



**GREATER
DANDENONG**
City of Opportunity

AGENDA

ORDINARY COUNCIL MEETING

TUESDAY 10 MARCH 2020
Commencing at 7:00 PM

COUNCIL CHAMBERS
225 Lonsdale Street, Dandenong VIC 3175

TABLE OF CONTENTS

ITEM	SUBJECT	PAGE NO
1	MEETING OPENING	1
1.1	ATTENDANCE	1
1.2	ACKNOWLEDGEMENT OF TRADITIONAL OWNERS OF THE LAND	1
1.3	OFFERING OF PRAYER	1
1.4	CONFIRMATION OF MINUTES OF PREVIOUS MEETING	2
1.5	ASSEMBLIES OF COUNCIL	3
1.6	DISCLOSURES OF INTEREST	6
2	OFFICERS' REPORTS - PART ONE	7
2.1	DOCUMENTS FOR TABLING	7
2.1.1	Documents for Tabling	7
2.1.2	Petitions and Joint Letters	9
2.2	STATUTORY PLANNING APPLICATIONS	15
2.2.1	Town Planning Application - No. 27 Wilma Avenue, Dandenong (Planning Application No. PLN19/0572)	15
3	QUESTION TIME - PUBLIC	134
4	OFFICERS' REPORTS - PART TWO	136
4.1	CONTRACTS	136
4.1.1	1819-57 Public Lighting Maintenance Services	136
4.2	OTHER	143
4.2.1	Future of Material Aid Coordination	143
4.2.2	Report on Matters Discussed at Councillor Briefing Sessions & Pre-Council Meetings - 10 & 17 February 2020	148

4.2.3	List of Registered Correspondence to Mayor and Councillors	151
5	NOTICES OF MOTION	155
6	REPORTS FROM COUNCILLORS/DELEGATES AND COUNCILLORS' QUESTIONS	156
7	URGENT BUSINESS	157

1 MEETING OPENING

1.1 ATTENDANCE

Apologies

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 Mr Jasbir Singh Suropada from the Sikh Community, a member of the Greater Dandenong Interfaith Network.

1.4 CONFIRMATION OF MINUTES OF PREVIOUS MEETING

Ordinary Meeting of Council held Monday 24 February 2020.

Recommendation

That the minutes of the Ordinary Meeting of Council held Monday 24 February 2020 be confirmed.

1.5 ASSEMBLIES OF COUNCIL

The following assemblies of Council occurred in the period 20 February to 4 March 2020:

Date	Meeting Type	Councillors Attending	Councillors Absent	Topics Discussed & Disclosures of Conflict of Interest
24/02/2020	Pre-Council Meeting	Peter Brown, Youhorn Chea (part), Tim Dark (part) Matthew Kirwan, Angela Long, Zaynoun Melhem, Jim Memeti, Sean O'Reilly, Maria Sampey, Sophie Tan (part), Loi Truong		<ul style="list-style-type: none">- Upcoming EPA public forum.- Recent developments in the waste industry.- Upcoming Councillor and Executive team strategic planning day.- Location of cricket nets as part of the Turner Reserve Master Plan.- Agenda items for the Council Meeting of 24 February 2020.

Date	Meeting Type	Councillors Attending	Councillors Absent	Topics Discussed & Disclosures of Conflict of Interest
27/02/2020	Cultural Heritage Advisory Committee	Matthew Kirwan		<ul style="list-style-type: none">- Cultural Heritage Advisory Committee.

1.5 ASSEMBLIES OF COUNCIL (Cont.)

Date	Meeting Type	Councillors Attending	Councillors Absent	Topics Discussed & Disclosures of Conflict of Interest
02/03/2020	Councillor Strategic Planning Day	Peter Brown, Youhorn Chea, Tim Dark, Matthew Kirwan, Angela Long, Zaynoun Melhem (part), Jim Memeti, Sean O'Reilly, Maria Sampey, Sophie Tan, Loi Truong		- Councillor Strategic Planning Day.

1.5 ASSEMBLIES OF COUNCIL (Cont.)

Date	Meeting Type	Councillors Attending	Councillors Absent	Topics Discussed & Disclosures of Conflict of Interest
02/03/2020	Councillor Briefing Session	Peter Brown, Youhorn Chea, Tim Dark (part), Matthew Kirwan, Angela Long, Zaynoun Melhem, Jim Memeti, Sean O'Reilly, Maria Sampey, Sophie Tan, Loi Truong		<ul style="list-style-type: none">- Council's draft Open Space Strategy.- City of Greater Dandenong Race at Sandown Greyhound Racing Club on Easter weekend.- Council's community grants assessment panels and partnerships.- Future directions for waste management.- Future directions of Community Chef (The CEO disclosed a conflict of interest in this item and left the room during discussion.)- Update on Coronavirus communications received to date.

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.

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
Australian Institute for Disaster Resilience	2018 – 2019 Year in Review
Emerson School	2019 Yearbook

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

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

Report Summary

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

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

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

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

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

2.1.2 Petitions and Joint Letters (Cont.)

Petitions and Joint Letters Tabled

Council received no new petitions, no joint letters, no submissions and no petition updates prior to the Council Meeting of 10 March 2020.

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 Petitions and Joint Letters (Cont.)

