Land, Water and Planning |
| GDPS | Greater Dandenong Planning Scheme |
| GRZ | General Residential Zone |
| Housing Strategy | <i>Greater Dandenong Housing Strategy, 2014</i> |
| LPPF | Local Planning Policy Framework |
| MAC | Major Activity Centre |
| MSS | Municipal Strategic Statement |
| NRZ | Neighbourhood Residential Zone |
| Policy and Controls Report | <i>Greater Dandenong Planning Policy and Controls Final Report, 2015</i> |
| PPF | Planning Policy Framework |
| PPRZ | Public Park and Recreation Zone |
| Rezoning Impacts | <i>Housing Analysis – Rezoning Impacts, 2016</i> |
| RGZ | Residential Growth Zone |
| VPP | Victoria Planning Provisions |

4.3.3 Planning Scheme Amendment C213 Consideration of Panel Report and Adoption (Cont.)

Greater Dandenong Planning Scheme Amendment C213 | Panel Report | 14 November 2019

Overview

| Amendment summary | |
|---|--|
| The Amendment | Greater Dandenong Planning Scheme Amendment C213 |
| Brief description | The Amendment proposes to implement elements of the <i>Greater Dandenong Planning Policy and Controls Final Report, 2015</i> |
| Subject land | The Amendment applies to land in Dandenong, Springvale and Noble Park. |
| The Proponent and Planning Authority | Greater Dandenong City Council |
| Authorisation | 29 October 2018 |
| Exhibition | 16 May to 14 June 2019 |
| Submissions | Number of Submissions: 175 A list of submitters is provided at Appendix A. |

| Panel process | |
|----------------------------|--|
| The Panel | Michael Kirsch (Chair) and Debra Butcher |
| Directions Hearing | Dandenong, 10 September 2019 |
| Panel Hearing | Dandenong, 15 and 16 October 2019 |
| Site inspections | Unaccompanied, 12 October 2019 |
| Appearances | Greater Dandenong City Council represented by Briana Eastaugh (Maddocks) who called planning evidence from James Reid (Ethos Urban) Eric Chen and Others Silvia Mastrogiovanni, Charlie Mastrogiovanni and Melinda Puglisi Knowles Tivendale who called parking evidence from Liz Taylor |
| Citation | Greater Dandenong PSA C213 [2019] PPV |
| Date of this Report | 14 November 2019 |

4.3.3 Planning Scheme Amendment C213 Consideration of Panel Report and Adoption (Cont.)

Greater Dandenong Planning Scheme Amendment C213 | Panel Report | 14 November 2019

Executive summary

Greater Dandenong Planning Scheme Amendment C213 (the Amendment) seeks to complete the implementation of the *Greater Dandenong Housing Strategy, 2014* and the *Greater Dandenong Residential Planning Policy and Controls Final Report, 2015*. The implementation of these policy documents commenced with Amendment C182 which was approved in part in November 2017.

Amendment C213 primarily applies to land identified as 'residential transition' areas that are currently zoned Residential Growth Zone Schedule 1 (RGZ1). The RGZ1 was applied as a 'holding' zone through Amendment C182, while Greater Dandenong City Council (Council) reviewed the planning implementation options for these areas at the request of the Minister for Planning and then prepared Amendment C213.

The Amendment proposes to revise the policies that apply to the 'residential transition' areas and apply a new General Residential Zone Schedule 3 (GRZ3) around the Dandenong, Noble Park and Springvale activity centres.

The Amendment was generally supported by most submitters, although some sought a maximum two storey building height, rather than the exhibited three storey height, and opposed the proposed exemption from the 'minimum garden area' provisions in the GRZ3. These submitters expressed various concerns relating to neighbourhood character and amenity.

Other submitters believed that the Amendment would result in the 'underdevelopment' of specific sites or areas and that this would be a poor outcome because of their proximity to activity centres and transport facilities, and would be inconsistent with broader urban consolidation policies.

Some submitters believed that the GRZ3 should be applied more broadly, including areas that are currently zoned General Residential Zone Schedule 1 (GRZ1) and Residential Growth Zone Schedule 2 (RGZ2).

The Panel is satisfied that the Amendment is strategically justified and is supported by the suite of strategic work that also informed the preparation of Amendment C182.

The Panel believes that the proposed GRZ3, including the three storey maximum building height and the exemption from the 'minimum garden area' provisions, will facilitate the built form outcomes sought in the *Greater Dandenong Residential Planning Policy and Controls Final Report* and is appropriate for these 'transition' areas. Although some of these areas might be suitable for more intensive development and a taller built form, as some submitters sought, the Amendment provides a balanced approach to transitioning from activity centres to conventional, incremental change residential areas that acknowledges community concerns about neighbourhood character while providing appropriate redevelopment opportunities. The Amendment achieves this without compromising the capacity of the activity centres and the surrounding areas to accommodate expected population growth.

Nevertheless, the Panel expects that the zoning and designation of these 'transition' areas will need to be reviewed over time as part of Council's broader review of its housing strategies and the monitoring of population growth and housing capacity. These processes might

4.3.3 Planning Scheme Amendment C213 Consideration of Panel Report and Adoption (Cont.)

Greater Dandenong Planning Scheme Amendment C213 | Panel Report | 14 November 2019

identify areas that are suitable for more intensive development than provided for in Amendment C213, and possibly warrant further changes to the residential planning framework in the future.

Some submissions raised issues about the zoning of particular sites and areas that are not included in the Amendment, the adequacy of car parking provisions and broader planning issues related to urban consolidation. Although these matters are outside the scope of the Amendment, the Panel encourages Council to monitor and review these issues in the future.

Amendment C213 completes the implementation of Council's housing policies, a process that commenced in 2014 and has involved extensive research and community engagement. Council has also had to navigate significant changes to State residential planning provisions over that time.

The Panel commends Council for committing the resources and time to develop and implement a residential planning framework that will assist it manage future residential growth.

Recommendations

Based on the reasons set out in this Report, the Panel recommends that Greater Dandenong Planning Scheme Amendment C213 be adopted as exhibited, subject to the following:

- 1. Include the following 'neighbourhood character objective' in the General Residential Zone Schedule 3:**

To provide a transition in building height and density between residential development in Substantial Change Areas or Activity Centres and other Incremental Change or Limited Change Areas.

4.3.3 Planning Scheme Amendment C213 Consideration of Panel Report and Adoption (Cont.)

Greater Dandenong Planning Scheme Amendment C213 | Panel Report | 14 November 2019

1 Introduction

1.1 The Amendment

The purpose of the Amendment is to complete the implementation of the *Greater Dandenong Planning Policy and Controls Final Report, 2015* (Policy and Controls Report).

More specifically, the Amendment proposes to:

- amend Clause 21.03 (A Vision for Greater Dandenong) and Clause 21.04 (Land Use) by replacing the Strategic Residential Framework Maps with revised Residential Framework Plans
- amend Clause 22.09 (Residential Development and Neighbourhood Character Policy) to reflect the revised Residential Framework Plans and provide improved future character statements and stronger design principles for the 'Incremental Change' areas
- insert a new GRZ3 for land in the 'Incremental Change – Transition Area'
- rezone land in Dandenong, Springvale and Noble Park from RGZ1 to GRZ3
- rezone land in Springvale from GRZ1 to GRZ3
- rezone land in Noble Park from RGZ1 to Public Park and Recreation Zone (PPRZ).

Council previously implemented other elements of the *Policy and Controls Report* through Amendment C182 Part 1 that was approved in December 2017.

1.2 Background

In November 2013, Council commenced a residential zones review to improve the operation of planning policy and controls across all residential areas in the municipality. The review had an emphasis on the RGZ which at the time covered approximately 11% of residential land.

The review led to the preparation of the *Policy and Controls Report*. This action was identified in the *Greater Dandenong Housing Strategy 2014 - 2024* (Housing Strategy) and was informed by the *Housing Analysis Final Report, March 2015* (Housing Analysis).

This work led to the preparation of Amendment C182 that applied to all land in the RGZ, GRZ and NRZ (Neighbourhood Residential Zone) that had been previously introduced through Amendment C175 (which implemented the reformed residential zones) and that applied to 'Substantial', 'Incremental' and 'Limited' change areas. Among other things, Amendment C182 sought to apply the RGZ3 to land identified in the *Policy and Controls Report* as 'Substantial Change – Residential Outer Area', including a mandatory maximum height of 10.5 to 11.5 metres (3 storeys) that was recommended in that report.

The authorisation of Amendment C182 noted that building heights should be discretionary and required that the building height within the RGZ3 be changed to a discretionary 13.5 metres or that an alternative zone be considered. The mandatory maximum heights were removed in the exhibited Amendment, however, the local policy at Clause 22.09 still included preferred maximum heights for each area, including up to 4 storeys in the RGZ2 and up to 3 storeys in the RGZ3.

4.3.3 Planning Scheme Amendment C213 Consideration of Panel Report and Adoption (Cont.)

Greater Dandenong Planning Scheme Amendment C213 | Panel Report | 14 November 2019

Amendment C182 was exhibited in 2015, and was the subject of a Panel Hearing in 2016. The Panel generally supported the Amendment, including the RGZ schedules and associated policies. In relation to mandatory maximum building heights, the Panel concluded that:

Applying a 'blanket' maximum building height over a significant proportion of Greater Dandenong's residential zone land without rigorous strategic assessment and justification would automatically prohibit the consideration of developments that may otherwise be appropriate on their merits.

Council subsequently adopted the Amendment with various post-exhibition changes and referred it to the Minister for Planning for approval.

The Minister split the Amendment into two parts and approved Part 1 in 2017. He invited Council to further review Part 2 (the proposed RGZ3) in light of Amendment VC110 (which introduced mandatory maximum building heights) and assess whether the GRZ1 or RGZ2 should be applied instead of the RGZ3. The Minister noted in his letter to Council dated 19 November 2017:

Introducing Residential Growth Zone Schedule 3 and using local planning policy to specify a lower height than is allowed in the zone is considered an inappropriate application of the Victoria Planning Provisions and is inconsistent with the Smart Planning objectives to increase certainty and transparency in planning schemes. It is inappropriate to rezone land to Residential Growth Zone Schedule 3 with a local policy specifying three storeys, if there is a zone that can achieve the same outcome.

The land that had been proposed to be included in the RGZ3 was subsequently retained in the RGZ1 (essentially as a 'holding' zone) while Council considered the Minister's response.

Council reviewed the matters raised by the Minister, and then drafted Amendment C213, which was informed by the findings of a peer review undertaken by Ethos Urban¹, prior to exhibition. The Amendment seeks to apply a new GRZ3 schedule in lieu of the RGZ3 proposed in Amendment C182 Part 2. The GRZ3 relies on the GRZ default 11 metre or 3 storey mandatory maximum building height and is accompanied by a proposed policy that designates these areas as 'Incremental change areas' and specifies a preferred maximum building height of 3 storeys.

The Minister subsequently refused to approve Amendment C182 Part 2 given that it had been superseded by Amendment C213.

1.3 Authorisation

The Amendment was authorised in October 2018, subject to the following conditions:

1. Amend Clause 22.09 Residential Development and Neighbourhood Character Policy to include the term 'preferred' when referring to the maximum building height for GRZ1 and GRZ2.

¹ Peer Review Greater Dandenong Planning Scheme Amendment C213 (formerly C182, Part 2), 24 May 2019

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2. *Submit planning scheme maps, that are generally in accordance with the Maps submitted for Amendment C182 Part 2, to DELWP for review prior to commencement of exhibition.*
3. *Amend the explanatory report to provide greater clarity about what the amendment is intending to do and how it relates to Amendment C182.*

1.4 Responses to submissions

Many submissions referred to specific sites and areas that are proposed to be rezoned by the Amendment. In most instances, the Panel has responded to those submissions in the context of the broader issues that they raise, such as the strategic justification for the Amendment, the preferred building heights and changes to garden area provisions, and has not specifically addressed every site or area.

Some submissions related to sites and areas that were not included in the Amendment and are not proposed to be rezoned. These sites and areas are discussed in Chapter 8 of this report.

1.5 The Panel's approach

The Panel has assessed the Amendment against the principles of net community benefit and sustainable development, as set out in Clause 71.02-3 (Integrated decision making) of the Greater Dandenong Planning Scheme (GDPS).

The Panel considered all written submissions made in response to the exhibition of the Amendment, observations from site visits, and submissions, evidence and other material presented to it during the Hearing. It has reviewed a large volume of material, and has had to be selective in referring to the more relevant or determinative material in the Report. All submissions and material have been considered by the Panel in reaching its conclusions, regardless of whether they are specifically mentioned in the Report.

This Report deals with the issues under the following headings:

- Planning context
- Strategic justification
- Building heights
- Garden areas and open space
- Traffic and car parking
- Other content issues
- Specific sites and areas.

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2 Planning context

2.1 Victorian planning objectives

State policy objectives set out in section 4 of the *Planning and Environment Act 1987* (Act) provide for (amongst a range of matters) the fair, orderly, economic and sustainable use and development of land. The Explanatory Report for Amendment C213 outlines that the Amendment meets these objectives by implementing policy and zoning controls that will facilitate appropriate residential development in Greater Dandenong.

The Council referred to the Amendment as the “*final piece in the puzzle*” in relation to the implementing the residential policies and zones, as recommended by the *Policy and Controls Report*.

2.2 Planning policy framework

Council submitted that the Amendment is supported by various clauses in the Planning Policy Framework (PPF), as summarised below.

Clause 11 (Settlement)

The Amendment anticipates and responds to the needs of existing and future communities through the provision of zoned residential land sufficient to meet forecast demand. It also seeks to ensure an appropriate concentration of residential development around Greater Dandenong’s activity centres, thereby supporting their role and function, and ensuring appropriate intensification and diversity of housing around the activity centres.

Clause 15 (Built Environment and Heritage)

Council submitted that the Amendment supports Clause 15 in seeking to:

- implement planning controls that create an environment that will be safe, healthy and functional and that responds appropriately to existing character and built form
- ensure that residential development will be of a high quality, contribute positively to the public realm and be respectful of amenity impacts
- encourage development that contributes to the existing or preferred neighbourhood character
- facilitate sustainable development in line with identified future character by appropriately managing transition from activity centres towards the surrounding suburban areas.

Clause 16 (Housing)

Council submitted that the Amendment has “*clear synergies*” with Clause 16 by:

- providing for housing diversity and encouraging housing on sites that are well located in relation to jobs, services and public transport
- assisting in appropriately managing the supply of new housing to meet population growth around designated activity centres with good public transport access.

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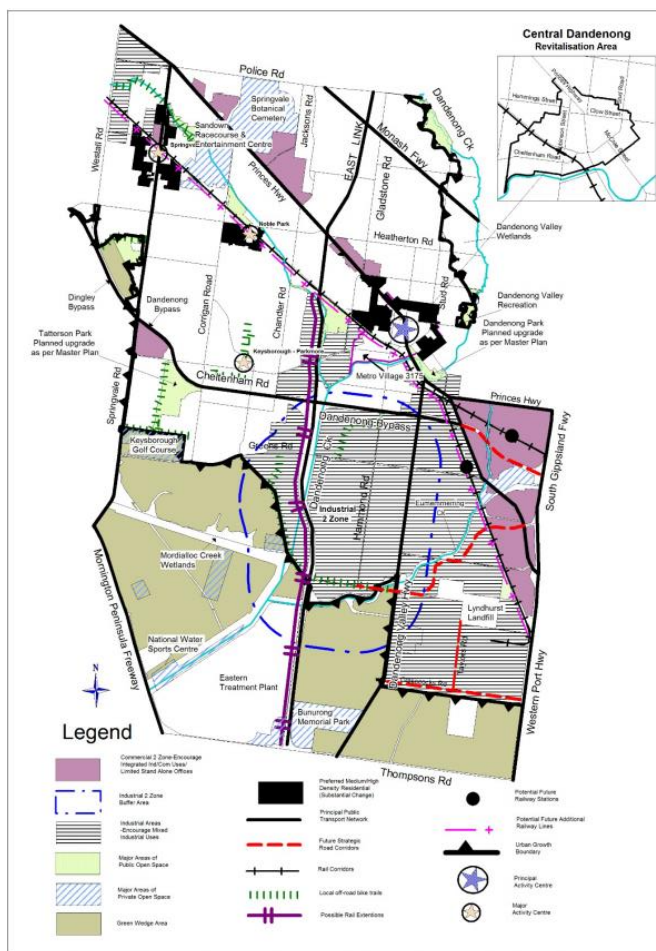
Clause 18 (Transport)

Council submitted that the Amendment concentrates medium density housing and investment in and around activity centres and promotes higher densities in areas with good public transport connections.

Clause 21 (Municipal Strategic Statement)

Clause 21.03 outlines the land use planning 'vision' for Greater Dandenong and includes the Strategic Framework Map for the municipality, shown in Figure 1 below.

Figure 1 Strategic Framework Plan (Clause 21.03-3 GDPS)



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The Strategic Framework Plan is proposed to be revised by Amendment C213 to 're designate' some of the areas shown on the plan from 'Substantial' to 'Incremental' change.

Council submitted that the Amendment supports the Municipal Strategic Statement (MSS) by:

- supporting urban consolidation in existing residential areas that are close to activity centres and encouraging multi-storey development to support the mixed use function of the Central Dandenong, Springvale and Noble Park Activity Centres (Clause 21.04 Land Use)
- encouraging a high standard of building design and architecture that is consistent with the preferred character of the areas affected by the Amendment (Clause 21.05 Built Form) and identified in Clause 22.09 (Residential Development and Neighbourhood Character Policy)
- encouraging a greater density of development in areas that are in proximity to activity centres and public transport including the Principal Public Transport Network (Clause 21.07 Infrastructure and Transport).

Clause 22 (Local Planning Policies)

Council submitted that the Amendment supports activity centre local planning policies which seek to:

- provide a transition from higher density development (5 storeys or more in height) that is encouraged in the Dandenong Major Activity Centre (MAC) to the surrounding suburban residential areas (Clause 22.07 Central Dandenong Local Policy)
- provide for greater housing densities in proximity to the Noble Park Activity Centre which directly abuts the Noble Park Railway Station and is described in policy as a "unique suburban activity centre with a village style image and retail function" (Clause 22.08 Noble Park Activity Centre Local Policy)
- support increased development density and encourage site consolidation within the area designated as part of the Springvale Activity Centre (Clause 22.10 Springvale Activity Centre Local Planning Policy).

Council submitted that the Amendment also supports Clause 22.09 which provides guidance on 'Future Change areas' and seeks to improve the quality of residential development having regard to neighbourhood character. It is largely based on the *City of Greater Dandenong Neighbourhood Character Study*, September 2007 and the *Housing Strategy* (both of which are reference documents) and divides the residential areas of Greater Dandenong into three change areas: 'Substantial', 'Incremental' and 'Limited' (refer to Figure 2). The policy identifies the rationale, existing character, identified future character and design principles for each of these areas.

For 'Substantial' change areas, including the land affected by the Amendment, the policy identifies that "the built form of substantial change areas will evolve over time to contain a greater proportion of well designed and site responsive medium to high density residential developments".

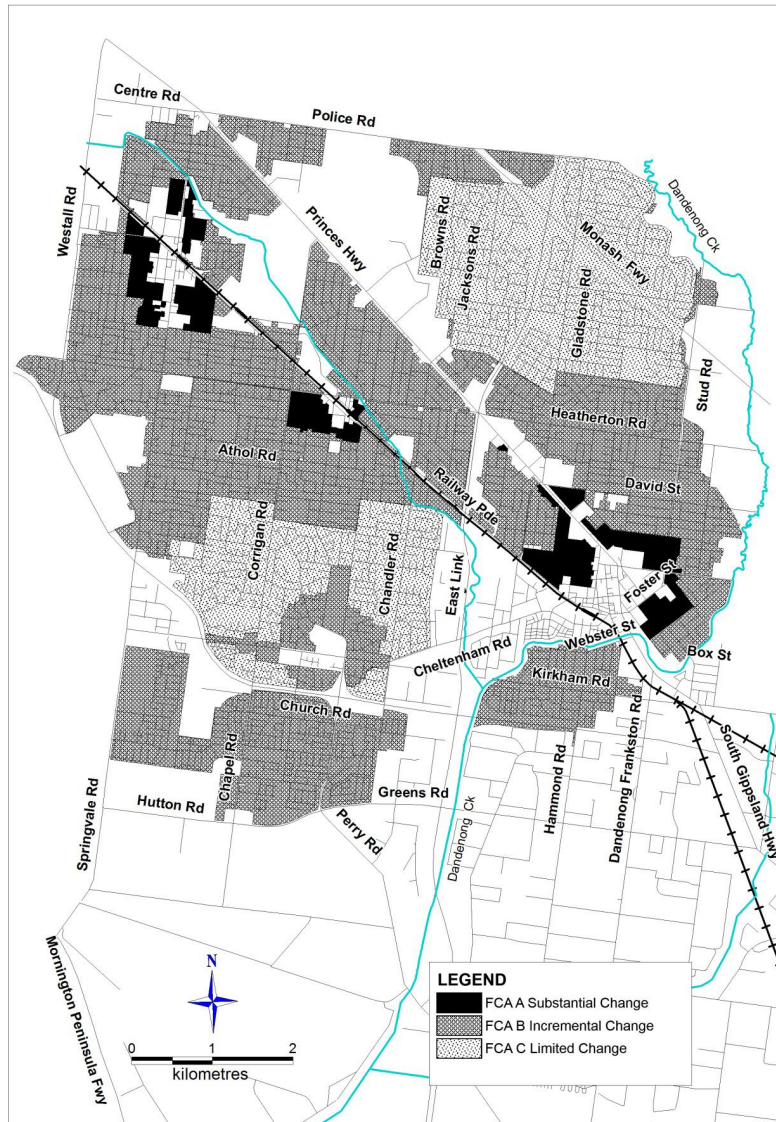
This policy is proposed to be amended as part of the Amendment. Council submitted that, notwithstanding the proposed changes to Clause 22.09, the Amendment is consistent with the overriding objectives of this policy which it described as seeking to "guide the location and design of different types of residential development within Greater Dandenong, having regard

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to relevant State and local planning policies, while respecting the valued characteristics and identified future character of residential neighbourhoods”.

Figure 2 Future Change Areas (Map 1 Clause 22.09-3.5 GDPS)



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The Amendment revises the Future Change Areas map to identify the proposed GRZ3 precincts as ‘Incremental’ instead of ‘Substantial’ change and amends the policy to reflect the outcomes sought for the GRZ3 areas in terms of height and built form at upper floor levels.

Council submitted that the proposed changes to the policy and mapping remain consistent with the intent of Clause 22.09 and its supporting documentation. This is discussed further in the following chapter.

2.3 Other relevant planning strategies and policies

Plan Melbourne 2017-2050

In its Part A submission, Council identified the following key housing-related directions from *Plan Melbourne* that the Amendment supports:

- Direction 2.1 - Understand and plan for expected housing needs.
- Direction 2.2 - Reduce the cost of living by increasing housing supply near services and public transport.
- Direction 4.1 - Create a city of 20-minute neighbourhoods.
- Direction 4.2 - Protect Melbourne and its suburbs from inappropriate development.
- Direction 4.8 - Achieve and promote design excellence.

Greater Dandenong Housing Strategy, 2014

The *Housing Strategy* is a Reference Document in the *GDPS* and was adopted by Council in 2014. It is one of the key documents that provided the strategic support for Amendment C182.

The *Housing Strategy* sets out four key housing themes: Theme A: Growth and Liveability; Theme B: Design and Diversity; Theme C: Revitalisation and Relevance; Theme D: Housing Affordability. Sitting within these key themes are nine objectives, as shown in Figure 3 below.

Figure 3 Greater Dandenong Housing Strategy Housing Themes



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In the discussion about 'Growth and Liveability' the *Housing Strategy* discusses the residential framework for Greater Dandenong and notes that the application of the reformed residential zones occurred on the basis that the RGZ land near the major activity centres would be reviewed "to achieve preferred design outcomes for particular areas, better manage growth and continue to balance the needs of the community and landowners".

The *Housing Strategy* provides the overarching policy framework to guide future housing development and noted that further work was required to quantify the number and types of dwellings required over a set timeframe. It also identified that this will happen through further work that included the *Policy and Controls Report* and through activity centre structure planning processes for Dandenong, Springvale and Noble Park.

The *Housing Strategy* also found that the City suffers from a lack of diversity in its housing stock and that land use planning policies can assist in rectifying this, as can the revitalisation and renewal of parts of Greater Dandenong to attract further investment in residential development.

Council's Part A submission noted that "the *Housing Strategy* as a whole remains relevant to the Amendment" and that Amendment C213 "forms the final 'part' of this strategic process, as expressly contemplated in the *Housing Strategy*".

Greater Dandenong Residential Planning Policy and Controls Final Report, 2015

The *Policy and Controls Report* responded to the *Housing Strategy* and set out recommendations to improve the operation of planning policy and controls across all residential areas in Greater Dandenong. It sought to ensure a variety of housing types that meet amenity and design standards, and accommodate expected population growth.

This report was also one of the key documents that provided the strategic support for Amendment C182 and is also relevant to Amendment C213.

The *Policy and Controls Report* was largely implemented through Amendment C182 Part 1, except for the areas that were recommended for the RGZ3 (Part 2) and are now proposed for the GRZ3 in Amendment C213.

The *Policy and Controls Report* identified that these areas are at the periphery of the municipality's 'Substantial' change areas and proposed their inclusion in the RGZ 'Residential Outer' area, subject to a mandatory maximum height of 10.5 metres (3 storeys). This mandatory maximum building height is now proposed to be implemented through the default 11 metre building height in the GRZ3 proposed in Amendment C213.

Housing Analysis, 2015

Council commissioned an assessment of residential land supply and demand issues by SGS Economics and Planning in tandem with the preparation of the *Policy and Controls Report*.

The *Housing Analysis* was prepared to provide an understanding of housing demand, supply, and the economics of housing development, and to inform the development of evidence-based planning policy. The analysis was undertaken in three parts:

- Stage 1 – Housing Gap Analysis, which examined how housing demand, capacity and supply will align over time.

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- Stage 2 - Housing Feasibility, which examined the feasibility of different types of residential development.
- Stage 3 - Housing Scenarios, which tested how housing supply might vary in response to increased demand or changed planning requirements.

Key findings of the *Housing Analysis* included:

- There is sufficient housing capacity to accommodate demand to the 2026 planning horizon and beyond.
- Many housing types are feasible, but higher density developments are usually more feasible, particularly eight storey and five storey apartment developments. Townhouse developments are generally not feasible, unless land costs are excluded.
- Not all housing types are present in the municipality, primarily because of the “*depth of the market and development precedence*”, however, this is expected to change over time.
- The zones proposed in the *Policy and Controls Report* would result in an overall reduction in the potential housing capacity, however, the municipality will have sufficient dwelling supply to meet future demand, including an increase in the rate of population growth.
- The proposed zones will continue to support development around the core of the municipality’s activity centres and provide good transition between more intense development and lower density residential areas.

Council submitted that the *Housing Analysis* forms an important part of the suite of strategic documents that support Amendment C213.

Housing Analysis - Rezoning Impacts, 2016

The *Rezoning Impacts* report reviewed the zone changes proposed by Council following the exhibition of Amendment C182. The changes primarily related to land that was exhibited as RGZ and which Council proposed to change (post-exhibition) to the GRZ. The report then considered if or how these changes would affect housing supply and demand, and concluded that:

- *Projected housing demand out to 2026 can still be reasonably accommodated within Greater Dandenong based on the revised zoning.*
- *There will be a lower overall number of apartment developments within Greater Dandenong and the Dandenong suburb.*
- *There will be greater apartment development in other suburbs such as Noble Park (as they absorb some demand that can’t be accommodated in Dandenong).*
- *There will be greater development of semi-detached dwellings forms within the suburb of Dandenong, as the suburb now has relatively more capacity to support these housing forms.*
- *There will be a slightly greater misalignment of supply and projected demand by dwelling type. A small undersupply of apartments across the municipality will result in some projected apartment demand shifting to semi-detached dwellings forms.*

The zone changes were approved as part of Amendment C182 Part 1. The document is of relevance to Amendment C213 as it provides a more recent iteration of the supply and demand assessment undertaken in the original *Housing Analysis*.

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2.4 Planning scheme provisions

(i) Zones

The land proposed to be zoned GRZ3 in Dandenong, Noble Park and parts of Springvale is currently included in the RGZ1. The purposes of the RGZ are:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To provide housing at increased densities in buildings up to and including four storey buildings.*
- *To encourage a diversity of housing types in locations offering good access to services and transport including activity centres and town centres.*
- *To encourage a scale of development that provides a transition between areas of more intensive use and development and other residential areas.*
- *To ensure residential development achieves design objectives specified in a schedule to this zone.*
- *To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.*

The RGZ1 is specifically intended to apply to the Dandenong Declared Area and Urban Renewal Area (although it is applied more broadly as a result of the Minister's decision in relation to Amendment C182). The schedule includes a series of 'Design Objectives' and variations to Clause 54 and 55 standards.

The RGZ1 schedule does not specify a maximum building height, so the default RGZ discretionary maximum height of 13.5 metres would apply.

Two areas in Springvale that are also proposed to be zoned GRZ3 are currently subject to the GRZ1. The purposes of the GRZ are:

- *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.*

The GRZ1 has been applied quite widely across Greater Dandenong and the schedule includes a series of Design Objectives and variations to Clause 54 and 55 standards.

The GRZ1 schedule does not specify a maximum building height so the default GRZ mandatory maximum height of 11 metres (three storeys) would apply.

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To assist the Panel’s discussion of the zone related issues in the following chapters of this report, the following table compares the following residential zone schedules:

- the RGZ3 initially intended to be applied by Council as part of Amendment C182
- the current RGZ1 that was applied on an interim basis (pending the preparation of Amendment C213) to most of the land originally proposed to be RGZ3 in Amendment C182 Part 2
- the current GRZ1 that was applied on an interim basis to two areas within Springvale that were originally proposed to be RGZ3 as part of Amendment C182 Part 2
- the proposed GRZ3 included in Amendment C213.

Table 1 Comparison of residential zone provisions

| Provision | RGZ3 (Amendment C182 exhibition version) ‘Substantial Change – Residential Outer Area’ | RGZ1 (current) Dandenong: Declared Area and Urban Renewal Area | GRZ1 (current) General Residential Areas | GRZ3 (Amendment C213) ‘Residential Transition Areas’ |
|-----------------------------|---|---|---|---|
| Zone purpose summary | Includes reference to increased densities in buildings up to and including four storeys; housing diversity with good access to services and transport including activity centres, and a transition in scale from more intensive development to other residential areas. | | Includes reference to development that respects neighbourhood character; and encourages housing diversity and growth in areas with good access to services and transport. | |
| Schedule Objectives Summary | No Design Objectives in the Schedule. | Design Objectives: Scale and built form to respond to existing site circumstances and the public realm; Front setbacks; High quality landscaping and canopy trees; Vehicle access and storage; Useable private open space. | Neighbourhood Character Objectives: Scale and built form to respond to existing site circumstances; Front, side and rear setbacks and significant private open space for canopy tree planting and to protect amenity; High quality landscaping; Vehicle access and storage; Useable and secluded private open space. | Neighbourhood Character Objectives: Scale and built form to respond to existing site circumstances; Front, side and rear setbacks and significant private open space for canopy tree planting; High quality landscaping; Vehicle access and storage; Useable private open space. |

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| Provision | RGZ3 (Amendment C182 exhibition version) 'Substantial Change – Residential Outer Area' | RGZ1 (current) Dandenong: Declared Area and Urban Renewal Area | GRZ1 (current) General Residential Areas | GRZ3 (Amendment C213) 'Residential Transition Areas' |
|--------------------|--|--|---|--|
| ResCode variations | Minimum street setback Site coverage Landscaping Private Open Space Front fence height | Minimum street setback Site coverage Landscaping Front fence height | Minimum street setback Permeability Landscaping Private open space Front fence height | Minimum street setback Site coverage Landscaping Private open space Front fence height |
| Height controls | Discretionary maximum of 13.5 metres | Discretionary maximum of 13.5 metres | Mandatory maximum of 11 metres and 3 storeys | Mandatory maximum of 11 metres and 3 storeys |

(ii) Particular provisions

Clause 52.06 Car Parking

Clause 52.06 seeks to ensure the provision of an appropriate number of car parking spaces having regard to likely demand, the activities on the land and the nature of the locality, while also supporting sustainable transport alternatives.

The clause includes car parking requirements associated with a range of land uses and is discussed further in Chapter 6 of this report.

Clause 54 One Dwelling on a Lot

Clause 54 includes a series of Objectives, Standards and Decision guidelines. It applies to permit applications to construct a building or construct or carry out works associated with one dwelling on a lot under the provisions of the residential zones. Standards are able to be varied in zone schedules.

Clause 55 Two or More Dwellings on a Lot and Residential Buildings

Clause 55 also includes a series of Objectives, Standards and Decision guidelines however it applies to multi-dwelling developments under the provisions of the residential zones. Standards are also able to be varied in zone schedules.

2.5 Ministerial Directions and Planning Practice Notes

The Explanatory Report discusses how the Amendment meets the relevant requirements of Ministerial Direction 11 (Strategic Assessment of Amendments) and *Planning Practice Note 46: Strategic Assessment Guidelines*, August 2018. That discussion is not repeated here, however, the Panel is satisfied that the Amendment is consistent with the requirements of these documents.

4.3.3 Planning Scheme Amendment C213 Consideration of Panel Report and Adoption (Cont.)

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2.6 Discussion

At a broad policy level, the relevant clauses of the PPF and Plan Melbourne all support increased residential development densities around activity centres. This is an accepted and long-standing approach to planning for activity centres in Victoria and one which meets a multitude of intertwined policy directions associated with themes such as transport and access, sustainability, housing availability, housing affordability and neighbourhood character.

The Amendment supports these policy directions and seeks to facilitate an appropriate level of development around the Dandenong, Noble Park and Springvale activity centres, based on detailed local strategic and policy documents that have previously been tested as part of the Amendment C182 process.

The Panel notes that the Amendment C182 Panel found that these supporting documents were comprehensive, and highlighted the “*thorough underpinning*” of the strategic intent for that Amendment. The Panel adopts these findings and accepts that these same strategic documents that now support Amendment C213 are generally robust and ‘fit for purpose’.

In this context, the Panel concludes that the Amendment is generally supported by, and implements, the relevant sections of the PPF, and is consistent with the relevant Ministerial Directions and Practice Notes.

However, the Panel acknowledges that many submissions raised more detailed issues about the outcomes that might result from the Amendment and the adequacy of specific planning provisions that it will implement. These issues are discussed in the following chapters.

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3 Strategic justification

3.1 The issue

The issue is whether the policy changes (including changes to the Greater Dandenong Residential Framework) and associated application of the GRZ3 are strategically justified.

This chapter discusses the broader strategic issues associated with these matters, while the following chapters discuss the more detailed issues raised in submissions, including specific provisions and where the GRZ3 is proposed to be applied.

3.2 Evidence and submissions

In its Part B submission, Council provided a detailed discussion of the strategic justification for the Amendment which identified key elements of relevant policy and strategic documents that support the proposed policy and zoning changes. Key elements of the justification included:

- Reference to the *Residential Zones Standing Advisory Committee Stage One Overarching Issues Report*, June 2014 and the finding that residential planning scheme amendments should be supported by State and regional housing policies and by a municipal housing strategy – all of which are provided in support of Amendment C213 (and previously supported in Amendment C182).
- Reference to *Plan Melbourne* and the need to identify a ‘spectrum’ of Minimal, Incremental and High Change residential areas that respond appropriately to future housing needs and provide certainty about the scale and growth of suburbs - as provided in the *Policy and Controls Report*.
- Reference to the Panel Report for Amendment C182 and the finding that the strategic studies that underpinned Amendment C182 (and also underpin this Amendment) are comprehensive and thorough, and that the changes proposed for the RGZ schedules 1, 2 and 3 were “*appropriate and strategically justified*”.

Council submitted that the proposed application of the GRZ3 is “*entirely consistent with the robust and strategically justified residential zones review project reflected in the Policy and Controls report, and which was endorsed by the C182 Panel*”.

Council advised that when considering the appropriateness of the GRZ3 compared to the RGZ1, the key issues are:

- Neighbourhood character – noting that the *Policy and Controls Report* identified a concern that the RGZ did not require consideration of neighbourhood character and that the more distant land is from an activity centre core, the more neighbourhood character should be considered.
- Allowable uses – noting that the GRZ provides for a narrower range of land uses than the RGZ and that this is appropriate for the nominated precincts given their distance from their respective activity centres.
- Responsive to State reforms – noting that new ‘tools’ are now available to Councils (that were not available when Amendment C182 was prepared) in the form of

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mandatory maximum height controls in the GRZ and the ability to 'switch off' the garden area requirement.

Council also noted that the application of the GRZ3 will focus investment and change within and adjacent to the core of activity centres, enable more effective management of change and investment to key areas and prevent 'speculative' out of context development.

Council concluded that:

... the change of status of the subject precincts from 'substantial' to 'incremental change areas better reflects the intended outcomes for these areas. The proposed rezoning appropriately achieves the strategic intent of the Policy and Controls Report and reflects the municipal residential framework.

Council relied on expert evidence from Mr Reid who was one of the key authors of the *Policy and Controls Report*, gave evidence at the C182 Panel Hearing and also undertook the 'peer review' of the Amendment C213 documentation.

In relation to the changes proposed to the Residential Framework Plan (and subsequent changes to Clause 22.09), Mr Reid stated that the proposed change in the designation of the precincts from 'substantial' to 'incremental' change was appropriate because:

... it better reflects the purpose of the GRZ and provides a clear distinction between the Substantial Change Areas, zoned RGZ, and the Incremental Change Areas, zoned GRZ. This change also reflects the intended built form outcome for these areas, which was identified as Substantial Change 'Outer' Areas in the Policy and Controls Report'.

Mr Reid supported the rezoning of the land from the RGZ to the GRZ, stating that the primary differences between the two zones (for the purposes of this Amendment) relate to neighbourhood character and the scale of development. His evidence was that neighbourhood character was an appropriate consideration for these areas (as flagged in the *Policy and Controls Report*) and that the exhibited GRZ3 schedule would achieve the built form objectives for the relevant areas anticipated by that report, including building height.

He also noted that his evidence to the Amendment C182 Panel mooted the idea of creating a GRZ3 with a maximum height of 10.5 metres – however this preceded Amendment VC110 which introduced default maximum mandatory heights and minimum garden areas.