DOCUMENTS FOR TABLING

PETITIONS AND JOINT LETTERS

ATTACHMENT 1

PETITIONS AND JOINT LETTERS

PAGES 4 (including cover)

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

ORDINARY COUNCIL MEETING - AGENDA

2.1.2 Petitions and Joint Letters (Cont.)

Date Received	Petition Text (Prayer)	No. of Petitioners	Status	Responsible Officer Response
17/02/20	<p>• PETITION FOR A HARRISFIELD KINDERGARTEN CARPARK AND/OR DROP OFF POINT: TERM 4 – 2019</p> <p>Dear whom it may concern,</p> <p>I have attached our Harrisfield Kindergarten's Car Park Petition. We have any many issues and dangerous situations regarding not having space for parents, families and staff to park their cars. We have the room for a small carpark to be built on our reserve land – Ardgower Road side of the service.</p> <p>Please let me know if there is any other information you require. We are very keen to get our petition out there and hopefully can resolve our ongoing issue with unsafe parking.</p> <p> kindest Regards, </p> <p>Our service has been operating for approx. 60 years and is a wonderful Kindergarten community in Noble Park. We are desperately seeking signatures in a Petition for us to have a carpark or drop off area for parents to park at drop off and pick up times. Our staff also need a safe spot to park their cars for the whole day – whilst at work.</p> <p>62 Bowmore Road – Our main address is a 'No Standing Zone' and parents cannot park anywhere along there. There is also a large bend that makes it unsafe for children to be crossing the road, parents stopping their cars to unload children etc.</p>	267	In progress	<p>Tabled Council Meeting 24 February 2020</p> <p>17/02/20 Responsible Officer – Director Community Services.</p> <p>17/02/20 Acknowledgement Email sent to the head petitioner by Governance.</p>

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

2.1.2 Petitions and Joint Letters (Cont.)

Date Received	<ul style="list-style-type: none"> Petition Text (Prayer) 	No. of Petitioners	Status	Responsible Officer Response
	<p>PETITION FOR A HARRISFIELD KINDERGARTEN CARPARK AND/OR DROP OFF POINT: TERM 4 – 2019 (CONTD)</p> <p>Ardgower Road is our alternative parking area however there is still no room as local neighbours have to also park their cars. There are many units and townhouses in the street which leaves very few spots to park.</p> <p>Not having a carpark is a massive issue for our service as is VERY unsafe for our children and families – present and future. Our families do resort to double parking or parking illegally as they HAVE to get their children into Kindergarten somehow. We have had a number of people cancel enrolments due to them having nowhere to park their cards.</p> <p>Please sign our Petition to help us turn some of our park.reserve on Ardgower Road into a parking facility for our families and staff.</p>			

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

2.1.2 Petitions and Joint Letters (Cont.)

THIS PAGE HAS BEEN INTENTIONALLY LEFT BLANK

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

2.2 STATUTORY PLANNING APPLICATIONS

2.2.1 Town Planning Application - No. 27 Wilma Avenue, Dandenong (Planning Application No. PLN19/0572)

File Id:	516120
Responsible Officer:	Director City Planning Design & Amenity
Attachments:	Submitted plans Clause 22.09 assessment Clause 55 assessment Clause 52.06 assessment Location of objectors

Application Summary

Applicant:	Hansen Partnership
Proposal:	Development of the land for ten (10) dwellings and a reduction in the car parking requirements
Zone:	General Residential Zone Schedule 1
Overlay:	No Overlays
Ward:	Red Gum

This application has been brought before the Council because it has received thirty three (33) objections and one (1) letter of support.

The application proposes the development of the 966m² land for ten (10) dwellings and a reduction in the car parking requirements.

The proposed development will be owned and managed by Aboriginal Housing Victoria, a not-for-profit registered social housing organisation that provides affordable housing options for low income Aboriginal and Torres Strait Islander Victorians.

A planning permit is required:

- pursuant to Clause 32.08-6 of the Greater Dandenong Planning Scheme for construction of two or more dwellings on a lot, and;
- pursuant to Clause 52.06-3 of the Greater Dandenong Planning Scheme to reduce the number of car parking spaces required under Clause 52.06-5.

2.2.1 Town Planning Application - No. 27 Wilma Avenue, Dandenong (Planning Application No. PLN19/0572) (Cont.)

Objectors Summary

The application was advertised to the surrounding area through the erection of a notice on-site and the mailing of notices to adjoining and surrounding owners and occupiers. Thirty three (33) objections and one (1) letter of support were received to the application. It is noted, however, that none of the objectors are located on adjoining or surrounding land.

Issues raised generally relate to matters of:

- Overdevelopment, three storey form and apartment typology.
- Inconsistencies with local policy.
- Dwelling diversity.
- Car parking inadequacies (number and dimensions).
- Ongoing management concerns in relation to landscape, site cleaning, rubbish removal, maintenance, etc.
- Sustainability measures.
- Site services (i.e., lack of trade ablutions, defibrillators, storage).
- Open space.
- Accessibility.
- Waste management.
- Noise, drug and alcohol use, rubbish dumping.

Assessment Summary

Greater Dandenong municipality has one of the highest levels of homelessness in Victoria. Aboriginal and Torres Strait Islander Victorians are among the many experiencing homelessness and low home ownership rates. There is a growing need to increase the supply of high-quality social housing, specifically for Aboriginal and Torres Strait Islander Victorians, to reduce incidence of homelessness and provide pathway to better lives and stronger communities. This Council has a published commitment to improving the health and wellbeing; access to affordable housing; access to education, and to jobs within our municipality as noted on pages 26 and 27 of this report.

The proposal directly addresses this issue, by providing ten (10) high quality dwellings to be used by a not-for-profit registered housing organisation, delivering affordable and social housing for low income Aboriginal and Torres Strait Islander Victorians.

The Greater Dandenong Planning Scheme contains specific policies to support, facilitate and encourage the development of high quality, affordable social housing closer to jobs, transport and services. In addition, one of the overarching objectives of planning for Victoria is to facilitate the provision of affordable housing. The policy guidance and structure of the Greater Dandenong Planning Scheme allow for consideration of the circumstances, the merits of the proposal and directs the Responsible Authority to balance conflicting objectives in favour of net community benefit.

2.2.1 Town Planning Application - No. 27 Wilma Avenue, Dandenong (Planning Application No. PLN19/0572) (Cont.)

The 3-storey typology of the proposed building (noting three storeys is limited to a small central section of the development) is not strictly in accordance with the preferred neighbourhood character design guidance set out in Council's Local Policy Clause 22.09. However, in this instance, on balance, it is considered that the design is appropriate, and the existing site context warrants support of a proposal that will deliver a net community benefit in providing much needed high quality affordable social housing in Greater Dandenong to a particularly vulnerable and disadvantaged cohort of our community.

The building has been carefully designed in response to the existing site context and preferred neighbourhood character by providing a recessive third storey, well setback from the front, side and rear boundaries. The building presents as a double storey dwelling to the street, with materiality and form to lessen the perception of height. The design meets the objectives of Clause 55, including the provision of generous landscaping, private open spaces, a high level of internal amenity and minimises off-site amenity impacts such as overlooking and overshadowing.

In this case, it is considered that the delivery of affordable social housing, through a proposal for ten (10) dwellings should be supported based on the site context, the proposed design, and overall net community benefit.

Recommendation Summary

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

2.2.1 Town Planning Application - No. 27 Wilma Avenue, Dandenong (Planning Application No. PLN19/0572) (Cont.)

Subject Site and Surrounds

Subject Site

- The subject site has an overall area of 966 square metres in a rectangular shape.
- The eastern (front) and western (rear) boundaries are 18.2 metres in length and the northern and southern (side) boundaries are 54.4 metres in length.
- The site is relatively flat, with a gentle north-south fall.
- The site is vacant and does not contain any vegetation.
- There is a 1.2 metre wide drainage easement along the western (rear) boundary.
- The site was previously developed with four (4) single storey units, demolished towards the end of 2018.
- The site is accessed via a crossover on the eastern boundary off Wilma Avenue.

Surrounding Area

- The subject site is located with an established residential area.
- The site is within 150 metres of the Hemmings Street Neighbourhood Activity Centre, 900 metres of the Dandenong Major Activity Centre and 1300 metres of the Dandenong Train Station.
- Wilma Avenue is a local street, connecting Hemmings Street to the south and Birdwood Avenue to the north. The street allows for unrestricted parking on both sides.
- Surrounding properties contain a mix of development from 1950s and 1960s single storey dwellings through to newer contemporary style multi dwelling developments.
- The surrounding properties generally contain single and double storey built form, with a recent infill development of three storeys immediately adjacent to the subject site at 22 Wilma Avenue.
- The site's immediate abuttals are as follows:
 - North: Four single storey dwellings, with common accessway along the boundary with the subject site.
 - South: Two single storey dwellings with common accessway along the site's southern boundary.
 - East: Newly constructed multi dwelling developments of contemporary design. 22 Wilma Avenue has been recently development with a three storey apartment building accommodating 12 apartment dwellings. 20 and 24 Wilma Avenue have been developed with 5 and 6 double storey townhouse style dwellings.
 - West: Four single storey dwellings, with common accessway along the site's northern boundary.

2.2.1 Town Planning Application - No. 27 Wilma Avenue, Dandenong (Planning Application No. PLN19/0572) (Cont.)

Locality Plan



Background

The site was previously developed with four (4) single storey dwellings, with car parking spaces which did not meet the current minimum standard dimensions. These ageing dwellings were demolished in 2018, after falling into disrepair.

Previous Applications

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

Proposal

The application proposes the development of the land for ten (10) dwellings within a partially three-storey building. The dwellings will be accessed via a shared front door and foyer. One dwelling will have access off the ground floor, while nine (9) dwellings will be accessed off the first floor corridor.

The application also proposes a reduction in the car parking requirements. The proposal requires twelve (12) car parking spaces. Six (6) are proposed in a shared undercroft car parking area. Therefore, the applicant is proposing a reduction of six (6) spaces.

A summary of the key details of the proposal is provided below:

Type of proposal	Multi-dwelling development
------------------	----------------------------