Many submitters sought a reduced built form outcome for various areas and while they did not directly contest the strategic justification of the Amendment, they sought outcomes that were arguably inconsistent with some of the broader policy imperatives upon which the Amendment is based.

Other submitters argued that elements of the Amendment such as the 'Incremental' change designation and the GRZ3 (or elements of it) were too restrictive and should either be modified or the current RGZ1 retained.

4.3.3 Planning Scheme Amendment C213 Consideration of Panel Report and Adoption (Cont.)

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3.3 Discussion

In considering whether the proposed policy changes, and the associated application of the GRZ3 in place of (primarily) the RGZ1 are strategically justified the Panel considered three key issues discussed below.

(i) What form of development did the *Policy and Controls Report* contemplate for the relevant precincts and is the Amendment consistent with this?

All of the areas proposed to be rezoned GRZ3, are identified in the *Policy and Controls Report* as 'Residential Outer Areas' which it described as:

- Residential areas in close walking distance of Dandenong, Springvale and Noble Park commercial areas and significant community facilities.
- Areas that provide a transition in dwelling density and scale, while supporting access to higher order services, facilities and transport.
- Areas experiencing strong demand for higher and medium density housing (up to 3 storeys).

As discussed in Council's submission and in Mr Reid's evidence, the *Policy and Controls Report* recommended the inclusion of these areas in the RGZ3, with a maximum building height of 10.5 metres, together with additional changes to the schedule, including the consideration of urban design outcomes.

As outlined earlier, there have been State level amendments to residential development provisions, including the application of mandatory height controls since the adoption of the *Policy and Controls Report*. However, these amendments have not changed the overarching recommendation in the *Policy and Controls Report* that the subject areas should provide a transition in density and scale, and that development of up to 3 storeys would be appropriate.

The current amendment seeks to change these areas from 'Potential Medium/High Density Residential (Substantial Change) on the Strategic Framework Plan and 'Substantial Change' on Map 1 Future Change Areas at Clause 22.09-3.5 to 'Incremental Change Areas' on Map 1, and to include some associated text changes.

The 'Incremental Change Area' is described in the *Policy and Controls Report* as:

- Residential areas at the outer limits of reasonable walking of Dandenong, Springvale and Noble Park commercial areas.
- Areas that provide a transition in dwelling density and scale.
- Areas containing a mixture of medium density development and detached houses.
- Areas with narrow, quieter streets and established character.

Both areas refer to transition in dwelling density and scale, however the 'Incremental Change Area' identifies the presence of more detached houses and refers to 'established character'.

The Panel accepts Council's submissions and Mr Reid's evidence that these areas are on the periphery of Substantial change areas and are intended to provide a transition from the taller built form in the commercial cores to the surrounding lower level (predominantly GRZ)

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residential areas. This is clearly enabled in the revised Clause 22.09 by the designation of the precincts as Incremental change areas that can accommodate development of up to three storeys, with the remaining Incremental changes areas having a preferred height of up to two storeys.

Accordingly, the Panel is satisfied that the Amendment will facilitate built form outcomes that are generally consistent with those contemplated in the *Policy and Controls Report* and that regardless of whether these areas are designated 'Incremental' or 'Substantial', the built form outcomes sought by Council will be achievable.

For these reasons, the Panel does not support those submissions that sought the retention of the RGZ1 or a control that would provide for taller, more intensive development than enabled by the exhibited GRZ3. The preferred three storey maximum building height and role of these areas as expressed in the revised policies are consistent with the *Policy and Controls Report* and the Panel is satisfied that they will provide an appropriate framework for managing development in these areas.

(ii) Is the use of the GRZ3 appropriate to implement the form of development that is contemplated?

Council submitted that the current application of the RGZ1, while waiting for Amendment C213 to proceed, has left the 'Residential Outer Areas' in policy 'limbo', given that the RGZ1 was initially intended to apply to the 'Dandenong Declared Area and Urban Renewal Area'.

Council also submitted that the GRZ3 is the most appropriate zone to meet the built form and transition objectives for the 'Residential Outer Areas' given that:

- the GRZ allows for consideration of neighbourhood character and has a narrower scope of permissible uses than the RGZ
- there is a clear and well-established policy framework that promotes a stepping down of development density as it moves away from the activity centre core
- the GRZ3 will provide the appropriate 'step' between the RGZ1/RGZ2 areas where the preferred height is up to four storeys and the GRZ1/GRZ2 areas where the preferred height is up to two storeys.

Mr Reid came to a similar conclusion and considered that the difference in the policy designations (from 'Substantial' to 'Incremental' change) were limited and that from a zoning perspective either a 'beefed up' GRZ3 or a 'watered down' RGZ could be appropriate.

Having considered the transition in height and built form outcomes sought for the relevant areas (including the consideration of neighbourhood character), the Panel considers that the GRZ is an acceptable zone, subject to:

- the application of the GRZ not impacting the ability to meet future housing supply and demand requirements (discussed further below)
- the schedule being appropriately 'tailored' to facilitate the design outcomes that are sought.

4.3.3 Planning Scheme Amendment C213 Consideration of Panel Report and Adoption (Cont.)

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(iii) What are the implications for development outcomes and housing supply and demand?

Council submitted that the Amendment would not impact the ability to provide for residential growth and relied on the findings of the *Housing Analysis* and the subsequent *Rezoning Impacts* to demonstrate this. Council submitted that these reports were based on 'conservative' assumptions and highlighted that both reports concluded that there would be adequate capacity to accommodate demand and enable the housing market to operate effectively. Council also noted that this position was accepted by the C182 Panel, although it raised concerns about the possible impacts of applying mandatory maximum building heights.

Mr Reid also addressed this issue in his evidence and stated that:

I have not undertaken a detailed review of the Housing Analysis. However, my observation is that the changes to residential zones introduced by VC110 and to the zone schedules by C182, Part 1, would likely result in an increase in potential housing capacity compared to the original Amendment C182 framework.

The reasons for this conclusion are as follows:

- *A proposed four storey mandatory height control was removed from RGZ2 as part of the authorisation of Amendment C182;*
- *VC110 introduced a mandatory 3 storey control to the GRZ, one storey higher than had been proposed by Amendment C182;*
- *VC110 modified the NRZ to remove a restriction that allowed only one additional dwelling per lot, substantially increasing the potential for multiple dwelling developments in the zone.*

The above observations assume that the Garden Area Requirements introduced by VC110 will have no net impact on potential housing capacity. I am not aware of any evidence to the contrary. Ultimately the impact of the Garden Area Requirements is immaterial as it is not proposed to apply them as part of Amendment C213.

The Panel accepts Council's submission and Mr Reid's evidence that the proposed policy changes and application of the GRZ3 are not expected to affect the ability to accommodate projected growth as foreshadowed in the *Housing Analysis* and will not significantly impact on the residential capacity under the current zoning arrangements.

The Panel notes the concerns raised by the C182 Panel about the potential impact of mandatory controls on residential capacity. However, it considers that the changes highlighted by Mr Reid that have occurred as a result of VC110 demonstrate that while mandatory controls have now been implemented, they are unlikely to have a significant effect on housing capacity given the conservative assumptions of the *Housing Analysis* and the increase in permissible height that has occurred in some locations.

Nevertheless, it will be important that this issue is monitored by Council to ensure that the policy and zoning framework will continue to enable projected population growth to be met, consistent with the requirements of Clause 11.02-1S (Supply of urban land).

4.3.3 Planning Scheme Amendment C213 Consideration of Panel Report and Adoption (Cont.)

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3.4 Conclusions

The Panel concludes that:

- The proposed policy changes and GRZ3 will facilitate the form of development that the *Policy and Controls Report* contemplated for the relevant precincts.
- The proposed policy and zoning changes are not expected to impact significantly on housing capacity, although this will need to be monitored by Council.
- The Amendment is well founded and strategically justified, and should proceed subject to addressing the more specific issues raised in submissions and discussed in the following chapters.

4.3.3 Planning Scheme Amendment C213 Consideration of Panel Report and Adoption (Cont.)

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4 Building heights

4.1 The issue

The issue is whether the 11 metre mandatory maximum building height in the GRZ3 should be decreased or increased.

The exhibited GRZ3 relies on the default GRZ maximum building height requirement for a dwelling or residential building that buildings not exceed 11 metres or contain more than three storeys.

In addition, the exhibited Clause 22.09 includes the 'Building Height' Design Principle:

The preferred maximum building height for land within the GRZ3 is 3 storeys, including ground level.

The GRZ3 precincts are generally subject to the existing RGZ1 that has a discretionary maximum building height of 13.5 metres (four storeys).

4.2 Evidence and submissions

Many submitters supported the reduction in maximum building height from the current discretionary four storeys in the RGZ1, but preferred that the maximum building height be two instead of three storeys. These submitters were concerned about the impact of three storey development on neighbourhood character and amenity, and cited concerns about overlooking and overshadowing. Some of these submissions were focussed on particular areas, such as Clow Street and Clement Street in Dandenong, where submitters raised concerns about localised amenity, traffic and parking issues that might be exacerbated by additional three storey development.

Other submitters believed that the current four storey building height should either be retained, or increased. These submitters considered that a three storey limit would result in the underdevelopment of specific areas or sites and that this would be a poor outcome given their 'transition' role and access to infrastructure and services. For example, the owners of land in Potter Street, Dandenong submitted that the current four storey limit should be retained in that area to take advantage of its proximity to the Princes Highway and to provide for "intensified development" in the area. Human Habitats (submission 46) made similar submissions about the development potential of the Romsey Street area in Noble Park and advocated for more intensive development in that area. Mr Tivendale (submission 56) made a detailed submission at the Hearing in which he submitted that the Amendment should "specify six storeys as the desired maximum height in incremental change areas". Mr Tivendale advocated for increased residential densities (and building heights) in and around activity centres and highlighted various benefits from adopting that approach. Mr Tivendale called evidence from Dr Taylor and provided commentary on a range of issues relating to residential density, traffic and parking that are discussed in Chapter 6 of this report.

Council submitted that the three storey maximum building height was consistent with the strategic role of these precincts recommended in the *Policy and Controls Report*. That report noted that the 'Residential Outer Areas' (to which the GRZ3 is generally proposed to apply)

4.3.3 Planning Scheme Amendment C213 Consideration of Panel Report and Adoption (Cont.)

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will provide a transition in dwelling density and scale, and should accommodate medium density housing up to three storeys.

Council noted that the GRZ3 will decrease the allowable maximum building height where it replaces the RGZ1, but submitted that that *“this is appropriate to better achieve a ‘stepping down’ in heights and intensity of development as walking distances from the core of each centre increases and areas share a direct interface with incremental change areas zoned GRZ1”*.

In terms of applying a two storey maximum building height, Council agreed with Mr Reid’s evidence that this would *“excessively inhibit the development potential of these areas given their close proximity to Greater Dandenong’s three highest level activity centres”*.

Mr Reid also noted that:

The application of a two storey height limit would likely require the application of the Neighbourhood Residential Zone to support such a height limit – a zoning that cannot be justified by the strength of the existing character nor the strategic location of the precincts. Further, a two storey height limit would be incongruous given the three storey limit that applies to GRZ1 precincts that cover the majority of the municipality.

In terms of increasing the maximum building height (such as the six storeys sought by Mr Tivendale), Council submitted that this would result in *“speculative, out of context development”* and *“continued lack of investment and density in the core of the activity centre”*.

In response to the amenity concerns raised by submitters, Council submitted that:

... amenity concerns such as overshadowing will be subject to robust assessment under clause 55.04 (Amenity Impacts) of the Scheme to determine a proposal’s effect on neighbouring properties, including (among other things) overshadowing and overlooking. Clause 55.04-5 specifically aims to ‘ensure buildings do not significantly overshadow existing secluded private open space’ while clause 55.04-6 seeks to ‘limit views into existing secluded private open space and habitable room windows’.

Mr Reid shared Council’s views about addressing amenity issues.

Council concluded that the three storey maximum building height *“strikes the correct balance between transitioning to a more sensitive urban design environment while not stifling development opportunities.”*

4.3 Discussion

As discussed in Chapter 3 of this report, the Panel is satisfied that the GRZ is an appropriate zone to achieve the policy outcomes sought for ‘Residential Outer Areas’, including the transition of building heights from the ‘Substantial’ to ‘Incremental’ changes areas. Implicit in this is that the default 11 metre maximum building height is appropriate for these areas and should be applied.

While the Panel acknowledges the concerns of submitters about amenity and character impacts, the Panel agrees with Council and Mr Reid that the Amendment and the existing

4.3.3 Planning Scheme Amendment C213 Consideration of Panel Report and Adoption (Cont.)

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planning scheme provisions provide a comprehensive framework within which these concerns can be addressed. These provisions include:

- Clauses 54 and 55 (ResCode)
- Clause 22.09, including the extensive 'Design principles'
- the 'Purposes' of the GRZ
- the 'Neighbourhood character objectives' of the GRZ3.

In deciding to apply the GRZ to these precincts, Council has clearly signalled that it will have regard to character and amenity outcomes when considering applications and has reflected this in Clause 22.09 and the GRZ3. This should provide some reassurance to submitters who were concerned about amenity and neighbourhood character impacts.

The Panel also notes that the GRZ and its default 11 metre maximum building height applies extensively in Melbourne's residential areas and there is no justification for adopting a more restrictive approach in Greater Dandenong's GRZ3 precincts.

Other submitters sought the retention of the current four storey discretionary maximum building height (as currently provided in the RGZ) on specific sites or areas, while Mr Tivendale submitted that six storey buildings should be permissible in these 'transition' areas. These submissions were largely based on the premise that limiting building heights in these precincts to three storeys would be an 'underdevelopment' given their proximity to activity centres, transport and other facilities, and in light of broader policies that support urban consolidation.

The maximum three storey building height proposed for these precincts was a recommendation of the *Policy and Controls Report* (which recommended a mandatory maximum height of 10.5 metres) that was tested through the Amendment C182 process and now underpins much of Council's residential planning framework. As discussed earlier, the Panel is satisfied that the report remains relevant and provides a sound strategic basis for the GRZ3 and the preferred building height.

The Panels also notes Council's submission and Mr Reid's evidence that allowing for a taller built form in these precincts (particularly 6 storey buildings) would likely have the unintended consequences of dispersing taller development and diluting redevelopment of the 'Substantial' change areas, potentially resulting in more haphazard built form and amenity outcomes. As Council submitted:

By directing more intensive development in the cores of the activity centres, Council expects that this will not simply provide opportunities for growth, but in many ways, it will play a pivotal role as the agent of change in delivering it.

Although the Panel supports the three storey maximum building height in these precincts, it anticipates that the function of these precincts, including the preferred building height, will need to be reviewed over time in response to population growth, development rates and demand for specific forms of housing.

In this context, it is conceivable that some of these areas will require a different mix of planning provisions and potentially an opportunity for taller buildings and more intensive development in the future. However, the Panel is satisfied that the preferred three storey maximum building height that will be introduced through the Amendment is appropriate under the current circumstances and should be adopted.

4.3.3 Planning Scheme Amendment C213 Consideration of Panel Report and Adoption (Cont.)

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4.4 Conclusion

The Panel concludes:

- The 11 metre (three storey) maximum building height is appropriate in these 'transition' precincts.

4.3.3 Planning Scheme Amendment C213 Consideration of Panel Report and Adoption (Cont.)

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5 Garden areas and open space

5.1 The issue

The issue is whether the GRZ3 should apply a 'minimum garden area requirement'.

The exhibited GRZ3 includes an exemption from the garden area requirement in the GRZ shown in Table 2.

Table 2 GRZ Minimum garden area requirement

| Lot size | Minimum percentage of a lot set aside as garden area |
|---------------|--|
| 400 – 500 sqm | 25% |
| 500 – 650 sqm | 30% |
| Above 650 sqm | 35% |

5.2 Evidence and submissions

Many submissions opposed the proposed exemption from the GRZ minimum garden area requirement, citing the importance of garden spaces in residential areas, particularly in terms of health, recreation, amenity and the environment. In this context, many of these submitters also opposed the three storey maximum building height and preferred a two storey maximum.

Mr Budahazy (submission 50) submitted that *"the minimum dimension of 3 metres for secluded open space should be increased to 3.5 metres or 4 metres to improve the usability of this space, avoid creating a disproportionately long and narrow open space, and allow for greater landscaping opportunities"*.

Council submitted that the minimum garden area requirement had been *"switched off"* to allow for greater site coverage, consistent with the intended 'transition' function of the GRZ3 and the expectation that it will accommodate more intensive development than other GRZ areas.

In response to submitters' concerns, Council noted that a range of other open space and landscaping requirements will still apply:

89. *Developments in the subject precincts will still be required to meet the varied private open space and landscaping requirements of the GRZ3 (for two or more dwellings on a lot). These are:*
 - 89.1 *in relation to landscaping, 70% of ground level front setback, and side and rear setbacks planted with substantial landscaping and canopy trees; and*
 - 89.2 *in relation to private open space, an area of 40sqm 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 25sqm, a minimum dimension of 4m² and convenient access*

² The exhibited GRZ3 provides for a 'minimum dimension' of 3 metres.

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from a living room; or a balcony with a minimum area of 10sqm with a minimum width of 2m and convenient access from a living room; or a roof-top area of 10sqm with a minimum width of 2m and convenient access from a living room.

90. *Applications for one dwelling on a lot requiring a planning permit will also be required to meet the requirements of clause 54 of the Scheme.*
91. *Additionally, proposals will still be required to satisfy the various objectives and design principles under clause 22.09.*

Council concluded that *“these requirements will ensure appropriate landscaping is achieved and that the garden area requirement does not have to be ‘switched back on’”*.

Council relied on Mr Reid’s evidence in which he noted that the proposed GRZ3 precincts have never been subject to the minimum garden area requirements (as they do not apply in the RGZ), but will remain subject to the ResCode landscaping and private open space provisions referred to by Council. They will also be subject to Clause 22.09 that provides additional guidance about the landscape and open space outcomes sought by Council. Mr Reid concluded that exempting these precincts from the minimum garden area requirement *“is warranted given their strategic purpose as transitional areas; and that the provisions of ResCode supplemented by local policy will ensure appropriate landscaping is achieved as part of any new development”*.

5.3 Discussion

The Panel acknowledges the concerns raised by submitters, but is satisfied that exempting the GRZ3 precincts from the minimum garden areas requirements is appropriate in light of the transitional role of these areas and the expectation that they should accommodate more intensive development than would be expected in conventional GRZ areas. This approach is consistent with the outcomes sought in the *Policy and Controls Report*. The Panel also agrees with Council that the range of other landscaping and open space provisions that will apply within the GRZ3 precincts will provide a framework for addressing the ‘garden’ concerns raised by submitters.

During the Hearing, the Panel asked Council and Mr Reid whether they had any knowledge or experience of the built form outcomes that might be expected where the minimum garden area requirements are ‘turned off’ in the GRZ. They noted that these requirements had only been introduced into the Victoria Planning Provisions relatively recently³ and were not able to provide any specific examples of developments or applications where the requirements had been ‘turned off’. Nevertheless, they were satisfied that the other open space and landscaping provisions were adequate to address the concerns raised in submissions.

While the Panel accepts this response, Council should monitor the landscaping and built form outcomes under the GRZ3 to better understand how these provisions will operate and whether they are achieving acceptable outcomes.

³ Through Amendment VC110 that was introduced in March 2017.

4.3.3 Planning Scheme Amendment C213 Consideration of Panel Report and Adoption (Cont.)

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In relation to Mr Budahazy's submission, the Panel notes that the minimum three metre dimension is the default ResCode discretionary standard (Clause 55.05-4 Standard B28) and has been in place for many years and is applied throughout the State to medium density housing developments. The increase sought by Mr Budahazy, while possibly having some benefits, has not been adequately justified to warrant the Panel recommending a variation to this established standard.

5.4 Conclusion

The Panel concludes:

- The garden area and landscaping provisions within the exhibited GRZ3 are appropriate and will achieve a suitable balance between enabling more intensive development, consistent with the transition role of these precincts, and providing suitable open space and landscape outcomes.

4.3.3 Planning Scheme Amendment C213 Consideration of Panel Report and Adoption (Cont.)

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6 Traffic and car parking

6.1 The issues

The issues are:

- whether applying the Amendment will result in unacceptable traffic and parking outcomes
- whether there should be changes to the car parking provisions.

6.2 Evidence and submissions

Many submitters argued that the development and population density that would be achieved in the GRZ3 (particularly given the three storey maximum building height) would create traffic congestion, parking shortages and road safety issues. Some submissions identified specific areas, such as Clement and Clow Streets in Dandenong, that they considered are already experiencing traffic and parking issues and therefore warranted a two storey maximum building height. Mrs Alvarez (submission 95) for example, submitted that in order to address parking issues, every apartment should provide 2 on-site car parking spaces.

Mr Tivendale (submission 56) provided a comprehensive submission at the Hearing, supported by the evidence of Dr Taylor. Mr Tivendale described various overarching factors that impact on the planning and development of activity centres and the provision of housing within and around them, including:

- the need for affordable housing and housing choice
- the implications of climate change
- population growth in Melbourne and, more specifically, Dandenong
- reduced reliance on cars.

He concluded that activity centres and the areas around them should have the greatest opportunity for higher dwelling densities and that this would be assisted by reducing the provision of car parking associated with residential development.

Mr Tivendale called evidence from Dr Taylor who provided an overview of her research into residential car parking, including off-street parking associated with apartments. In summary, Dr Taylor's evidence was that car ownership and parking usage for apartment dwellers were less than anticipated and provided for in the planning scheme parking provisions⁴ and resulted in a significant proportion of unused and underutilised parking spaces in apartment complexes. This was particularly so in areas that are well serviced by public transport. Dr Taylor highlighted that this creates significant cost and equity issues, and provided examples of how these issues are addressed in other cities. Dr Taylor also discussed the use of on-street parking and noted the extent to which it is used by occupiers of detached dwellings who use their off-street parking for other purposes, including storage.

Mr Tivendale concluded that Amendment C213 was a "*significant step backwards*" and sought recommendations from the Panel that:

⁴ Principally Clause 52.06 Car Parking.

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- ... the amendment include a Parking Precinct Plan that reduces the current parking requirement from a minimum of 1 parking space per dwelling to a maximum of 0.5 parking spaces per dwelling in the GRZ3.
- Council ensure that 20% of future housing in the GRZ3 areas is provided with zero car parking per dwelling and that any future residents (owners or tenants) are entitled to secure the dwelling without having to pay for a car space.

Council and Mr Reid noted that traffic and parking issues were also raised in submissions on Amendment C182 and referred to the discussion of those issues in the Panel report for that Amendment:

The Panel agrees with Council that the Amendment is aimed at achieving improved residential development outcomes, and will set an appropriate decision framework for assessing future permit applications when details are known and available. This is when issues associated with amenity, infrastructure traffic and car parking can be considered against actual development proposals ...

The Panel concludes that existing and proposed clauses in the Municipal Strategic Statement, local policy and zone provisions will help manage amenity, traffic and car parking issues associated with residential development, and that these issues can be further managed through the permit application process.

Council and Mr Reid submitted that the same conclusions should be drawn in relation to Amendment C213.

In response to concerns about increasing traffic and limited parking, Council highlighted various planning scheme provisions that it will use to manage traffic and parking issues, including:

- Clause 32.08-11 (General Residential Zone) (Application requirements) that requires an assessment of traffic impacts
- Clause 52.06-7 (Parking) (Application requirements and decision guidelines for permit applications) that requires a planning permit for reducing the number of parking spaces required by the GDPS.

Council also noted that the reduction in maximum building height from four storeys in the current RGZ1 to three storeys under the proposed GRZ3 will likely result in less intensive development and reduce the extent of car parking and traffic issues that some submitters are anticipating.

In relation to Mr Tivendale's submission, Council submitted that the changes that he sought were not within the scope of the Amendment and would require extensive analysis that had not been conducted as part of the Amendment process. Council also queried whether elements of his analysis were adequate to support his findings and submitted that any changes to parking provisions would need to be considered on a broader geographic basis than just the precincts proposed to be zoned GRZ3.

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Council also submitted that car parking does not operate in a “*policy vacuum*” and there are extensive State planning scheme provisions, including the opportunity to apply for parking dispensations.

Council advised that it has no plans to review parking provisions at this time or as part of the ongoing review of its residential zones. Council also advised that the *Housing Strategy* has a life to 2024 and it is yet to determine how it might be reviewed or updated, or whether it might address the types of issues raised by Mr Tivendale.

6.3 Discussion

As a general observation, the Panel accepts that managing parking and traffic issues around the activity centres and in some of the transition areas proposed to be zoned GRZ3 will present challenges, however it agrees with Council’s submission that there are planning scheme mechanisms in place to assist its management of these issues.

The Panel has not been persuaded by submissions that the preferred type and density of development sought in the GRZ3 precincts warrant a reduced building height or an increase in parking provision rates. In reaching this conclusion, the Panel notes that the type and density of development that Council envisages in the GRZ3 is reasonably modest considering their proximity to the activity centres, and is not dissimilar to what has, or is likely to occur throughout extensive areas of metropolitan Melbourne that are subject to the GRZ.

Mr Tivendale and Dr Taylor raised issues that the Panel agrees are important and that are relevant across Melbourne, not just to Greater Dandenong or the GRZ3 precincts. However, the Panel also agrees with Council that Amendment C213 is not the process through which these issues can be resolved at the local level or changes to parking provisions, such as the introduction of a parking precinct plan, can be introduced. The types of changes sought by Mr Tivendale would require appropriate strategic justification and would need to be exhibited so that stakeholders have an opportunity to consider and respond to them. Importantly, Council has not made any commitment or provision for undertaking this work and cautioned the Panel against recommending that it be done.

Mr Tivendale submitted that the Amendment should be delayed until the changes that he sought are included and the necessary additional investigations are completed. Alternatively, he submitted that the Amendment should be abandoned if the changes are not included.

The Panel does not agree that the Amendment should be delayed or abandoned in order to investigate and review the issues raised by Mr Tivendale and Dr Taylor. While these issues are important, they do not preclude the Amendment from being approved and completing the implementation of the *Housing Strategy* and the *Policy and Controls Report*.

As discussed earlier, the Panel is satisfied that the Amendment is strategically justified, will improve the planning framework for the transition areas and should proceed. Nevertheless, the Panel encourages Council to consider the issues associated with car parking in and around its activity centres as part of its ongoing strategic work program, including the future review of the *Housing Strategy*.

4.3.3 Planning Scheme Amendment C213 Consideration of Panel Report and Adoption (Cont.)

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6.4 Conclusions

The Panel concludes:

- Traffic and parking issues can be managed through the existing planning scheme provisions.
- Emerging issues associated with residential parking in and around activity centres are important, but not a reason to delay or abandon the Amendment.

4.3.3 Planning Scheme Amendment C213 Consideration of Panel Report and Adoption (Cont.)

7 Other content issues

This chapter of the report discusses various content and drafting issues raised in submissions.

7.1 Clause 22.09-3.3 Incremental change areas – General Residential Zone

(i) The issues

The issues are:

- whether the reference to a “*high standard of design*” in a ‘Bulk and Built Form’ Design Principle should be deleted or augmented
- whether the clause should discourage reverse living
- whether the clause should require the restructure of developable lots.

(ii) Submissions

Ratio Consultants lodged a written submission on behalf of WCL Development (submission 4) that included:

We consider the qualitative wording under Clause 22.09-3.3 requiring ‘buildings to portray a high standard of design’ to be superfluous, and the tangible components of ResCode are adequate to ensure appropriate design responses.

The relevant ‘Bulk and Built Form’ Design Principle is:

Separation between upper levels of dwellings on a site in the GRZ3 is not generally needed, provided the building portrays a high standard of design and does not result in unreasonable amenity impacts.

Mr Budahazy (submission 50) also queried the utility of this reference, but suggested that it be augmented rather than deleted.

Council did not support changes to this Design Principle and was satisfied that the clause provides an appropriate level of design guidance.

Mr Budahazy sought the inclusion of a policy statement to “*discourage reverse living arrangements*” in “*incremental Change/GRZ areas*”, or at least to “*restrict the proportion of reverse living dwellings in new multi-unit developments*”.

Mr Budahazy also submitted that the word ‘preferred’ should be deleted from ‘Building Height’ Design Principle in Clause 22.09-3.3 that relates to the GRZ3:

The preferred maximum building height for land within the GRZ3 is 3 storeys, including ground level.

Mr Budahazy submitted that this change would provide greater certainty, but it is not clear to the Panel how that would be achieved.

Mr Houlihan (submission 173) submitted that the Amendment should require the restructure of developable lots to accommodate “*new form development*”.

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(iii) Discussion

The Panel notes that the Design Principle in Clause 22.09-3.3 that relates to buildings portraying a “*high standard of design*” is also included in Clause 22.09-3.2 Substantial change areas – Residential Growth Zone. The Panel accepts that applying the Design Principle will require some interpretation, but is satisfied that it is reasonable for Council to require high quality design outcomes in these areas. The Panel agrees with Council that no change to this Design Principle is necessary.

In relation to reverse living, the Panel does not believe that Mr Budahazy established the need or justification for restricting this form of development in the GRZ3 and does not support this change. The Panel also believes that there is merit in retaining flexibility for residential site layouts to meet future housing demands and liveability expectations.

In relation to the restructure of developable lots, the Panel is satisfied that this issue is adequately addressed by the policy in Clause 22.09-3.3:

- *Encourage consolidation of allotments to increase development potential and achieve improved design outcomes.*

(iv) Conclusions

The Panel concludes:

- The use of the words “*high standard of design*” at Clause 22.09-3.3 is appropriate
- There is no need to amend Clause 22.09-3.3 to make specific reference to reverse living or the restructure of developable lots.

7.2 GRZ3 Neighbourhood character objectives

(i) The issue

The issue is whether the GRZ3 should more explicitly recognise the function of the ‘residential transition areas’.

(ii) Submissions

WCL Development (submission 4) submitted:

There may be an opportunity to revise the Neighbourhood character objectives contained under the proposed Schedule 3 to the GRZ, to include a more nuanced objective which acknowledges the difference between Schedule 3 and Schedules 1 and 2, being one of a transitional nature.

Council did not support any changes to the objectives and submitted that the overarching purpose of the GRZ3 is reflected in its title: “*Residential Transition Areas*”. Council also noted that Clause 22.09 provides policy guidance and additional differentiation between the outcomes sought in the GRZ schedules.

(iii) Discussion

The GRZ3 objectives do not directly explain the intended ‘transition’ role of the GRZ3, although the Panel notes Council’s view that its role is adequately reflected in the schedule’s

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title and in Clause 22.09. More specifically, Clause 22.09 includes Design Principles that differentiate between the GRZ3 and the other GRZ schedules, and includes 'policies' that explain the broader role of the 'Incremental change areas', including:

- *Provide a transition in built form and density at the interface with the Substantial Change areas (zoned RGZ) or Activity Centres (zoned Commercial/Mixed Use/Comprehensive Development Zone).*
- *Achieve a transition in built form from the Incremental Change areas (zoned GRZ) to the surrounding Limited Change areas (zoned NRZ).*

Although these references are appropriate, the Panel agrees with WCL Development that the GRZ3 would benefit from including an objective that specifically explains its transition or interface role, and more effectively differentiates it from the GRZ1 and GRZ2. This can be achieved by including a new objective:

To provide a transition in building height and density between residential development in Substantial Change Areas or Activity Centres and other Incremental Change or Limited Change Areas.

The Panel is satisfied that this is an appropriate addition that would improve the transparency and clarity of the GRZ3's intended function.

(iv) Conclusion

The Panel concludes:

- An additional objective should be added to the GRZ3 to more clearly explain the transitional role of the areas to which it applies.

(v) Recommendation

The Panel recommends:

1. **Include the following 'Neighbourhood character objective' in the General Residential Zone Schedule 3:**

To provide a transition in building height and density between residential development in Substantial Change Areas or Activity Centres and other Incremental Change or Limited Change Areas.

7.3 GRZ3 Heritage decision guideline

(i) The issue

The issue is whether 'heritage' should be included as a 'Decision guideline' in the GRZ3.

(ii) Submissions

WCL Development (submission 4) submitted:

... we query the relevance and necessity of the proposed decision guideline pertaining to heritage matters pursuant to Schedule 3 of the GRZ.

The Decision guideline is included at Clause 7.0 of the GRZ3:

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Whether the development might adversely impact on an item of heritage significance ...

Council submitted that this decision guideline “*is a standard inclusion for GRZ schedules*” and ensures that applications consider any adverse impacts on the heritage significance of the property or an adjoining site.

(iii) Discussion

The ‘heritage’ Decision guideline is arguably unnecessary given the strategies included in Clause 15.03-1S (Heritage conservation) that require the consideration of heritage impacts. However, the Panel notes that this decision guideline is included in the existing RGZ2, GRZ1, GRZ2 and NRZ1, and that the GRZ3 simply seeks to carry it over.

Deleting it from the GRZ3 might be interpreted as attributing less significance to heritage in the GRZ3 than in other residential areas and for this reason the Panel is reluctant to recommend that it be deleted in isolation. The Panel is also reluctant to recommend that it be removed from the other schedules given that this would be beyond the scope of the Amendment.

For these reasons, the Panel is satisfied that the decision guideline should be retained in the GRZ3, but encourages Council to review its relevance and necessity in its next residential zones review or planning scheme review.

(iv) Conclusion

The Panel concludes:

- It is acceptable to retain reference to the ‘heritage’ Decision guideline in the GRZ3.

4.3.3 Planning Scheme Amendment C213 Consideration of Panel Report and Adoption (Cont.)

8 Specific sites and areas

This section of the Report responds to submissions that sought the rezoning of land that was not included in the exhibited Amendment.

8.1 South of Herbert Street, Dandenong

(i) The issue

The issue is whether the RG22 area to the south of Herbert Street, Dandenong (refer to Figure 4) should be rezoned GRZ3 as part of Amendment C213.

This area is outside the area proposed to be rezoned GRZ3 as part of the Amendment.

Figure 4 Extract of the Residential Framework in the Policy and Controls Report



(ii) Evidence and submissions

Submissions argued that the GRZ3 was more appropriate for this area than the current RG22 and that it should be rezoned as part of the Amendment.

Silvia Mastrogiovanni (on behalf of C Mastrogiovanni, M Puglisi, J Puglisi, A Puglisi and C Puglisi) (submissions 140, 142, 145, 149, 119 and 120 respectively) made a detailed submission at the Hearing in which she supported the application of the GRZ3, but submitted that it should also be applied to the RG22 area south of Herbert Street, Dandenong. Mrs Mastrogiovanni noted that a large number of submitters supported the rezoning of this area

4.3.3 Planning Scheme Amendment C213 Consideration of Panel Report and Adoption (Cont.)

Greater Dandenong Planning Scheme Amendment C213 | Panel Report | 14 November 2019

to GRZ3 and submitted that this zone would improve the built form transition between the preferred four storey maximum building height in the RGZ1 to the south and the preferred two storey maximum building height in the GRZ1 to the north of Herbert Street. Mrs Mastrogiovanni also submitted that applying the GRZ3 in this area was appropriate given its “valued neighbourhood character” and that it would not compromise future housing capacity. She also provided a comparative analysis of the distances and travel times between various precincts in Dandenong, Noble Park and Springvale and the nearest railway stations and other features.

Council provided the background to the current zoning of this area and noted that:

The Policy and Controls Report effectively regarded Herbert Street as a boundary between the ‘inner’ and ‘outer’ precincts of the ‘substantial change area’ surrounding the Dandenong Metropolitan Activity Centre.

Council also advised that it had applied the GRZ1 to the area north of Herbert Street through Amendment C182 Part 1, rather than the RGZ3 recommended in the *Policy and Controls Report*.

Council did not support extending the GRZ3 to the south of Herbert Street and noted that the rezoning had not been exhibited as part of the Amendment. Council provided an overview of the policies and zoning that currently apply in this area and submitted that the RGZ2 should be retained because:

- there are many large existing development sites in the RGZ2
- the RGZ2 provides a more appropriate transition in built form from the Dandenong Declared Area.

Council also relied on Mr Reid’s evidence in which he described the background to the zoning regime in the Herbert Street area and concluded that:

... Herbert Street remains an appropriate and logical boundary between the RGZ (Substantial Change) and GRZ (Incremental Change) areas to the north of the Dandenong Activity centres. In particular, the width of the road reserve enables it to accommodate robust built form without impacting negatively on the properties on the opposite side of the road.

(iii) Discussion

The rezoning sought by these submitters would be a significant change to the planning framework for this area and was not exhibited as part of the Amendment. This means that not all landowners or other interested parties are aware of the proposal, have had an opportunity to consider its merits or to make submissions to Council or the Panel. Although some landowners clearly support the rezoning of this area to GRZ3, it is possible that others might equally oppose it. For this reason, the Panel cannot entertain a recommendation that this area be rezoned as part of Amendment C213.

In any case, in terms of the merits of rezoning this area, the Panel is satisfied that the current ‘Substantial Change’ designation and the associated RGZ2 are strategically sound and broadly consistent with the intent of the *Housing Strategy* and *Policies and Controls Report*. Council’s

4.3.3 Planning Scheme Amendment C213 Consideration of Panel Report and Adoption (Cont.)

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planning framework for this area was tested and approved through Amendment C182 Part 1 and there are no obvious reasons why the designation or zone should be changed.

The Panel also agrees with Council and Mr Reid that Herbert Street provides an acceptable boundary between the RGZ2 to the south and the GRZ1 to the north, and that it's width and function will largely ameliorate the built form transition concerns raised in submissions.

(iv) Conclusion

The Panel concludes:

- The RGZ2 area to the south of Herbert Street, Dandenong is not included within the area covered by the Amendment and should not be rezoned GRZ3 as part of the Amendment.

8.2 Fifth Avenue, Dandenong

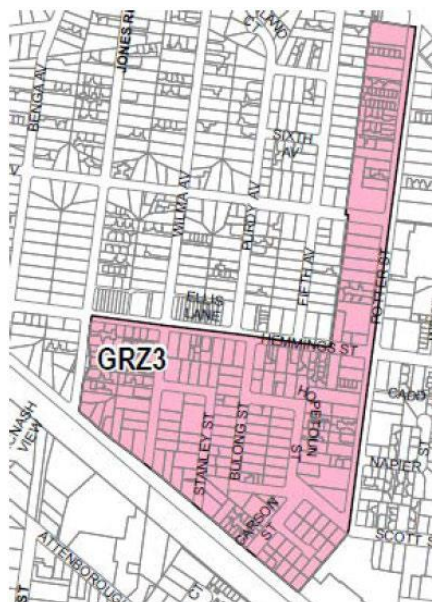
(i) The issue

The issue is whether the general area or specific sites to the north of Hemming Street and between Fifth Avenue and Potter Street, Dandenong currently zoned GRZ1 should be rezoned GRZ3 as part of Amendment C213.