ORDINARY COUNCIL MEETING - AGENDA

2.2.1 Town Planning Application - No. 27 Wilma Avenue, Dandenong (Planning Application No. PLN19/0572) (Cont.)

Number of dwellings	<p>Ten (10) dwellings</p> <p>Note: Two of the dwellings (dwelling 1 and dwelling 2) are considered to meet the definition of apartment.</p> <p>Clause 73.01 of the Greater Dandenong defines an apartment as: <i>A dwelling located above the ceiling level or below the floor level of another dwelling and is part of a building containing two or more dwellings</i></p> <p>Eight of the dwellings (dwellings 3-10) are considered to be townhouse style.</p>
Levels	<p>Two/ three-storey building.</p> <p>Seven (7) dwellings are double storey with two (2) bedrooms each. Three (3) dwellings are single storey with one (1) bedroom each.</p>
Height	<p>Pursuant to Clause 32.08-10, the proposal must not exceed 11 metres and 3 storeys. The proposal is a maximum height of 9.79 metres and 3 storeys” [pg 22 of report].</p>
Orientated to	Wilma Avenue
Changes to existing dwelling	N/A. The site is currently vacant.
External materials	The building will be constructed of render, gabion walls, metal roofing, steel cladding, metal cladding, stack stone, timber and blockwork. Colours will be earthy tones of grey, red, brown and cream.
Roof form	The building will have a skillion roof form, with curved pitch.
Setbacks	<p><u>Ground floor:</u></p> <ul style="list-style-type: none"> • North (side): The building will be located on the northern (side) boundary for a length of 6.9 metres. • East (front): 7 metres • South (side): 3 metres (Dwelling 4) 1 metre (accessway and car parking area) • West (rear): 5 metres <p><u>First floor:</u></p> <ul style="list-style-type: none"> • North (side): 2 metres (dwelling 2 and 6) and 3.8 metres (dwelling 7-10).

ORDINARY COUNCIL MEETING - AGENDA

2.2.1 Town Planning Application - No. 27 Wilma Avenue, Dandenong (Planning Application No. PLN19/0572) (Cont.)

	<ul style="list-style-type: none"> • East (front): 7 metres • South (side): 3 metres • West (rear): 4 metres <p><u>Second floor:</u></p> <ul style="list-style-type: none"> • North (side): 4 metres • East (front): 18.8 metres • South (side): 4.3 metres • West (rear): 15.8 metres
Private open space type	<p>Dwelling 1: Ground level 60sqm private open space. Has minimum dimension of 3 metres and convenient access from a living room.</p> <p>Dwelling 2: Balcony 10sqm with minimum dimension of 2 metres and convenient access from a living room.</p> <p>Dwelling 3: Balcony of 10sqm provided. Has minimum dimension of 2m and is directly accessible from the main living area.</p> <p>Dwelling 4: Ground level 56sqm provided. Has 30sqm with a min dimension of 5m and convenient access from a living room.</p> <p>Dwelling 5: Ground level 30sqm provided. Has minimum dimension of 5m and convenient access from a living room.</p> <p>Dwelling 6: Ground level 50sqm provided. Has 30sqm with min dimension of 5m and convenient access from a living room.</p> <p>Dwelling 7-10: Balcony of 12sqm provided. Has minimum dimension of 2 metres and is directly accessible from the main living area.</p>
Number of car parking spaces required	Ten (10) car parking spaces for residents and two (2) visitor spaces required
Number of car parking spaces provided	Six (6 spaces) are provided in total
Type of car parking	Ground level shared under croft parking area behind secure garage door.
Access	The existing crossover which connects to Wilma Avenue is to be retained.
Front fence	No front boundary fence is proposed, however, a 1.2 metre high metal batten fence is proposed to be setback 2.5 metres from the front boundary.

2.2.1 Town Planning Application - No. 27 Wilma Avenue, Dandenong (Planning Application No. PLN19/0572) (Cont.)

Garden area required	35% required. 35.15% provided.
----------------------	---------------------------------------

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

Victorian Charter of Human Rights and Responsibilities

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

Financial Implications

No financial resources are impacted by this report.

Planning Scheme and Policy Frameworks

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

- Pursuant to Clause 32.08-6 (General Residential Zone) of the Greater Dandenong Planning Scheme for construction of two or more dwellings on a lot, and
- Pursuant to Clause 52.06-3 (Car Parking) of the Greater Dandenong Planning Scheme to reduce the number of car parking spaces required under Clause 52.06-5.

The relevant controls and policies are as follows:

Zoning Controls

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

Pursuant to Clause 32.08-6, a planning permit is required for construction of two or more dwellings on a lot.

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

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

Schedule 1 to the General Residential Zone includes the following design objectives:

- *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.*

2.2.1 Town Planning Application - No. 27 Wilma Avenue, Dandenong (Planning Application No. PLN19/0572) (Cont.)

- *To provide appropriate front, side and rear setbacks, garden areas and significant private open space to allow for substantial high quality landscaping and canopy trees to protect the amenity of adjoining properties and to create a landscape character.*
- *To maximise the opportunities to create high quality landscaping, through minimal paving and the use of permeable ground surfaces.*
- *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, including the provision of secluded private open space at the side or rear of each dwelling.*

The Schedule also varies the standards of Clause 55 relating to street setbacks, permeability, landscaping, private open space and front fence height.

Overlay Controls

No overlays affect the subject site or surrounding area.

2.2.1 Town Planning Application - No. 27 Wilma Avenue, Dandenong (Planning Application No. PLN19/0572) (Cont.)

Planning and Environment Act 1987

Section 4 (1) of the *Planning and Environment Act 1987* sets out the objectives of planning in Victoria. The objectives of planning in Victoria are noted as:

- (a) *To provide for the fair, orderly, economic and sustainable use, and development of land.*
- (b) *To provide for the protection of natural and man-made resources and the maintenance of ecological processes and genetic diversity.*
- (c) *To secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria.*
- (d) *To conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value.*
- (e) *To protect public utilities and other facilities for the benefit of the community.*
- (f) *To facilitate development in accordance with the objectives set out in paragraphs (a), (b), (c), (d) and (e).*
- **(fa) *To facilitate the provision of affordable housing in Victoria;***
- (g) *To balance the present and future interests of all Victorians.*

The definition of affordable housing is set out at section 3AA (1) of the *Planning and Environment Act 1987*. The proposed development is considered to meet the definition of affordable housing.