The Amendment does not propose any zoning changes to this area.

The extent of the exhibited GRZ3 to the east and south is shown in Figure 5.

Figure 5 Extent of the exhibited GRZ3 rezoning (Part of Precinct 1)



4.3.3 Planning Scheme Amendment C213 Consideration of Panel Report and Adoption (Cont.)

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(ii) Evidence and submissions

Mr Chen (submission 175) owns a property on Fifth Avenue, Dandenong and also submitted on behalf of the owner of another property on Fifth Avenue and the owner of a property on Hemmings Street, Dandenong. The properties are zoned GRZ1 and are outside the exhibited extent of the GRZ3.

Mr Chen noted that these properties (and the broader area) were previously zoned RGZ1 through Amendment C175. They were then rezoned GRZ1 through Amendment C182 Part 1, although they were exhibited in that Amendment as RGZ3. The Panel understands that following Council's consideration of submissions on Amendment C182, it supported the GRZ1 rather than the RGZ3 in this area. This change was supported by the C182 Panel and subsequently approved in November 2017.

Mr Chen raised various concerns about the process through which the current GRZ1 had been applied and submitted that he and others had not been aware of the zoning changes at the time.

Mr Chen submitted that the current GRZ1 rezoning was a retrograde step and that the GRZ3 was a more appropriate zone for this area because of its proximity to:

- public transport services
- the Hemmings Street Neighbourhood Centre
- schools and the Dandenong Hospital
- the Dandenong South industrial area
- Central Dandenong.

Mr Chen also submitted that this area was more suitable for the GRZ3 than some of the areas included in the Amendment and that the zone boundary in this area should be along Fifth Avenue rather than the rear of the properties fronting Fifth Avenue and Potter Street as shown in Figure 5. He added that applying the GRZ3 would provide an opportunity to increase housing stock and accommodate population growth.

Council confirmed the process that had led to the current zoning in the area, including its 22 February 2016 resolution to expand the application of the GRZ1 to the south, and that the zoning boundary was contrary to the recommended boundary in the *Policy and Controls Report*. Council noted that this change was supported by the C182 Panel and submitted that:

... given how recently the site was rezoned to GRZ1 Council considers it inappropriate to revisit this issue now. Council submits that any proposed change would require re-engagement with the relevant landowners in the wider area. It is therefore inappropriate to consider this request through the Amendment C213 process.

In response to Mr Chen's criticism of applying the GRZ1 - GRZ3 boundary along the rear of the properties fronting Fifth Avenue and Potter Street, instead of along Fifth Avenue, Council provided a sequence of photographs of existing development in these streets (Document 12). Council used these photographs in support of its contention that the built form characters of these streets are different and justified the GRZ1 along Fifth Avenue and the GRZ3 along Potter Street. Council also relied on the evidence of Mr Reid who concluded that:

4.3.3 Planning Scheme Amendment C213 Consideration of Panel Report and Adoption (Cont.)

Greater Dandenong Planning Scheme Amendment C213 | Panel Report | 14 November 2019

As the three properties are not contiguous, any proposed rezoning would require strategic justification and engagement with affected landowners ... the proposition has not been tested with landowners other than those involved in the submission.

(iii) Discussion

The Panel notes Mr Chen's concerns about the process through which this area was zoned GRZ1, however the designation of this area as an Incremental Change area in Clause 22.09 and the associated GRZ1 were tested and approved through Amendment C182 Part 1. The Panel must have regard to the current planning scheme provisions and is not able to usefully comment on how they came about.

The Panel also notes that the rezoning sought by Mr Chen (either as a site specific or a broader rezoning) was not exhibited as part of Amendment C213 and consequently other landowners or interested parties have not had the opportunity to consider its merits or to make submissions to Council or the Panel. As the Panel noted earlier in relation to the area south of Herbert Street, the Panel is not in a position to support the rezoning of land that is outside the area affected by the Amendment and to apply a zone that was not exhibited. This applies equally to the site specific rezoning of the submitters' properties or a broader rezoning along the east side of Fifth Avenue.

That said, in relation to the substantive issues raised by Mr Chen about the merits of applying the GRZ3 along the east side of Fifth Avenue, the Panel notes that this area is proximate to a range of facilities and infrastructure that might warrant more intensive residential development than permissible under the GRZ1. In fact, the Panel is not surprised that the *Policy and Controls Report* applied the Substantial change designation to this area and that Council initially sought to apply the GRZ3.

In this context, the Panel believes that the zoning of this area might warrant further consideration by Council in the future, possibly as part of its ongoing review of residential development provisions and zones, or as part of the longer term review of the current *Housing Strategy*.

In terms of the GRZ1-GRZ3 zoning boundary between Fifth Avenue and Potter Street, the Panel agrees with Council that these streets have different built form characters and that it is not unusual or necessarily inappropriate to apply zone boundaries in this manner.

(iv) Conclusion

The Panel concludes:

- The GRZ1 area to the north-west of the proposed GRZ3 in Dandenong Precinct 1, including Fifth Avenue, is not included within the area covered by the Amendment and should not be rezoned GRZ3 as part of the Amendment.

4.3.3 Planning Scheme Amendment C213 Consideration of Panel Report and Adoption (Cont.)

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Appendix A Submitters to the Amendment

| No. | Submitter | No. | Submitter |
|-----|---------------------|-----|-----------------|
| 1 | P Horne | 2 | S Dawson |
| 3 | I Elefteriadis | 4 | WCL Development |
| 5 | G Fakos | 6 | P D'Angelo |
| 7 | S Caruso | 8 | R Caruso |
| 9 | J Caruso | 10 | H Rodriguez |
| 11 | V Bodhicitta | 12 | D Weerasinghe |
| 13 | A Oruozgane | 14 | M Rahimi |
| 15 | SA Eu | 16 | SY GE |
| 17 | S Sharifi | 18 | H Do |
| 19 | T Nguyen | 20 | S Shorafa |
| 21 | G Patel | 22 | H Patel |
| 23 | Samire | 24 | C Rodriguez |
| 25 | E Rodriguez | 26 | F Colombimo |
| 27 | K Yu | 28 | C Meng |
| 29 | P Bezeg | 30 | C Pujol |
| 31 | S Ahmadi | 32 | Z Golub |
| 33 | M Golub | 34 | S Kumari |
| 35 | Mayaram | 36 | G Giovine |
| 37 | T Lidonnici-Giovine | 38 | A Giovine |
| 39 | T Congues | 40 | B Congues |
| 41 | P Nowakowski | 42 | A Nowakowski |
| 43 | J Nowakowski | 44 | S Mookerjee |
| 45 | I Mookerjee | 46 | Human Habitats |
| 47 | F Kantzos | 48 | A Collins |
| 49 | E Petrina | 50 | M Budahazy |
| 51 | I Tontodonati | 52 | M Lamanna |
| 53 | T Lamanna | 54 | H Bou |
| 55 | P Horne | 56 | K Tivendale |
| 57 | V Sathasiwan | 58 | M Cashman |
| 59 | M Cashman | 60 | K Shari |
| 61 | M Matamala | 62 | S Vecchio |

4.3.3 Planning Scheme Amendment C213 Consideration of Panel Report and Adoption (Cont.)

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| | | | |
|-----|---------------------|-----|---------------------|
| 63 | P Brown | 64 | M Sedias |
| 65 | A Houtas | 66 | A Bhullar |
| 67 | H Sings | 68 | D Hawkins |
| 69 | V Neves | 70 | M Gunther |
| 71 | L Piasent | 72 | M Halimi |
| 73 | Rajan | 74 | B Komsufca |
| 75 | V Mogilin | 76 | B Clarke |
| 77 | A Raza | 78 | M Konnelt |
| 79 | S Purton | 80 | J Ali |
| 81 | P Lynch | 82 | V Lynch |
| 83 | T Payet | 84 | A Yabantoom |
| 85 | O Olkhora | 86 | L Turovetz |
| 87 | Y Olkhov | 88 | A Kohoufca |
| 89 | I Turovetz | 90 | P Winterton |
| 91 | J Oliver-Rutherford | 92 | M Dalton |
| 93 | R Pereira | 94 | Rahila |
| 95 | F Alvares | 96 | R Begue |
| 97 | F Falefitu | 98 | P Oliver-Rutherford |
| 99 | I Falefiri | 100 | J Van Es |
| 101 | M Veltheer | 102 | M Beirouti |
| 103 | E Mark | 104 | S Bahaduri |
| 105 | H Richardson | 106 | H Ahmadi |
| 107 | E Trapp | 108 | M Rousselin |
| 109 | R Kaw | 110 | J Taban |
| 111 | A Van Es | 112 | M Holda |
| 113 | E Hegedus | 114 | S Edney |
| 115 | R Russell | 116 | K Dillon |
| 117 | L Sangster | 118 | C Oliver-Rutherford |
| 119 | A Puglisi | 120 | C Puglisi |
| 121 | E Toffoli | 122 | V Topalovic |
| 123 | M Lawlor | 124 | J Van der Straten |
| 125 | R Kenny | 126 | M Razai |
| 127 | P Perry | 128 | L Anderson |

4.3.3 Planning Scheme Amendment C213 Consideration of Panel Report and Adoption (Cont.)

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| | | | |
|-----|------------------|-----|------------------|
| 129 | T Tyler | 130 | D Davies |
| 131 | F Ameti | 132 | F Camillo |
| 133 | J Camillo | 134 | M Makushev |
| 135 | T Zerger | 136 | B Noble |
| 137 | M Dias | 138 | P Dias |
| 139 | J Dias | 140 | S Mastrogiovanni |
| 141 | D Caccamo | 142 | C Mastrogiovanni |
| 143 | N Vukmirovic | 144 | B Vukmirovic |
| 145 | M Puglisi | 146 | J Dias |
| 147 | J Edwards | 148 | S Smith |
| 149 | J Puglisi | 150 | E Birkett |
| 151 | A Pathok | 152 | R Amet |
| 153 | M Ameti | 154 | E Uzerovski |
| 155 | H Singh | 156 | C Reddy |
| 157 | R Panakkal | 158 | T Hamlett |
| 159 | F Davis | 160 | S Danyluk |
| 161 | L Pierce | 162 | M Papouyz |
| 163 | A McGroggin | 164 | P Makushev |
| 165 | A Makushev | 166 | D Oakley |
| 167 | A Harrison | 168 | S Varveri |
| 169 | J Bourne | 170 | S Ozerkan |
| 171 | A Dharmakeerthre | 172 | J Singh |
| 173 | J Houlahan | 174 | M Meyer |
| 175 | E Chen et al | | |

4.3.3 Planning Scheme Amendment C213 Consideration of Panel Report and Adoption (Cont.)

Greater Dandenong Planning Scheme Amendment C213 | Panel Report | 14 November 2019

Appendix B Document list

| No. | Date | Description | Presented by |
|-----|------------|---|------------------|
| 1 | 10/9/2019 | Ethos Urban peer review report | Council |
| 2 | 16/9/2019 | Further submission | E Chen |
| 3 | 7/10/2019 | Part A submission | Council |
| 4 | 7/10/2019 | Reid expert evidence report | Council |
| 5 | 11/10/2019 | Taylor expert evidence report | K Tivendale |
| 6 | 11/10/2019 | Reports referred to in Taylor evidence | K Tivendale |
| 7 | 15/10/2019 | Part B submission | Council |
| 8 | 15/10/2019 | Tarneit car park article | E Chen |
| 9 | 16/10/2019 | Submission | S Mastrogiovanni |
| 10 | 16/10/2019 | Submission | K Tivendale |
| 11 | 16/10/2019 | PowerPoint presentation | K Tivendale |
| 12 | 16/10/2019 | Photos | Council |
| 13 | 15/10/2019 | Maps of submitters | Council |
| 14 | 15/10/2019 | Notes of verbal submission presented at the Hearing | E Chen |
| 15 | 16/10/2019 | Closing submission presented at the Hearing | Council |
| 16 | 17/10/2019 | PowerPoint presentation | L Taylor |

4.3.3 Planning Scheme Amendment C213 Consideration of Panel Report and Adoption (Cont.)

POLICY AND STRATEGY

**PLANNING SCHEME AMENDMENT C213 CONSIDERATION OF PANEL
REPORT AND ADOPTION**

ATTACHMENT 2

AMENDMENT C213 EXPLANATORY REPORT

PAGES 7 (including cover)

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

4.3.3 Planning Scheme Amendment C213 Consideration of Panel Report and Adoption (Cont.)

Planning and Environment Act 1987

GREATER DANDENONG PLANNING SCHEME

AMENDMENT C213

EXPLANATORY REPORT

Who is the planning authority?

This amendment has been prepared by the Greater Dandenong City Council, which is the planning authority for this amendment.

The amendment has been made at the request of the Greater Dandenong City Council.

Land affected by the Amendment

The Amendment applies to residential land surrounding the Dandenong, Springvale and Noble Park Activity Centres which was generally proposed to be rezoned to Schedule 3 to the Residential Growth Zone by Amendment C182; except for land currently zoned Schedule 2 to the Residential Growth Zone surrounding Noble Park Activity Centre.

What the amendment does

The Amendment finalises the implementation of the fundamental recommendations of the *Greater Dandenong Residential Planning Policy and Controls Project 2015*.

More specifically, the Amendment:

- Amends *Clause 21.03 A Vision for Greater Dandenong and Clause 21.04 Land Use*, by replacing the Strategic Residential Framework Maps to reflect the refined Residential Framework Plans.
- Amends *Clause 22.09 Residential Development and Neighbourhood Character Policy* to reflect the refined Residential Framework Plans and provide improved future character statements and stronger design principles for the incremental change area.
- Inserts a new Schedule 3 to Clause 32.08 (General Residential Zone) for land in the Incremental Change – Transition Area.
- Rezones the following land from Schedule 1 to Clause 32.07 (Residential Growth Zone 1) to Schedule 3 to Clause 32.08 (General Residential Zone 3):
 - Area generally bounded by Hemmings Street, Railway Parade, Jones Road, Potter Street, 7 & 8 Keppel Court and 71B Scott Street, Dandenong;
 - Area generally bounded by Osborne Street, Gwenda Street, 8 James Street, and David Street, Dandenong.
 - 2 – 14 Day Street, Dandenong.
 - Area generally bounded by 14 - 40 Stud Road, 96 – 106 Herbert Street, Sunnyside Avenue, Clement Street, 75 – 81 Clow Street, Foster Street East, Ronald Street, Power Street, 55 - 69 Pultney Street, 62 & 63 Langhorne Street, 80 and 77- 91 McCrae Street, 25 New Street, 1 – 7 & 8 Masters Street, Dandenong;
 - Area generally bounded by Corrigan Road, Heatherton Road, 2 – 12 Joy

1

ORDINARY COUNCIL MEETING - AGENDA

4.3.3 Planning Scheme Amendment C213 Consideration of Panel Report and Adoption (Cont.)

- Parade, Frank Street, Noble Street, Leonard Avenue, Stuart Street, Douglas Street, 2 – 20 Thomas Street, 21 & 22 Stuart Street, 25A Leonard Avenue, 54 - 60 Buckley Street, and Noble Street, Noble Park;
- Area generally bounded by Princess Avenue, Queens Avenue, Victoria Avenue, St James Avenue, Albert Avenue and Balmoral Avenue, Springvale;
 - Area generally bounded by Watt Street, Parsons Avenue, Whitworth Avenue, and Springvale Road, Springvale;
 - Area generally bounded by Lucian Avenue, Mary Street, Lascelles Street, Rosalie Street, Wales Street, Virginia Street and Edmond Street, Springvale; and
 - Area generally bounded by Springvale Road, Springvale Rise Primary School, Elm Grove, Lightwood Road, View Road, Hillcrest Grove and Grace Park Avenue, Springvale.
- Rezones the following land from Schedule 1 to Clause 32.08 (General Residential Zone 1) to Schedule 3 to Clause 32.08 (General Residential Zone 3):
 - Area bounded by Regent Avenue, Queens Avenue, Princess Avenue and Osborne Avenue, Springvale; and
 - Area bounded by Virginia Street, Merton Street, Sandown Road and the Springvale Park Special Development School, Springvale.
 - Rezones part of the land at Mills Reserve 1162-1170 Heatherton Road, Noble Park from Schedule 1 to Clause 32.07 (Residential Growth Zone 1) to Clause 36.02 (Public Park & Recreation Zone).
 - Amends the Planning Scheme Maps accordingly.

Strategic assessment of the Amendment**Why is the Amendment required?**

Amendment C182 (Part 1) (gazetted on 21 December 2017) implemented recommendations of the *Greater Dandenong Residential Planning Policy and Controls Project 2015*, except for all parts associated with the proposed Residential Growth Zone Schedule 3.

This amendment makes changes to Clause 22.09 *Residential Development and Neighbourhood Character Policy*, to reflect the introduction of the new Schedule 3 to Clause 32.08 General Residential Zone.

The changes to the Residential Zones implemented by Amendment VC110 (gazetted 27 March 2017) and Amendment VC143 (gazetted 15 May 2018) required the Residential Framework Plans to be revisited to ensure the proposed controls achieve the intended transition of built form. As a result, areas of land currently within the Substantial Change Area have now been identified as more appropriate to support the built form outcomes associated with the Incremental Change Area for the following reasons:

Dandenong:

- to provide a transition in built form between the Substantial Change and Incremental Change areas;
- to support housing growth and change;
- limited redevelopment potential due to small lot sizes and/or multi-unit development; and

ORDINARY COUNCIL MEETING - AGENDA

4.3.3 Planning Scheme Amendment C213 Consideration of Panel Report and Adoption (Cont.)

- to encourage more intensive development both within and in close proximity to the Dandenong MAC.

Springvale:

- to provide a transition in built form between the Substantial Change and Incremental Change areas;
- limited redevelopment potential due to small lot sizes, narrow road widths, cul-de-sacs and/or existing multi-unit development; and
- to encourage more intensive development both within and in close proximity to the Springvale activity centre.

Noble Park:

- to provide a transition in built form between the Substantial Change and Incremental Change areas;
- to ensure future residential developments consider and respond to a distinct and intact neighbourhood character ; and
- to encourage more intensive development in the Noble Park Activity Centre.

The amendment is required to reflect this revised assessment and Council's desired built form outcomes by rezoning some land in Dandenong, Springvale and Noble Park from Residential Growth Zone to General Residential Zone as appropriate. As such, the Amendment introduces a new Schedule 3 to the General Residential Zone.

The introduction of General Residential Zone Schedule 3 is required to enable the minimum garden area requirement to be switched off in order to enable a transition of built form from the Residential Growth Zone to the General Residential Zone Schedule 1. The variations to ResCode requirements remain the same as those previously sought via Residential Growth Zone Schedule 3. In addition, the application of the General Residential Zone allows for the intended three storey height limit making it possible to implement the revised Residential Framework.

The rezoning of some General Residential Zone Schedule 1 land in Springvale to General Residential Zone Schedule 3 is required to take advantage of the improved accessibility of the land to the Springvale Activity Centre and Springvale Railway Station and connectivity of the local road network as a result of the Springvale Road Grade Separation. The rezoning of these areas also responds to the diversity of the existing built form.