Section 60 of the *Planning and Environment Act 1987* sets out the matters that a responsible authority must consider before deciding on an application. These matters include the following:

- (a) *the relevant planning scheme; and*
- **(b) *the objectives of planning in Victoria; and***
- (c) *all objections and other submissions which it has received and which have not been withdrawn; and*
- (d) *any decision and comments of a which it has received; and [referral authority](#) which it has received; and*
- (e) *any significant effects which the responsible authority considers the use or may have on the environment or which the responsible authority considers the environment may have on the use or ; and [development](#) may have on the environment or which the responsible authority considers the environment may have on the use or ; and [development](#); and*
- (f) *any significant social effects and economic effects which the responsible authority considers the use or may have. [development](#) may have.*
- 1A (j) *any other relevant matter.*

2.2.1 Town Planning Application - No. 27 Wilma Avenue, Dandenong (Planning Application No. PLN19/0572) (Cont.)

Greater Dandenong Planning Scheme

Planning Policy Framework

The **Operation of the Planning Policy Framework** outlined at Clause 71.02 seeks to ensure that the objectives of planning in Victoria are fostered through appropriate land use and development planning policies and practices which integrate relevant environmental, social and economic factors in the interests of net community benefit and sustainable development.

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

State Planning Policy Framework

Clause 11 Settlement

Clause 11 (Settlement) encourages planning to facilitate sustainable development that takes full advantage of existing settlement patterns and investment in transport, utility, social, community and commercial infrastructure and services. It also encourages planning to contribute towards diversity of choice, energy efficiency, a high standard of urban design and amenity, and land use and transport integration.

Further guidance is provided by **Clause 11.01-1S (Settlement)**, which seeks to promote the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements. It includes strategies to develop compact urban areas that are based around existing or planned activity centres to maximise accessibility to facilities and services.

Clause 11.03-1S (Activity centres) has an objective to encourage the concentration of major retail, residential, commercial, administrative, entertainment and cultural developments into activity centres that are highly accessible to the community. Amongst other things, this clause includes a strategy to encourage a diversity of housing types at higher densities in and around activity centres.

Clause 15 Built Environment and Heritage

Clause 15 (Built Environment and Heritage) states that planning is to recognise the role of urban design, building design, heritage and energy and resource efficiency in delivering liveable and sustainable cities, towns and neighbourhoods.

It adds that planning should ensure all land use and development appropriately responds to its surrounding landscape and character, valued built form and cultural context. Planning should promote development that is environmentally sustainable and should minimise detrimental impacts on the built and natural environment.

According to the clause, planning should promote excellence in the built environment and create places that:

- *Are enjoyable, engaging and comfortable to be in.*
- *Accommodate people of abilities, ages and cultures.*

2.2.1 Town Planning Application - No. 27 Wilma Avenue, Dandenong (Planning Application No. PLN19/0572) (Cont.)

- *Contribute positively to local character and sense of place.*
- *Reflect the particular characteristics and cultural identity of the community.*
- *Enhance the function, amenity and safety of the public realm.*

These overall objectives are reinforced by a number of sub-clauses, including **Clause 15.01-1S (Urban design)** and **Clause 15.01-1R (Urban design – Metropolitan Melbourne)**, which seek to create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity.

Clause 15.01-2S (Building design) aims to achieve building design outcomes that contribute positively to the local context and enhance the public realm, while **Clause 15.01-5S (Neighbourhood character)** has an objective to recognise, support and protect neighbourhood character, cultural identity, and sense of place.

Clause 15.01-4S (Healthy neighbourhoods) has an objective to achieve neighbourhoods that foster healthy and active living and community wellbeing. **Clause 15.01-4R (Healthy neighbourhoods - Metropolitan Melbourne)** reinforces this, with a strategy to create a city of 20 minute neighbourhoods that give people the ability to meet most of their everyday needs within a 20 minute walk, cycle or local public transport trip from their home.

Sustainability is promoted by **Clause 15.02-1S (Energy and resource efficiency)**, which seeks to encourage land use and development that is energy and resource efficient, supports a cooler environment and minimises greenhouse gas emissions.

Clause 16 Housing

Clause 16 (Housing) contains three key objectives, which can be summarised as relating to housing diversity, sustainability of housing and the provision of land for affordable housing.

These objectives are reinforced by a number of sub-clauses, including **Clause 16.01-1S (Integrated housing)**, which seeks to promote a housing market that meets community needs, and **Clause 16.01-1R (Integrated housing - Metropolitan Melbourne)**, which has a strategy to allow for a range of minimal, incremental and high change residential areas that balance the need to protect valued areas with the need to ensure choice and growth in housing.

Clause 16.01-2S (Location of residential development) promotes new housing in designated locations that offer good access to jobs, services and transport, while **Clause 16.01-2R (Housing opportunity areas - Metropolitan Melbourne)** seeks to facilitate increased housing in established areas to create a city of 20-minute neighbourhoods close to existing services, jobs, public transport and with appropriate infrastructure

Clauses 16.01-1S (Integrated Housing), Clause 16.01-3S (Housing diversity) and 16.01-3R (Housing diversity - Metropolitan Melbourne) aim to provide for a range of housing types to meet diverse community needs, including the delivery of high quality social and affordable housing and **Clause 16.01-4S (Housing affordability)** aims to deliver more affordable housing closer to jobs, transport and services.

2.2.1 Town Planning Application - No. 27 Wilma Avenue, Dandenong (Planning Application No. PLN19/0572) (Cont.)

Clause 18 Transport

Clause 18.01-1S (Land use and transport planning) has a strategy to plan urban development to make jobs and community services more accessible by ensuring access is provided to developments in accordance with forecast demand, taking advantage of all available modes of transport and to minimise adverse impacts on existing transport networks and the amenity of surrounding areas.

Local Planning Policy Framework

Clause 21 Municipal Strategic Statement

A **Vision for Greater Dandenong** is outlined at **Clause 21.03**. Included in the vision are the following points of relevance:

- A municipality where, central Dandenong, major activity centres, other neighbourhood and local centres function as activity centres where high quality, appropriate, high to medium housing exists in harmony with a thriving and well-managed retail and commercial sector.
- A municipality where, housing diversity and choice is promoted in its various attractive neighbourhoods.
- A city renowned for its inclusiveness and admired for its cosmopolitan and multicultural lifestyle.

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

Clause 21.04-1 (Housing and community), which includes the following:

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

2.2.1 Town Planning Application - No. 27 Wilma Avenue, Dandenong (Planning Application No. PLN19/0572) (Cont.)

- *Requiring medium-density developments to be site and locality responsive and to respect existing and proposed neighbourhood character.*
- *Encourage the provision of affordable housing in association with larger residential developments.*

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

- *To facilitate high quality building design and architecture.*
 - *Ensure building design is consistent with the identified future character of an area and fully integrates with surrounding environment.*
 - *Encourage high standards of building design and architecture, which allows for flexibility and adaptation in use.*
 - *Encourage innovative architecture and building design.*
- *To facilitate high quality development, which has regard for the surrounding environment and built form.*
 - *Promote views of high quality landscapes and pleasing vistas from both the public and private realm.*
 - *Promote all aspects of character – physical, environmental, social and cultural.*
 - *Encourage planting and landscape themes, which complement and improve the environment.*
 - *Encourage developments to provide for canopy trees.*
 - *Recognising valued existing neighbourhood character and promoting identified future character as defined in the Residential Development and Neighbourhood Character Policy at Clause 22.09.*
- *To protect and improve streetscapes*
 - *Ensure that new developments improve streetscapes through generous landscape setbacks and canopy tree planting.*
 - *Ensure landscaping within private property that complements and improves the streetscapes and landscaping of public areas.*
- *To ensure landscaping that enhances the built environment*
 - *Encourage new developments to establish a landscape setting, which reflects the local and wider landscape character.*
 - *Encourage landscaping that integrates canopy trees and an appropriate mix of shrubs and ground covers and complements and integrates with existing or proposed landscaping in public areas.*

21.05-3 Sustainability contains the following relevant objectives and strategies:

- *To encourage all development to achieve best practice environmentally sustainable outcomes.*

2.2.1 Town Planning Application - No. 27 Wilma Avenue, Dandenong (Planning Application No. PLN19/0572) (Cont.)

- *Encourage all development to incorporate environmentally sustainable design through energy efficiency, water resources, indoor environment quality, stormwater management, transport, waste management and urban ecology.*
- *Encourage all development to adopt and incorporate water sensitive urban design principles.*
- *Encourage all development to maximise passive design opportunities to create quality living and working environments.*
- *Encourage all development to incorporate on-site renewable and low emission energy generation.*

Clause 22.06 Environmentally Sustainable Development

Clause 22.06 Environmentally Sustainable Development sets out Council policy for environmentally sustainable design to achieve best practice from the design stage through to construction and operation. The policy sets out objectives for:

- Energy performance
- Water resources
- Indoor environment quality
- Stormwater Management
- Transport
- Waste management
- Urban ecology

Clause 22.06-4 requires that an application for 10 or more dwellings must be accompanied by a Sustainability Management Plan.

Clause 22.09 Residential Development & Neighbourhood Character Policy

Clause 22.09 Residential Development & Neighbourhood Character Policy sets out Council policy for future residential development within the municipality, identifying which areas are suitable to undergo varied levels of change.

Relevant details from that policy include the following:

- To guide the form of residential development that occurs in residential areas throughout Greater Dandenong, having regard to metropolitan policies and planning policies concerning urban form and housing, while respecting valued characteristics of residential neighbourhoods throughout the municipality.
- To promote a range of housing types, in appropriate locations, to accommodate the future needs of the municipality's changing population.
- To improve the quality and standard of residential development that occurs throughout Greater Dandenong and the quality, sustainability and standard of onsite landscaping provided in residential developments.

2.2.1 Town Planning Application - No. 27 Wilma Avenue, Dandenong (Planning Application No. PLN19/0572) (Cont.)

- To encourage high quality, creative and innovative design that makes a positive contribution to the streetscape.
- To encourage varied forms and intensities of residential development in appropriate locations throughout Greater Dandenong, having regard to metropolitan policies promoting urban consolidation and increased densities, and existing neighbourhood character.
- To encourage higher densities and forms of development in preferred strategic locations that have good access to existing public transport and the Proposed Public Transport Network (PPTN), commercial, community, educational and recreational facilities.
- To ensure that the siting and design of new residential development takes account of its interface with existing residential development on adjoining sites and responds to the individual circumstances of its site and streetscape it is located within.
- To implement the City of Greater Dandenong Neighbourhood Character Study (Sept 2007).