The rezoning of identified land near the Dandenong, Noble Park and Springvale activity centres will not compromise Council's ability to accommodate the forecast growth for the municipality.

The rezoning of part of the land at Mills Reserve, Noble Park to the Public Park & Recreation Zone corrects a mapping anomaly.

How does the Amendment implement the objectives of planning in Victoria?

The amendment implements the objectives in section 4 of the *Planning and Environment Act 1987* by providing fair, orderly, economic and sustainable use and development of land and by balancing the present and future interests of all Victorians.

How does the Amendment address any environmental, social and economic effects?

The amendment will ensure the continued provision of a variety of housing types that meet high design and amenity standards, in appropriate locations to accommodate expected

4.3.3 Planning Scheme Amendment C213 Consideration of Panel Report and Adoption (Cont.)

population growth.

The amendment will generate positive environmental, social and economic effects by providing more certainty to the community and development industry about expected and desired outcomes for specific areas in order to achieve a transition of built form.

The amendment will facilitate appropriate zoning of land around the three main activity centres, in accordance with the revised Residential Framework, which will protect areas with a valued neighbourhood character and enable Council to better manage residential development throughout the municipality while ensuring sufficient capacity for future housing growth.

Does the Amendment address relevant bushfire risk?

The amendment does not affect land in a bushfire prone area.

Does the Amendment comply with the requirements of any Minister's Direction applicable to the amendment?

The Amendment complies with all Ministerial Directions issued under section 12 of the Act and the *Ministerial Direction on the Form and Content of Planning Schemes* issued under section 7(5) of the Act.

How does the Amendment support or implement the Planning Policy Framework and any adopted State policy?

The amendment is consistent with, and gives effect to, the following clauses forming part of the Planning Policy Framework:

- Clause 11 - Settlement
- Clause 15 - Built Environment and Heritage
- Clause 16 - Housing
- Clause 17 - Economic Development; and
- Clause 18 - Transport

In particular, the refinement of detailed design principles in Clause 22.09 supports Clause 15.01-2s -Building Design which seeks:

To achieve building design outcomes that contribute positively to local context and enhance the public realm.

The amendment also gives effect to *Plan Melbourne*, the Victorian Government's metropolitan planning strategy, by:

- Ensuring new housing is in the right locations to meet population growth and create a sustainable city.
- Delivering more housing closer to jobs and public transport.
- Facilitating decision-making processes for housing in the right locations.
- Providing greater choice and diversity of housing.

The amendment ensures that Greater Dandenong will continue to facilitate sustainable development in line with the identified future character and level of change, with opportunities for higher density development in areas that can accommodate growth.

4.3.3 Planning Scheme Amendment C213 Consideration of Panel Report and Adoption (Cont.)**How does the Amendment support or implement the Local Planning Policy Framework, and specifically the Municipal Strategic Statement?**

The amendment is consistent with and gives effect to the Local Planning Policy Framework of the Greater Dandenong Planning Scheme.

The amendment will ensure residential development is consistent with the identified future character and preferred built form outcomes for each Future Change Area as identified in the Strategic Residential Framework of the Municipal Strategic Statement.

The Local Planning Policy at *Clause 22.09 Residential Development and Neighbourhood Character* provides guidance on the Future Change Areas and on improving the quality of residential development which has regard for the surrounding environment and better built form.

Does the Amendment make proper use of the Victoria Planning Provisions?

The amendment makes proper use of the Victoria Planning Provisions by applying controls consistent with the form and content of the VPPs to facilitate appropriate residential zoning and policy.

How does the Amendment address the views of any relevant agency?

The views of relevant agencies were incorporated following the exhibition of Amendment C182.

Does the Amendment address relevant requirements of the Transport Integration Act 2010?

The amendment supports the principles of integrated land use and transport planning by recognising that transport plays an important role in developing social and economic inclusion. The amendment seeks to continue to encourage medium and higher density housing in areas close to activity centres where people have good access to public transport and services.

Resource and administrative costs**What impact will the new planning provisions have on the resource and administrative costs of the responsible authority?**

The amendment will provide a more efficient use of existing resources as it will enable residential development issues to be addressed in a consistent manner, providing clearer guidance and greater certainty for the community, developers, regulators and decision makers regarding the desired built form outcomes sought.

Where you may inspect this Amendment

The Amendment is available for public inspection, free of charge, during office hours at the following places:

- City of Greater Dandenong Customer Service located at 225 Lonsdale Street, Dandenong,
- City of Greater Dandenong Springvale Customer Service located at 397-405 Springvale Road, Springvale,

4.3.3 Planning Scheme Amendment C213 Consideration of Panel Report and Adoption (Cont.)

- City of Greater Dandenong, Paddy O'Donoghue Centre, 18-32 Buckley Street, Noble Park,
- Keysborough Customer Service Centre, Shop A7 Parkmore Shopping Centre, Cheltenham Rd, Keysborough.

The Amendment can also be inspected free of charge at:

- City of Greater Dandenong website at www.greaterdandenong.com
- Department of Environment, Land, Water and Planning website at www.planning.vic.gov.au/public-inspection.

Submissions

Any person who may be affected by the Amendment may make a submission to the planning authority. Submissions about the Amendment must be received by 14 June 2019.

A submission must be sent to:

Preferred method: Email submission sent to: council@cgd.vic.gov.au

Or

Strategic Planning Amendment C213
City of Greater Dandenong
PO Box 200
DANDENONG VIC 3175

Panel hearing dates

In accordance with clause 4(2) of Ministerial Direction No.15 the following panel hearing dates have been set for this amendment:

- directions hearing: week of 2 September 2019
- panel hearing: week of 30 September 2019

4.3.3 Planning Scheme Amendment C213 Consideration of Panel Report and Adoption (Cont.)

POLICY AND STRATEGY

**PLANNING SCHEME AMENDMENT C213 CONSIDERATION OF PANEL
REPORT AND ADOPTION**

ATTACHMENT 3

**AMENDMENT C213 CLAUSE 32.08
SCHEDULE 3 ADOPTION**

PAGES 4 (including cover)

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

4.3.3 Planning Scheme Amendment C213 Consideration of Panel Report and Adoption (Cont.)

GREATER DANDENONG PLANNING SCHEME

--/20--
 Proposed
 C213

SCHEDULE 3 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE

Shown on the planning scheme map as **GRZ3**.

RESIDENTIAL TRANSITION AREAS

1.0 Neighbourhood character objectives

--/20--
 Proposed
 C213

To provide a transition in building height and density between residential development in Substantial Change Areas or Activity Centres and other Incremental Change or Limited Change Areas.

To ensure the scale, built form and setbacks of residential developments respond to the existing site circumstances by respecting the predominant built form, façade and street patterns.

To provide appropriate front, side and rear setbacks to allow for substantial high quality landscaping and canopy trees and maximise planting opportunities through minimal paving and hard surfaces within front setbacks.

~~To maximise the opportunities to create high quality landscaping, through minimal paving and hard surfaces within front setbacks.~~

To ensure vehicle accessways and storage facilities do not visually dominate the streetscape.

To ensure that residential development achieves high quality useable private open space outcomes for future residents.

2.0 Construction or extension of a dwelling or residential building - minimum garden area requirement

--/20--
 Proposed
 C213

Is the construction or extension of a dwelling or residential building exempt from the minimum garden area requirement?

Yes

3.0 Permit requirement for the construction or extension of one dwelling or a fence associated with a dwelling on a lot

--/20--
 Proposed
 C213

Is a permit required to construct or extend one dwelling on a lot of between 300 and 500 square metres?

No

Is a permit required to construct or extend a front fence within 3 metres of a street associated with a dwelling on a lot of between 300 and 500 square metres?

No

4.0 Requirements of Clause 54 and Clause 55

--/20--
 Proposed
 C213

| | Standard | Requirement |
|-------------------------------|-----------|---|
| Minimum street setback | A3 and B6 | As per A3 (where appropriate) As per B6 or 5 metres, whichever is lesser |
| Site coverage | A5 and B8 | Maximum of 70% |
| Permeability | A6 and B9 | None specified |

4.3.3 Planning Scheme Amendment C213 Consideration of Panel Report and Adoption (Cont.)

GREATER DANDENONG PLANNING SCHEME

| | Standard | Requirement |
|-------------------------------|-------------|---|
| Landscaping | B13 | 70% of ground level front setback, and side and rear setbacks, planted with substantial landscaping and canopy trees |
| Side and rear setbacks | A10 and B17 | None specified |
| Walls on boundaries | A11 and B18 | None specified |
| Private open space | A17 | None specified |
| | B28 | 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 with a minimum area of 25 square metres, a minimum dimension of 3 metres and convenient access from a living room; or A balcony with a minimum area of 10 square metres with a minimum width of 2 metres and convenient access from a living room; or A roof-top area of 10 square metres with a minimum width of 2 metres and convenient access from a living room. |
| Front fence height | A20 and B32 | Maximum 1.5 metre height in streets in Road Zone Category 1. Maximum 1.2 metre height for other streets. |

5.0 Maximum building height requirement for a dwelling or residential building

--/20--
 Proposed C213 None specified.

6.0 Application requirements

--/20--
 Proposed C213 The following application requirements apply to an application for a permit under Clause 32.08, in addition to those specified in Clause 32.08 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A Traffic and Transport Report detailing, but not limited to:
 - An assessment of the traffic generation and potential effects that the proposed development may have on the surrounding road network;
 - A plan showing existing traffic and junction conditions; mitigation treatments; pedestrian network including access routes to public transport.
- A Waste and Recycling Site Assessment and Plan showing, but not limited to:
 - On-site waste and recycling storage location and dimensions;
 - Waste and recycling collection location and dimensions; and
 - Details of waste and recycling maintenance and management.
- A Landscape Plan showing, but not limited to:
 - vegetation to be retained, both on-site and adjacent to the site;
 - location of new planting and proposed species, and
 - details of landscape maintenance and management, including water sensitive design principles.
- A schedule of all building materials and finishes, including colours, to the satisfaction of the responsible authority.

4.3.3 Planning Scheme Amendment C213 Consideration of Panel Report and Adoption (Cont.)

GREATER DANDENONG PLANNING SCHEME

7.0 Decision guidelines

--1-20--
Proposed
C213

The following decision guidelines apply to an application for a permit under Clause 32.08, in addition to those specified in Clause 32.08 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the development might adversely impact on an item of heritage significance; and
- Whether the development respects the neighbourhood character of the area.

4.4 OTHER

4.4.1 Library Overdue Fines

File Id:

Responsible Officer:

Director Community Services

Report Summary

The effectiveness of applying library overdue fines to encourage the return of physical library items by the due date is being debated in the national and international public library sector. A number of public library services, both local, interstate and internationally have seen a positive impact on library user satisfaction, library usage and return rates by removing library fines for overdue library items.

This report explores the impact of library overdue fines in meeting the Library Services strategic objectives and makes recommendations on increasing community engagement in Library Services and encouraging the return of overdue items.

Recommendation Summary

This report recommends that Council removes library fines from 1 February 2020 to encourage the return of physical library items by the due date.

It is also recommended to:

- engage lapsed library users with a fine-free amnesty to recover existing long-overdue items.
- enable library system functionality to automatically extend the due date of items which are due (if the item has not been reserved by another patron).
- Continue to employ a range of other methods to encourage the timely return of library items.

4.4.1 Library Overdue Fines (Cont.)

Background

Council's Library Service currently has an overdue fines system in place to encourage compliance in the return of physical items by the due date.

Fines are calculated at the rate of \$0.20 per item overdue from the second day an item is overdue. Library patrons can continue borrowing physical items until they have a fine balance of \$10.00 or greater owing on their card.

Council invests significant resources in increasing library engagement and facilitating lifelong learning through extensive services, resources and programs. The first strategic objective of the Library Strategy 2018-2023 identifies engagement as a significant priority, aiming to:

- Deliver a dynamic library service that responds to community feedback, trends and needs.
- (Seek to) engage people not currently using the library service.

The second strategic objective focuses on developing "Literacy and Lifelong learning", aiming to:

- Support and empower families to encourage and develop literacy in their children.
- Provide resources and programs to support the development of skills to encourage literacy, lifelong learning and creativity.
- Support local students of all ages to develop their skills and knowledge through access to resources, spaces and learning opportunities.

Library overdue fines can present a barrier in achieving these objectives and the risk of accruing overdue fines can prevent residents from joining or using the Libraries more regularly. Overdue fine can create a barrier for low income families and individuals to access library books to enhance literacy, wellbeing and to access information. Up to 44% of current library members said that they would use the Library Service more if there was no risk of accruing overdue fines.

To ensure overdue fines present as few barriers as possible, improved functionality of our Library Management System assists Library users avoid overdue fines. The Library Service sends email or SMS reminders to patrons three days prior to their items being due. This prompts the patron to return or renew their items before they start to accumulate overdue fines. A system feature that automatically renews items when they are due (if the item has not been reserved by another patron) is also now available.

If an item becomes overdue, library patrons are sent weekly email and postal notification until the items are 35 days overdue. Once an item becomes more than 35 days overdue, patrons are sent a bill for the cost of the item.

The following is a breakdown of the current of overdue items checked out to library patrons' cards:

| Days overdue | 1-7 days | 8-13 days | 14-34 days | 35 days or more |
|-----------------|----------|-----------|------------|-----------------|
| Number of items | 1456 | 324 | 433 | 4344 |

4.4.1 Library Overdue Fines (Cont.)

Given the number of items that are over due 35 days or more, it is evident that applying overdue fines is not an effective incentive to return items. Library users can be reluctant to return overdue items due to needing to pay fines. The outcome is a community member who disengages from using the Library Service.

Proposal

There has been much debate recently in the Library sector both nationally and internationally about the effectiveness of library fines and the subsequent additional barriers they unintentionally create, particularly to lower socio-economic communities.

New York Public Libraries recently found that library fines had a negative impact on access to library services by young people from lower-socio-economic neighbourhoods, where fines were ineffective as an incentive to return items by the due date in wealthier communities. Other US communities have seen an increase in membership and borrowing following elimination of fines from their services. Community members felt more inclined to join the library without the additional financial risk of accruing library fines.

Following a significant investment into their public library system, the Republic of Ireland has abolished all library fines to remove barriers to resources for their communities and to increase library membership.

The City of Sydney has recently abolished library fines following a successful trial that proved that without the fines, three times as many books were returned to their libraries. The City of Parramatta has also ceased charging overdue library fines.

More than 8000 new members have signed up to Tasmanian government-run library services since fines and processing fees for overdue books were abolished in November 2018. Library overdue fines have also been recently abolished in all of the ACT's public libraries.

A small number of Victorian Library Services successfully trialled no overdue fines during the 2018-19 financial year. At the beginning of the 2019-20 financial year another wave of Victorian public libraries trialled or abolished Library fines altogether. Of Victoria's 47 Library Services, 17 library services have ceased charging library fines and 7 library services no longer charge overdue fines for people under the age of 18 years. Many library services have conducted fine-free amnesties and are in the process of considering the removal of library overdue fines.

Casey-Cardinia Library Corporation reported that following a trial removal of fines, loans of some of their collections increased, customers reported higher satisfaction with the library service and the number of overdue items did not increase. Following the successful outcomes of their trial, Casey-Cardinia have now permanently removed overdue fines to recover physical library items.

Casey Cardinia and City of Greater Dandenong Library users share a library management system through a Shared Services arrangement which enables library members of either service borrow physical items across both Library Services. Since Casey-Cardinia's removal of library fines, the number of monthly loans of physical items by City of Greater Dandenong Library members at

4.4.1 Library Overdue Fines (Cont.)

Casey-Cardinia Library branches have increased from 3,000 – 4,000 loans per month to around 20,000 loans per month. Overall there has been an 8.6% decrease in the number of loans of physical item from Greater Dandenong Libraries since 2017-18.

To enable the Library Services to meet its strategic objectives of increasing community engagement in Library Services and in supporting literacy and lifelong learning, it is recommended to cease charging library fines for overdue items from 1 February 2020. It is also recommended to engage lapsed library users with a fine-free amnesty to recover existing long-overdue items.

To encourage the return of overdue items, Council will continue to:

- Restrict the ability of library members to borrow if they have overdue items.
- Bill patrons the cost of the item when items become 35 days or more overdue. Patrons will not incur any charges when they return the item and their ability to borrow will be restored immediately.
- Consider the referral of library members with overdue items 50 days or more overdue to a debt collection agency once all attempts to recover overdue items have not succeeded.

Library Services will also monitor and make comparisons to the following once the changes have been made:

- number of memberships overall
- number of loans of physical items
- number of items overdue and length of time overdue
- customer satisfaction rate.

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

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

Community Plan 'Imagine 2030'

People

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

Place

- *Sense of Place* – One city many neighbourhoods
- *Safety in Streets and Places* – Feeling and being safe

4.4.1 Library Overdue Fines (Cont.)

Opportunity

- *Education, Learning and Information* – Knowledge
- *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
- A city planned for the future

Opportunity

- A diverse and growing economy

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

- Library Services Strategy 2018-2023
- Community Wellbeing Plan 2017-21
- Arts Culture and Heritage Strategy 2016

Related Council Policies

- Diversity, Access and Equity Policy 2015
- Community Engagement Policy 2018

Victorian Charter of Human Rights and Responsibilities

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

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

Financial Implications

The resource requirements associated with this report is a reduction of income of up to \$50,000 per annum which has been proposed in the draft Long-term Financial Strategy from 2020-21 onwards for this purpose.

4.4.1 Library Overdue Fines (Cont.)

Consultation

Library users have been consulted through the 2019 Library satisfaction survey and a communication plan has been developed in consultation with Media and Communications to inform the community about the changes proposed.

Conclusion

There is an increasing trend locally and internationally to phase out library fines to ensure compliance in the return of physical library items by the due date. Libraries who have abolished library fines have seen an increase in library membership, usage and in some cases, an increase in the rate of returned items.

From the evidence gathered, library fines have not been effective in encouraging the return of physical library items and can be a deterrent to library usage. To enable Council to meet its Library Service strategic objectives of increasing community engagement in library services and in supporting literacy and lifelong learning, it is recommended to cease charging library fines for overdue physical items from 1 February 2020. It is also recommended to engage lapsed library users with a fine-free amnesty to recover existing long-overdue items

Recommendation

That Council:

- 1. ceases charging library overdue fines from 1 February 2020 for physical library items which are returned after the due date;**
- 2. re-engages lapsed library users with a fine-free amnesty to recover existing long-overdue items;**
- 3. enables library system functionality to automatically extend the due date of items which are due (if the item has not been reserved by another patron);**
- 4. in order to encourage the return of overdue items, will continue to employ the following measures:**
 - 4.1. Restrict the ability of library members to borrow if they have overdue items.**
 - 4.2. Bill patrons the cost of the item when items become 35 days or more overdue. Patrons will not incur any charges when they return the item and their ability to borrow will be restored immediately.**
 - 4.3. Consider the referral of library members with overdue items 50 days or more overdue to a debt collection agency once all attempts to recover overdue items have not succeeded.**

4.4.2 Arts Advisory Board - Membership Endorsement (2 New Members)

File Id:

Responsible Officer:

Director Community Services

Report Summary

The Arts Advisory Board provides strategic input, advocacy and specialised knowledge to guide Council's efforts to promote, support and grow arts in the City of Greater Dandenong. The Arts Advisory Board has been operating effectively since March 2018 and now requires the appointment of two new members to fill recent vacancies.