Clause 22.09-3.1 provides design principles which consider matters such as: safety, landscaping, car parking, setbacks, front boundary and width, private open space, bulk and built form, site design, materials and finishes, domestic services, and internal amenity. The subject site is within the 'Incremental Change Area' with specific design principles listed in Clause 22.09-3.3.

An assessment against Clause 22.09 is included as Attachment 2.

2.2.1 Town Planning Application - No. 27 Wilma Avenue, Dandenong (Planning Application No. PLN19/0572) (Cont.)

Particular Provisions

Clause 52.06 Car Parking

Clause 52.06 (Car Parking) needs to be considered to determine the appropriateness of the car parking provision of the development. The purpose of this Clause is:

- *To ensure that car parking is provided in accordance with the State Planning Policy Framework and Local Planning Policy Framework.*
- *To ensure the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated, the activities on the land and the nature of the locality.*
- *To support sustainable transport alternatives to the motor car.*
- *To promote the efficient use of car parking spaces through the consolidation of car parking facilities.*
- *To ensure that car parking does not adversely affect the amenity of the locality.*
- *To ensure that the design and location of car parking is of a high standard, creates a safe environment for users and enables easy and efficient use.*

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

- One (1) car parking space to each one (1) or two (2) bedroom dwelling; and
- Two (2) car parking spaces to each three (3) or more bedroom dwelling; plus
- One (1) car parking space for visitors to every five (5) dwellings for developments of five (5) or more dwellings (*this requirement for visitor spaces does not apply to land within the Principal Public Transport Network area*)

An application must meet the Design Standards for car parking included at Clause 52.06-9, unless the Responsible Authority agrees otherwise.

An assessment against Clause 52.06 is included as Attachment 4.

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

Pursuant to Clause 55 of the Greater Dandenong Planning Scheme, the provisions of this clause apply to an application to *construct two or more dwellings on a lot.*

2.2.1 Town Planning Application - No. 27 Wilma Avenue, Dandenong (Planning Application No. PLN19/0572) (Cont.)

The purposes of this clause are:

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

A development must meet all of the objectives of Clause 55 and should meet all the standard of the clause.

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

An assessment against Clause 55 is included as Attachment 3.

General Provisions

Clause 65 Decision Guidelines

Clause 65 Decision Guidelines needs to be considered, as is the case with all applications. For this application the requirements of Clause 65.01 for the approval of an application or plan is of relevance. This Clause outlines the requirements that the responsible authority must consider when determining the application and includes a requirement that the responsible authority must consider the matters set out in section 60 of the Act.

Proposed Planning Scheme Amendments

There are no current planning scheme amendments afoot relevant to the proposal.

Restrictive Covenants

There are no restrictive covenants or Section 173 Agreements registered on title.

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

The Council Plan describes the kind of future the Council is working for, and how Council will do this over four years. The Council Plan seeks to implement the objectives and goals of Greater Dandenong Housing Strategy 2014-2024. One of the key goals of the Housing Strategy is that *Council, government, the private sector and community housing associations are working in partnership to increase the range and quality of affordable housing.* This will be further discussed in the assessment section below.

2.2.1 Town Planning Application - No. 27 Wilma Avenue, Dandenong (Planning Application No. PLN19/0572) (Cont.)

Diversity (Access & Equity)

The proposal promotes access and equality to a group within the community who are historically and currently experiencing disadvantage in access and equality. This proposal is an initiative which promotes such access and equality for that important cohort of the community..

Community Safety

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

Safe Design Guidelines

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

Referrals

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

Internal

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

Civil Development	No objections, subject to conditions on permit.
Transport Planning	No objections, subject to conditions on permit.
ESD	No objections, subject to conditions on permit.
Waste	No objections and no conditions.
Community Services	No objections. <i>'The development of 10 additional dwellings to address the shortage of affordable social housing is commendable, particularly so for vulnerable Aboriginal and Torres Strait Islander community members.'</i>

Advertising

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

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

2.2.1 Town Planning Application - No. 27 Wilma Avenue, Dandenong (Planning Application No. PLN19/0572) (Cont.)

The notification has been carried out correctly.

Council has received thirty three (33) objections and one (1) letter of support to date.

The location of the objectors is shown in Attachment 5.

Consultation

A consultative meeting was held on 22 January 2020, with the applicant, two (2) objectors and Council representatives in attendance. Whilst some of the issues were discussed at length there was no resolution and the objections/submissions stand as received.

Summary of Grounds of Submissions/Objections

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

- **Overdevelopment, three storey form and apartment typology inconsistencies with local policy**

While it is acknowledged that the part 3 storey apartment typology is not strictly in accordance with the preferred design guidance set out in Council's Local Policy Clause 22.09 for Residential Development and Neighbourhood Character Policy, the policy guidance and structure of the Greater Dandenong Planning Scheme allow for consideration of the circumstances and the merits of the proposal and directs the Responsible Authority to balance conflicting objectives in favour of net community benefit. In this instance, the proposal has been designed to respect the preferred neighbourhood character by minimising the appearance of the third storey, and rather appearing as a two storey building from the street, providing substantial landscaping and a high quality, innovative contemporary design. The proposal also respects the existing neighbourhood character, which includes a newly constructed three storey apartment building directly adjacent to the subject site.

In addition, the proposal will be used by a registered social housing provider to deliver much needed high quality, affordable social housing in Greater Dandenong. Therefore, on balance, it is considered that the part three-storey form and apartment typology (noting only two of the 10 dwellings meet the definition of an apartment – all others are defined as townhouses) of the proposal is acceptable in this instance.