Recommendation Summary

This report recommends that Council endorses the proposed nominees to fill the two current vacancies on the Arts Advisory Board.

4.4.2 Arts Advisory Board - Membership Endorsement (2 New Members) (Cont.)

Background

On 26 June 2017 Council endorsed the formation of the Arts Advisory Board and the Arts Advisory Board Terms of Reference.

The Arts Advisory Board Terms of Reference outlines the selection process for the nomination of independent members of the Arts Advisory Board.

External independent members of the Arts Advisory Board will be achieved by calling for nominations. Specific representatives may also be invited to nominate. A nomination form must be completed by interested representatives and all nominations will be assessed against the Criteria for Membership.

In accordance with the Terms of Reference, a selection panel was convened to assess nominations and make a recommendation to Council for consideration and endorsement for the two current vacant positions.

The selection panel convened consisted of:

- Martin Fidler, Director Community Services
- Tilla Buden, Manager Community Arts, Culture and Library Services

Proposal

The nominees were assessed against the following criteria.

Nominees for membership of an Arts Advisory Board must be able to demonstrate:

- Senior experience and expertise in the following areas:
 - Performing arts
 - Arts and cultural activities
 - Business
 - Finance
 - Marketing, communications and promotions
 - Fundraising, philanthropy and sponsorship
 - Government relations
 - Tourism
- An ability to constructively participate in an advisory capacity and exercise a range of views that reflect the diversity of the community
- Sound knowledge and understanding of local issues that are relevant to the interest area
- Knowledge and experience with community and/or business networks and linkages within the Greater Dandenong
- A willingness to contribute positively to meetings in a fair and unbiased manner

4.4.2 Arts Advisory Board - Membership Endorsement (2 New Members) (Cont.)

- An ability to look beyond personal interests for the benefit of the community and residents of Greater Dandenong
- A capacity to commit to the Arts Advisory Board for the required duration
- A willingness to the commit time and contribute to Arts Advisory Board activities and tasks outside regular board meetings

The following nominations are proposed for consideration and endorsement by Council.

Priya Srinivasan

Priya Srinivasan grew up in and around the City of Greater Dandenong and after 20 years overseas studying, teaching and practicing art she returned to Australia and settled again within this municipality. After obtaining a PhD in Performance Studies from Northwestern University, she was hired as the first Indian professor of dance at the University of California, Riverside. She has a long career as a performer of postmodern Indian artistic practices in Australia, USA, India, China, and Europe. She worked as an Associate Professor at the University of California, Riverside and at the International Institute of Asian Studies at Leiden University, and is currently an independent artist and Honorary Fellow at the Asia Institute, University of Melbourne

Priya is a passionate local artist, committed to promoting opportunities for artists living in the City of Greater Dandenong.

Shelley McSpeddon

Shelley McSpeddon has worked as a curator, arts writer and educator over the past fifteen years. She was recently appointed as a Curator at the Australian Centre for the Moving Image (ACMI) have previously been Curator at Monash University Museum of Art (MUMA) and working with NETS Victoria. She has written widely on the visual arts, recently contributing a chapter to 'Lines Towards Another' (2018) and the text for 'Nicholas Mangan: Notes from a Cretaceous World' (2010). In her role as Curator at MUMA Shelley oversaw 'Objects of Longing', a multi-disciplinary project that worked with students at Dandenong Primary School to investigate the relationship between play and creating art.

Shelley holds a PhD (Art History and Theory) and Bachelor of Arts (First Class Honours) from Monash University.

4.4.2 Arts Advisory Board - Membership Endorsement (2 New Members) (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'

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:

People

- *Pride* – Best place best people
- *Cultural Diversity* – Model multicultural community

Place

- *Sense of Place* – One city many neighbourhoods
- *Safety in Streets and Places* – Feeling and being safe
- *Appearance of Places* – Places and buildings

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:

People

- A vibrant, connected and safe community
- A creative city that respects and embraces diversity

Place

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

4.4.2 Arts Advisory Board - Membership Endorsement (2 New Members) (Cont.)

Opportunity

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

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

- Imagine 2030 Community Plan
- Community Wellbeing Plan 2017-2021
- Arts and Cultural Heritage Strategy
- Drum Theatre Strategic Plan

Related Council Policies

- Community Engagement Policy
- Community Engagement Framework
- Public Art Policy

Victorian Charter of Human Rights and Responsibilities

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

Financial Implications

The resource requirements associated with this report are \$6,000 (\$3,000 p/a for each ordinary member of the Arts Advisory Board) compared to the annual budget allocation of \$6,000 for this purpose.

Consultation

Promotion of the call for nominations was undertaken through the Council website, Arts Hub, Arts in Greater Dandenong EDM, Arts and Cultural Development social media.

The call for nominations was also promoted directly to all the members of the existing working groups of the Arts Advisory Board – Community Connections Working Group, Public Art Working Group and the Sponsorship Working Group.

Conclusion

As required by the Arts Advisory Board Terms of Reference, the nominees recommended for endorsement meet the required Criteria for Membership and present a range of complementary skills necessary to carry out the purpose of the Board. This report recommends that the proposed nominees are endorsed by Council to fill the current two vacant positions.

4.4.2 Arts Advisory Board - Membership Endorsement (2 New Members) (Cont.)

Recommendation

That Council endorses the two (2) nominated independent members to fill the existing vacancies on the Arts Advisory Board.

4.4.3 Community Support Grants Round 2

| | |
|----------------------|---|
| File Id: | A6223257 |
| Responsible Officer: | Director Community Services |
| Attachments: | Community Support Grants Program 2019 Round Two |

Report Summary

This report outlines the assessment of funding applications for the Community Support Grants Program 2019 Round Two.

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 the Community Support Grants as outlined in the attachment of this report.

4.4.3 Community Support Grants Round 2 (Cont.)

Background

Applications from the community have been submitted requesting funding from the Community Support Grants Program 2019 Round Two.

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 Two was opened online from 29 July to 25 August 2019.

The round was highly promoted via electronic and printed material, Council networks, and social media.

Council officers provided five 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 82 applications were submitted to Round Two of the Community Support Grants Program. Of these a total of 59 applications were deemed eligible to be assessed for funding by officers. Total funding sought is \$516,687.

At the Councillor Briefing Session of 2 December 2019, Councillors reviewed officers' advice regarding funding. Following this it is recommended that 34 applications be funded to a total amount of \$139,780.

A list of all applications recommended for funding through the Community Support Grants Program is provided in Attachment One.

Proposal

It is proposed that Council endorse the recommendations as shown in Attachment One for the Community Support Grants Program 2019 Round Two.

A total of 34 applications were recommended for funding for a total of \$139,780.

4.4.3 Community Support Grants Round 2 (Cont.)

It is further recommended that any unallocated funding be allocated to the Community Response Grants Program 2019-20.

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

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

Community Plan 'Imagine 2030'

People

- *Pride* – Best place best people
- *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
- *Travel and Transport* – Easy to get around.

Opportunity

- *Education, Learning and Information* – Knowledge
- *Jobs and Business Opportunities* – Prosperous and affordable
- *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
- A city planned for the future.

4.4.3 Community Support Grants Round 2 (Cont.)

Opportunity

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

Related Council Policies

- Community Support Grants 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 annual budget for the Community Support Grants Program was \$352,361 to be allocated over two rounds. Council approved funding of \$196,376 for 48 projects during Round One of the Community Support Grants

This leaves a total of \$155,985 available for Round Two.

The resource requirements associated with this report are \$139,780 compared to the remaining annual budget allocation of \$155,985 for this purpose.

This leaves \$16,205 for allocation to another program.

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 2 December 2019 for consideration. Following this the recommended funding allocation under the Community Support Grants Program have been made and are presented for endorsement.

Conclusion

This report contains the recommendations arising from the Councillor Briefing Session for funding through the Community Support Grants Program 2019 Round Two.

These recommendations are presented to Council for endorsement.

This report further recommends that unallocated budget of \$16,205 be allocated to the Community Response Grants Program 2019-20.

4.4.3 Community Support Grants Round 2 (Cont.)

Recommendation

That Council:

- 1. endorses the recommendations as detailed in Attachment of this report titled “Community Support Grants Program 2019 Round Two List of Recommended Applications” for allocation of a total of \$139,780 to 34 applications for the Community Support Grants 2019 Round Two; and**
- 2. endorses the remaining unallocated Community Support Grants Program funds of \$16,205 be allocated to the Community Response Grants Program 2019-20.**

4.4.3 Community Support Grants Round 2 (Cont.)

OTHER

COMMUNITY SUPPORT GRANTS ROUND 2

ATTACHMENT 1

**COMMUNITY SUPPORT GRANTS PROGRAM
2019 ROUND TWO – LIST OF
RECOMMENDED APPLICATIONS**

PAGES 3 (including cover)

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

4.4.3 Community Support Grants Round 2 (Cont.)

Attachment One Community Support Grants Program

2019 Round Two

List of Recommended Applications

| Applicant Name Correct | Project Title | Recommendation |
|---|--|----------------|
| Australian Serbian Pensioner Association Incorporated | Be Creative, Be Active, Enjoy Cooking and Sharing Traditional Dishes | \$2,000 |
| The Australian Indian Innovations Inc. | Alli DIWALI - FESTIVAL OF LIGHTS | \$5,000 |
| Al-Emaan Women's Organisation Inc. | Healthy Life Style | \$3,750 |
| St. Martin's Youth Arts Centre | St Martins' Outreach Program | \$5,000 |
| Dandenong Chess Club | Dandenong Junior Chess Training Centre - Kids Shine Community Thrives | \$2,600 |
| The Australian Indian Innovations Inc. | Alli Holi Festival of Colours | \$2,500 |
| Springvale Learning and Activities Centre Inc. | CoCO's Creative Community Workshop | \$9,000 |
| AA Combined Groups at Palm Plaza | Dandenong Alcoholics Anonymous Support Project | \$12,060 |
| Australian Vietnamese Women's Association Inc. | Sustainability Living Education | \$5,000 |
| Malayalee Association of Victoria Inc. | MAV Onam Festival 2020 Celebrations at Springvale City Hall | \$2,000 |
| Afri-Aus Care Incorporated | African Gardening for Connected Communities | \$6,810 |
| Springvale Monash Legal Service Inc. | Know Your Rights at Work | \$5,000 |
| Connection Arts Space Inc. | Art Connecting Community 2020 | \$14,060 |
| Melbourne 7-Melody Notes Incorporated | Beautiful Chinese Music Concert Show | \$1,000 |
| Melbourne Malayalee Federation Inc. | MMF Melbourne Onam 2020 | \$2,000 |
| 3000Acres Grow Ltd | Enabling Neighbourhood-Scale Composting in the City of Greater Dandenong | \$5,000 |
| Greek Community of Springvale and Districts Limited | Greek National Day, Mother's Day Father's Day and Easter Celebrations | \$2,000 |
| Reading Out of Poverty Inc. | Lifelong Learning and Literacy Project. | \$7,500 |
| Forum on Australia's Islamic Relations Incorporated | Woggle Box | \$2,000 |
| Bengali Association of Victoria Incorporated | Community Play Festival depicting the journey of a migrant | \$7,000 |
| Australian Hazara Women's Friendship Network Inc | Empowered Women Make Proud Communities. | \$2,000 |
| Kerala Hindu Society | South Indian NewYear Vishu | \$2,000 |
| Dandy Cat Rescue | Seniors for seniors - new love for older cats | \$3,000 |
| Afghan Australian Philanthropic Association Inc | Afghan New Year 2020 | \$2,000 |
| Association Of Ukrainians In Victoria (a.u.v.) | Ukrainian Community Christmas Dinner January 2020 | \$1,000 |
| Doveton Baptist Benevolent Society Inc. | Nourish Community Garden | \$3,000 |
| Xinjiang Chinese Association of Australia Inc. | Alleviation of Social Isolation amongst CALD Seiors. | \$2,000 |
| The Chinese International Cheongsam Association of Australia Incorporated | Promoting Traditional Chinese Culture in the context of Multiculturalism | \$2,000 |
| Dandenong West Primary School | 2020 Dandenong West Cultural Diversity Harmony Day Community Festival | \$3,500 |

ORDINARY COUNCIL MEETING - AGENDA

4.4.3 Community Support Grants Round 2 (Cont.)

| | | |
|--|--|------------------|
| Australian Vietnamese Women's Association Inc. | Support for Vietnamese Independent Senior Groups | \$2,000 |
| Footprint Enterprises Inc. | Grounded Project - cultural excellence project featuring mentor program, camp, festival. | \$10,000 |
| Napoli Family Dandenong Inc. | KEEP THE NAPOLI FAMILY CLUB ALIVE | \$2,000 |
| Victorian Afghan Associations Network | Online community hubs for Afghans | \$2,000 |
| Victorian Tamil Cultural Association | Tamil New Year 2020 (Thai Pongal Vila - Harvest Festival) | \$2,000 |
| TOTAL | | \$139,780 |

4.4.4 Central and Victor Avenues, Dandenong North - Removal of Reserve Status and Sale of Land

File Id:

Responsible Officer:

Director Corporate Services

Attachments:

Locality Plan

Copy of Title Plan TP902378

Report Summary

This report addresses a proposal to remove the reserve status from the drainage reserve abutting the rear of the properties at 15-35 Central Ave and 18-38 Victor Ave, Dandenong North as shown on the locality plan provided in Attachment 1 (Land) and sell the land to abutting owners. The land is known as part of Lot 1 on Title Plan 902378 contained in Certificate of Title Volume 8943 Folio 280 shown in the title plan provided in Attachment 2.

Council officers have received a letter of interest from an abutting owner to purchase the land abutting their property.

Recommendation Summary

This report recommends that Council resolves that officers apply to remove the reserve status of the Land, apply for the subdivision of the land to create 11 lots in line with abutting property boundaries and that the statutory processes be commenced to consider a proposal to sell the Land to the abutting owners.

4.4.4 Central and Victor Avenues, Dandenong North - Removal of Reserve Status and Sale of Land (Cont.)

Background

The Land was set aside as a drainage reserve as part of Plan of Subdivision LP12589 and is now shown as part of Lot 1 on Title Plan 902378. The Land currently appears to be occupied and fenced by the adjoining property owners without the consent of Council.

An abutting owner to the Land has approached Council and requested that they purchase the Land that directly abuts their property. Council has written to abutting owners who occupy the Land at Central Ave to determine their interest in purchasing the abutting Land. At this stage there is only interest from one abutting owner.

The Land contains Council drainage assets which can be protected by way of an easement in favour of Council and therefore it is not necessary for the Land to be held as a reserve for drainage purposes. Furthermore, the Land provides no access for abutting owners as it is already fenced within abutting properties. Therefore, it is considered to be excess to Council's requirements.

The abutting owner who has expressed interest in purchasing the Land has indicated that they will purchase that part of the Land abutting their property at current market value in accordance with Council's Policy.

A subdivision of the Land will be required under section 24A of the *Subdivision Act 1988* to remove the reserve status from the Land, vest the Land in Council and subdivide the Land into 11 lots in accordance with the abutting land owner boundaries.

Proposal

It is proposed that Council seeks planning and subdivision approval of the Land to remove the reserve status, vest the land in Council and subdivide into allotments. Following that process, it is proposed that officers commence the statutory procedures to consider a proposal to sell the Land to the adjoining occupying property owners. This will involve Council giving public notice and considering any submissions received in accordance with Section 189 of the *Local Government Act 1989*.

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

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

4.4.4 Central and Victor Avenues, Dandenong North - Removal of Reserve Status and Sale of Land (Cont.)

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

Related Council Policies

The sale of the Land will be carried out in accordance with Council's Disposal or Sale of Council Asset and Land 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

Following the public notice process and review of any submissions received, a decision should be considered if the Land is surplus to Council's requirements and the suitability of the sale of the Land.

Currently, Council has only received interest from one abutting owner and if that part of the Land is sold the purchaser will pay all costs and \$10,200 based upon the market value of the Land. However, Council officers will continue to approach other abutting owners and if further sales can be achieved this will increase the revenue from the project. (Note that the Land currently appears to be occupied and fenced by the adjoining property owners without the consent of Council.)

There are no current resources included within the Annual Budget for this purpose, however costs associated with the proposal will be passed on to the purchaser.

Consultation

Should this proposal be adopted then a formal public consultation process will be commenced as required under Section 189 of the *Local Government Act 1989*.

Council's Commercial Property Unit has consulted with those abutting owners who currently occupy the Land regarding the proposed removal of reserve status, vesting of the Land and sale proposal. Also other relevant Council departments have been consulted and have contributed to this report.

The subdivision plan will be referred to statutory authorities as part of the subdivision referral process.

4.4.4 Central and Victor Avenues, Dandenong North - Removal of Reserve Status and Sale of Land (Cont.)**Conclusion**

It is considered that officers should proceed with a planning and subdivision application to remove the reserve status from the Land and then Council should give public notice to determine if the Land known as Lot 1 on TP902378 at rear of 15-35 Central and 18-38 Victor Avenues, Dandenong North (as shown in the plan provided in Attachment 1), is required, as created in the original plan of subdivision.

Recommendation**That Council:**

1. **authorises Council officers to lodge a planning and subdivision application under section 24A of the *Subdivision Act 1988* to remove the reserve status, vest the Land in Council and subdivide Lot 1 on TP902378 (Land); and**
2. **resolves that, in order to determine if part of the Land at the rear of 15-35 Central and 18-38 Victor Avenues, Dandenong North, as shown on TP902378 provided in Attachment 2 is required for public use;**
 - 2.1. **the required statutory processes be commenced which may lead to the sale of the Land, and public notice be given in the newspapers generally circulating in the area of the intention to sell the Land to the adjoining occupying property owners;**
 - 2.2. **if no submissions are received a further report be provided to Council to determine whether the Land can be sold; and**
 - 2.3. **if submissions are received, a Special Committee of Council comprised of the Mayor plus Silverleaf Ward Councillors be established to hear submissions and submitters be notified of the time and place of the Special Committee. Following the hearing and consideration of submissions, a further report will be provided to Council to determine whether the Land can be sold.**

4.4.4 Central and Victor Avenues, Dandenong North - Removal of Reserve Status and Sale of Land (Cont.)

OTHER

**CENTRAL AND VICTOR AVENUES, DANDENONG NORTH – REMOVAL OF
RESERVE STATUS AND SALE OF LAND**

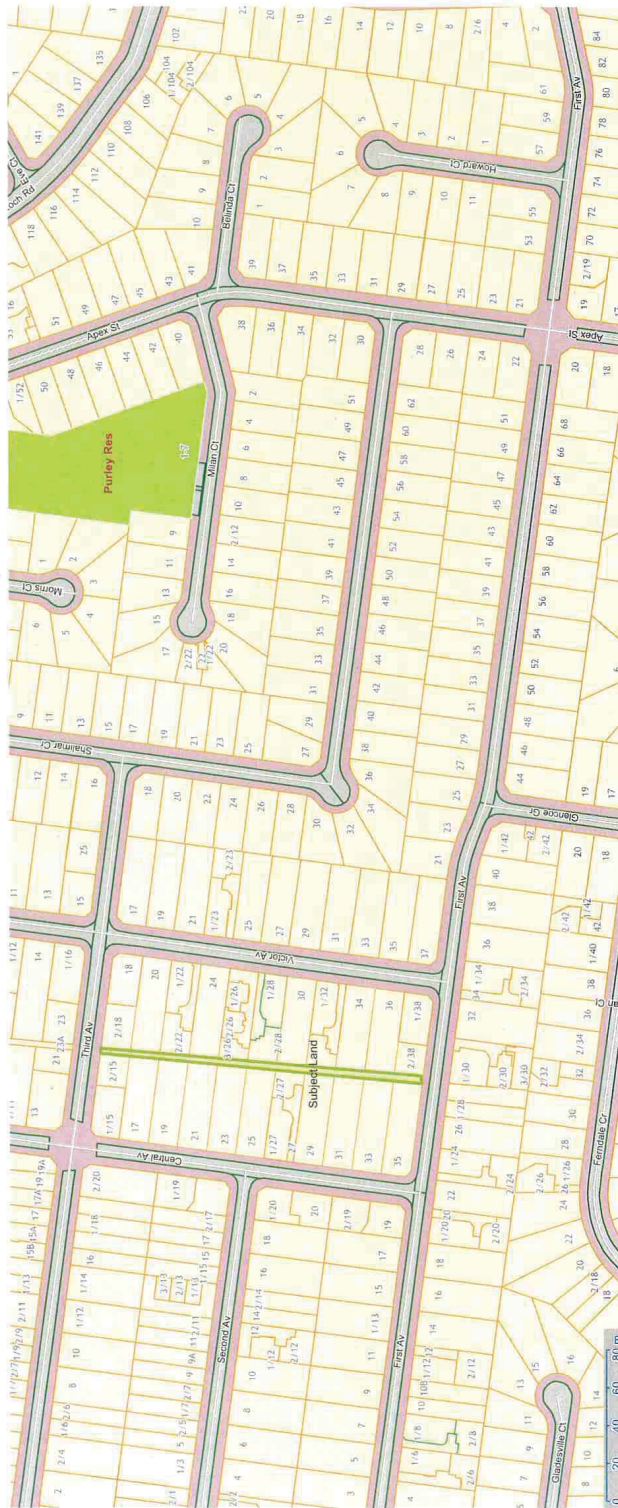
ATTACHMENT 1

**CENTRAL AVENUE, DANDENONG NORTH
LOCALITY PLAN**

PAGES 2 (including cover)

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

4.4.4 Central and Victor Avenues, Dandenong North - Removal of Reserve Status and Sale of Land (Cont.)



4.4.4 Central and Victor Avenues, Dandenong North - Removal of Reserve Status and Sale of Land (Cont.)

OTHER

CENTRAL AND VICTOR AVENUES, DANDENONG NORTH – REMOVAL OF RESERVE STATUS AND SALE OF LAND

ATTACHMENT 2

**CENTRAL AVENUE, DANDENONG NORTH
TITLE PLAN**

PAGES 3 (including cover)

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

ORDINARY COUNCIL MEETING - AGENDA

4.4.4 Central and Victor Avenues, Dandenong North - Removal of Reserve Status and Sale of Land (Cont.)



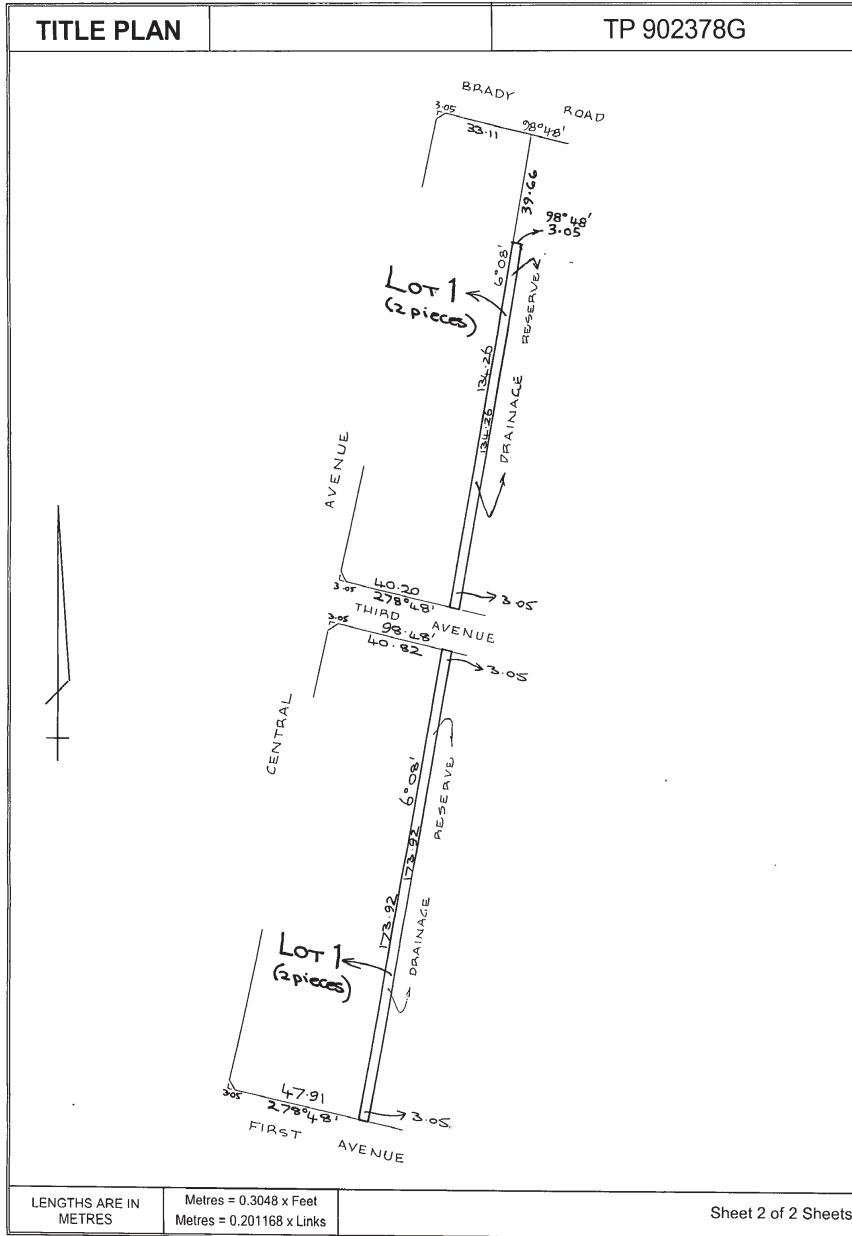
Delivered by LANDATA®. Land Victoria timestamp 07/09/2017 09:24 Page 1 of 2
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| TITLE PLAN | EDITION 1 | TP 902378G | | | | | | |
|--|---|--|-----------------------------|--|---|--|----------------------------------|--|
| Location of Land Parish : DANDENONG Township : - Section : - Crown Allotment : - Crown Portion : - Last Plan Reference : LP 12589 Derived From : VOL. 8943 FOL. 280 Depth Limitation : NIL | | Notations ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN | | | | | | |
| ENCUMBRANCES THE EASEMENTS (if any) existing -- over the above described land by -- virtue of Section 98 of the -- -- Transfer of Land Act -- -- -- -- | | THIS PLAN HAS BEEN PREPARED BY LAND REGISTRY, LAND VICTORIA FOR TITLE DIAGRAM PURPOSES COMPILED: Date 24/04/07 VERIFIED: A. DALLAS <i>Assistant Registrar of Titles</i> | | | | | | |
| Description of Land/ Easement Information <div style="font-size: 2em; font-weight: bold; margin: 50px 0;">FOR DIAGRAM SEE SHEET 2</div> | | | | | | | | |
| <table border="1" style="margin: auto;"> <tr> <th colspan="2">TABLE OF PARCEL IDENTIFIERS</th> </tr> <tr> <td colspan="2" style="font-size: 0.8em;">WARNING Where multiple parcels are referred to or shown on the Title Plan this does Not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962</td> </tr> <tr> <td colspan="2">LOT 1 = RESERVE (PT) ON LP 12589</td> </tr> </table> | | | TABLE OF PARCEL IDENTIFIERS | | WARNING Where multiple parcels are referred to or shown on the Title Plan this does Not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962 | | LOT 1 = RESERVE (PT) ON LP 12589 | |
| TABLE OF PARCEL IDENTIFIERS | | | | | | | | |
| WARNING Where multiple parcels are referred to or shown on the Title Plan this does Not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962 | | | | | | | | |
| LOT 1 = RESERVE (PT) ON LP 12589 | | | | | | | | |
| LENGTHS ARE IN METRES | Metres = 0.3048 x Feet Metres = 0.201168 x Links | Sheet 1 of 2 Sheets | | | | | | |

4.4.4 Central and Victor Avenues, Dandenong North - Removal of Reserve Status and Sale of Land (Cont.)



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4.4.5 List of Registered Correspondence to Mayor and Councillors

| | |
|----------------------|--|
| File Id: | qA283304 |
| Responsible Officer: | Director Corporate Services |
| Attachments: | Correspondence Received 2 December 2019 – 17 January 2020 |

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 2 December 2019 – 17 January 2020.

Recommendation

That the listed items provided in Attachment 1 for the period 2 December 2019 – 17 January 2020 be received and noted. be received and noted.

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

OTHER

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

ATTACHMENT 1

**CORRESPONDENCE RECEIVED
2 DECEMBER 2019 – 17 JANUARY 2020**

PAGES 3 (including cover)

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

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



Correspondences addressed to the Mayor and Councillors received between 02/12/19 & 17/01/20 - for officer action - total = TBA

| Correspondence Name | Correspondence Dated | Date Record Created | Objective ID | User Assigned |
|--|----------------------|---------------------|--------------|------------------------|
| Letter to Mayor & Councillors regarding a Wurundjeri Female Narrap Ranger Program. | 03-Dec-19 | 04-Dec-19 | FA183506 | Mayor & Councillors EA |
| A complaint from a local trader about free parking in Lonsdale Street, Dandenong. | 10-Dec-19 | 10-Dec-19 | FA183858 | Mayor & Councillors EA |
| A suggestion to install roundabouts near Noble Park Station from a Dandenong North resident. | 22-Dec-19 | 23-Dec-19 | FA184682 | Mayor & Councillors EA |
| Letter from the Mornington Peninsula Shire Mayor seeking support for its diminishing Koala population and other diminishing species. | 30-Dec-19 | 30-Dec-19 | FA184874 | Mayor & Councillors EA |
| A general request to all councils for assistance for fire fighters through an exhibition tennis match. | 02-Jan-20 | 02-Jan-20 | FA184994 | Mayor & Councillors EA |
| A query regarding broken concrete on the nature strip at a property in Dandenong North | 09-Jan-20 | 09-Jan-20 | FA185516 | Engineering Services |
| Update on a request regarding traffic light sequence on Cheltenham Road, Parkmore | 15-Jan-20 | 15-Jan-20 | FA185954 | Mayor & Councillors EA |

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

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

Objective
CONNECTED. COLLABORATIVE. COMMUNITY.

Correspondences addressed to the Mayor and Councillors received between 02/12/19 & 17/01/20 - for information only - total = TBA

| Correspondence Name | Correspondence Dated | Date Record Created | Objective ID | User Assigned |
|---|----------------------|---------------------|--------------|----------------------------|
| Advice from the Minister for Planning regarding his approval of Amendment VC165 - Planning Exemptions for Non Government Schools. | 02-Dec-19 | 02-Dec-19 | A6251462 | Mayor & Councillors EA |
| Advice from the Deputy Prime Minister that Round 4 of the Building Better Regions Fund (BBRF) is open for application closing on 19/12/2019. | 12-Dec-19 | 12-Dec-19 | A6271360 | Mayor & Councillors EA |
| Advice regarding a new Department of Health funded media product available to raise dementia awareness across CALD communities. | 06-Dec-19 | 17-Dec-19 | A6279202 | Community Social Support |
| Request from Public Libraries Victoria for support for the Libraries Change Lives Budget Bid 2020-21. | 12-Dec-19 | 17-Dec-19 | A6279203 | Libraries, Arts & Heritage |
| Letter of congratulations to the newly elected Mayor from CT Management Group. | 18-Dec-19 | 23-Dec-19 | A6290259 | Mayor & Councillors EA |
| Letter from the Minister for Local Government advising Council will receive \$40,000 in each of the next four financial years under the Municipal Emergency Resourcing Program. | 19-Dec-19 | 23-Dec-19 | A6290254 | Mayor & Councillors EA |
| Letter of acknowledgement from the State Member for Keysborough regarding Mayor's letter about Dandenong Bypass intersections at Perry and Chapel Roads, Keysborough. | 20-Dec-19 | 24-Dec-19 | A6292394 | Mayor & Councillors EA |
| Email from Boomerang Alliance regarding the pollution created by single-use plastics and the need for a continued ban. | 24-Dec-19 | 27-Dec-19 | A6295894 | Community Engagement |
| Advice from the Minister for Planning regarding his approval of Amendment GC136 - South Gippsland Highway, Dandenong Highway Level Crossing Removal Project | 22-Dec-19 | 30-Dec-19 | A6297865 | Mayor & Councillors EA |

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

**4.4.6 Report on Matters Discussed at Councillor Briefing Sessions & Pre-Council Meetings
- 25 November, 2 & 9 December 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 November and December 2019.

Recommendation Summary

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

4.4.6 Report on Matters Discussed at Councillor Briefing Sessions & Pre-Council Meetings - 25 November, 2 & 9 December 2019 (Cont.)**Matters Presented for Discussion**

| Item | | Councillor Briefing Session/Pre-Council Meeting |
|----------|--|---|
| 1 | <p><i>General Discussion</i></p> <p>Councillors and Council officers briefly discussed the following topics:</p> <p>a) Consideration of mid-year budget review items (Cr Jim Memeti disclosed a conflict of interest in a part of this item dealing with proposed works at the Dandenong Market).</p> <p>b) C123 Planning Amendment update.</p> <p>c) Strategic property acquisitions (CONFIDENTIAL).</p> <p>d) Short two-day closure at NPAC due to NBN works.</p> <p>e) Agenda items for the Council Meeting of 25 November 2019.</p> | <i>25 November 2019</i> |
| 2 | <p><i>Community Funding Program Round 2</i></p> <p>Consideration of officer recommendations for Round 2 of the 2019 Community Support Grants (Cr O'Reilly disclosed a Conflict of Interest in this item in relation to a grant for Springvale Primary School).</p> | <i>2 December 2019</i> |
| 3 | <p><i>Community Young Leaders</i></p> <p>Young Leaders updated Councillors on projects they executed throughout 2019 including the Safe Socials Project, Health and Wellbeing Factsheets and Youth Exceeding Expectations.</p> | <i>2 December 2019</i> |
| 4 | <p><i>Arts Advisory Board Update</i></p> <p>Councillors were briefed on the performance of the Arts Advisory Board during its first 18 months of operation.</p> | <i>2 December 2019</i> |
| 5 | <p><i>Library Overdue Fines</i></p> <p>Councillor input was sought regarding the effectiveness of the current library fines system and future options.</p> | <i>2 December 2019</i> |

4.4.6 Report on Matters Discussed at Councillor Briefing Sessions & Pre-Council Meetings - 25 November, 2 & 9 December 2019 (Cont.)

| | | |
|----------|--|-------------------------------|
| 6 | <p><i>Draft Climate Strategy</i></p> <p>Councillor input and feedback was sought regarding the Draft Climate Change Strategy. Support was also sought to proceed towards Public Exhibition of an updated Draft Climate Change Strategy in early 2020.</p> | <i>2 December 2019</i> |
| 7 | <p><i>General Discussion</i></p> <p>Councillors and Council officers briefly discussed the following topics:</p> <p>a) Update on governance structures and funding of a Council facility in Noble Park (CONFIDENTIAL). b) Proposed disaster relief for earthquake event in Albania. c) Agenda items for the Council Meeting of 9 December 2019.</p> | <i>2 December 2019</i> |
| 8 | <p><i>General Discussion</i></p> <p>Councillors and Council officers briefly discussed the following topics:</p> <p>a) Format for Councillor profiles in the Council News for 2020. b) Scope of Notice of Motion No. 74 – Noble Park Community Centre. c) Update on Metropolitan Waste Management Group recent activities (CONFIDENTIAL). d) Agenda items for the Council Meeting of 9 December 2019. (Cr Zaynoun Melhem disclosed a conflict of interest in Item 4.3.5 of the Agenda and Cr Jim Memeti disclosed a Conflict of Interest in Item 4.1.1 of the Agenda).</p> | <i>9 December 2019</i> |

Apologies

- Cr Loi Truong submitted an apology for the Pre-Council Meeting on 25 November 2019.

4.4.6 Report on Matters Discussed at Councillor Briefing Sessions & Pre-Council Meetings - 25 November, 2 & 9 December 2019 (Cont.)

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 Items 1(c), 7(a) & 8(c) by the Chief Executive Officer under Sections 77 and 89 of the *Local Government Act 1989* remain confidential until further advisement unless that information was the subject of a subsequent Council report.

5 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.

5.1 Notice of Motion No. 75 - Climate Emergency

File Id:

Responsible Officer:

Director City Planning Design & Amenity

Preamble

Greater Dandenong City Council (GDCC) is the owner, maintainer and custodian of approximately \$2 billion of community assets. Climate change poses a significant risk to a large proportion of these community assets. For example, increased water spikes caused by climate change would put greater stress on council's drains network. Additionally, seasonal low rainfall would result in increased water purchasing which would be an additional cost burden to maintain parks and gardens.

As the most disadvantaged municipality in Melbourne with a significantly older population (one in ten residents in 2018 were aged 70 years or more), residents face increased risk to temperature volatility than less vulnerable municipalities.

5.1 Notice of Motion No. 75 - Climate Emergency (Cont.)

Motion

That Greater Dandenong City Council:

- a) notes that the Municipal Association of Victoria (MAV) Council (May 2019) and the Australian Local Government Association (ALGA) National General Assembly (June 2019), and surrounding councils (examples Frankston City and Cardinia) have resolved to declare a climate emergency;
- b) notes that 85 local councils across Australia, representing 27% of the Australian population have declared climate emergencies;
- c) acknowledges the positive work already undertaken by GDCC through the Greater Dandenong Sustainability Strategy 2016-30 and through the development of the Greater Dandenong Climate Change Strategy and Action Plan;
- d) acknowledges that current levels of global warming, and future warming already committed, constitute a climate emergency requiring an emergency response by all levels of government, including local government;
- e) resolves to declare a Climate and Ecological Emergency in line with climate science evidence, which indicates rising global temperatures are putting our local economy, people, species, and ecosystems at risk;
- f) undertakes to work with its diverse multicultural communities to raise awareness of climate change, and undertakes to support community action to mitigate greenhouse gas emissions and build environmental resilience; and
- g) undertakes that the Greater Dandenong Climate Change Strategy and Action Plan currently being developed gives priority to policy and actions that will provide for both mitigation and adaptation in response to accelerating global warming and climate change to drive emergency action to reduce greenhouse gases and meet the lower target of the Paris Agreement to keep global warming below 1.5 degrees, and that this continues to be emphasised as a key priority in the next Council Plan.

That Greater Dandenong City Council calls upon State and Federal governments to:

- a) declare a climate emergency;
- b) back this up with programs to drive emergency action to reduce greenhouse gases and meet the lower target of the Paris Agreement to keep global warming below 1.5 degrees; and
- c) work to establish a National Climate Response Plan that involves the three levels of government mitigating climate-caused risks based on climate science evidence.

6 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.

7 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.