- **Dwelling diversity**

Dwelling diversity is addressed by Standard B3 in Clause 55.02-3 (dwelling diversity) of the Greater Dandenong Planning Scheme. The standard requires developments of ten or more dwellings to provide a range of dwelling sizes and types including dwellings with a different number of bedrooms and at least one dwelling that contains a kitchen, bath or shower, and a toilet and wash basin at ground floor level. The proposal meets this standard by providing a range of dwelling types, sizes and configurations. Some dwellings are two bedroom, some are one bedroom, some have ground level private open space, some have balcony private open space. At least one dwelling has a kitchen, bathroom, shower, toilet and wash basin at ground level.

2.2.1 Town Planning Application - No. 27 Wilma Avenue, Dandenong (Planning Application No. PLN19/0572) (Cont.)

- **Car parking inadequacies (number and dimensions)**

The applicant is proposing a reduction in the car parking requirements. The proposed car parking is considered acceptable for the following reasons:

- *The site will be owned and managed by a registered social housing provider. The applicant has stated that car parking spaces will be allocated on a needs basis to individual tenants. Tenants requiring additional car spaces will be accommodated elsewhere in alternate housing provided by Aboriginal Housing Victoria, where ample car parking is available on site. Permit conditions can require a Parking Management Plan (PMP) to be submitted outlining the actions that will be undertaken by the site manager to ensure that car parking demand does not exceed supply. Permit conditions can also require a Section 173 Agreement to be entered into to ensure that the site continues to be owned and operated by a registered social housing provider. Permit conditions can require a Parking Management Plan (PMP) to be submitted outlining the actions that will be undertaken by the site manager to ensure that car parking demand does not exceed supply. Permit conditions can also require a Section 173 Agreement to be entered into to ensure that the site continues to be owned and operated by a registered social housing provider.*
- *The site is within 20 minute walk of the Dandenong Train Station and Major Activity Centre and development will provide significantly more than the required number of secure bicycle parking spaces.*
- *The proposed car parking design meets the design standards set out in Clause 52.06-9.*

An assessment against Clause 52.06 is included as Attachment 4.

- **Ongoing management concerns in relation to landscape, site cleaning, rubbish removal, maintenance, etc.**

The applicant has stated that the site will be owned and managed by Aboriginal Housing Victoria, a registered social housing provider. Permit conditions can ensure that the site is always owned and occupied by a registered social housing provider. Permit conditions can also ensure that the landscaping is constructed and maintained. The Waste Management Plan states that a site manager will be required to manage the bin storage and collection. Permit conditions can ensure compliance with the Waste Management Plan. Permit conditions can ensure compliance with the Waste Management Plan.

- **Sustainability measures**

The applicant has submitted a Sustainability Management Plan. The Sustainability Management Plan outlines a number of commitments to achieve Council's expectations for sustainability as set out in Clause 22.06 of the Greater Dandenong Planning Scheme. The Sustainability Management Plan addresses energy performance, water resources, indoor environment quality, stormwater management, transport, waste management and urban ecology. The Sustainability Management Plan has been referred to Council's Environmentally Sustainable Design (ESD) team, who have advised that the plan meets the requirements of Clause 22.06, subject to

2.2.1 Town Planning Application - No. 27 Wilma Avenue, Dandenong (Planning Application No. PLN19/0572) (Cont.)

conditions requiring plans updated to show the location of the food garden, and a revised Sustainability Management Plan to further address commitments to the use of high efficiency appliances.

- **Site services (ie, lack of trade ablutions, defibrillators, storage)**

The Greater Dandenong Planning Scheme does not require nor consider the provision of trade ablutions or defibrillators.

Storage requirements are addressed in Standard B30 in Clause 55.05-6 (storage) and Standard B44 in Clause 55.04-10 (storage) of the Greater Dandenong Planning Scheme. Dwellings 4-10 are provided with under stair storage and three storage spaces are shown within the car parking area. Permit conditions can require notations on the plans to ensure dwellings 1-2 comply with the numerical standards for storage. Permit conditions can require notations on the plans to ensure dwellings 1-2 comply with the numerical standards for storage.

- **Open space**

The proposal meets the minimum private open space requirements of standard B28 in Clause 55.05-4 for all dwellings, with the exception of dwelling 5. Dwelling 5 requires 50 square metres of total private open space, however, only 30 square metres has been provided. The small area of non-compliance with the standard for dwelling 5 private open space is considered acceptable for the following reasons:

- *Only 1 out of 10 dwellings does not meet the standard.*
- *The dwelling provides the required 30sqm secluded private open space with a minimum dimension of 5 metres. This space is useable, with good access to sunlight.*
- *The development provides for 96 square metres of communal open space which could be utilised by the residents.*

The inclusion of 96 square metres of communal open space is above and beyond the requirements of the Greater Dandenong Planning Scheme. The standards set out in Clause 55 of the Greater Dandenong Planning Scheme do not require any communal open space to be provided. In this case, the applicant has chosen to provide 96 square metres of communal open space on the north, with good access to direct sunlight, is accessible, useable and has a high level of passive surveillance from dwellings above. The communal open space allows for a significant amount of landscaping, including canopy trees, shared fruit trees and vegetable garden. It is considered that the individual secluded private open space areas for each dwelling, together with the large additional communal open space area, provides for the adequate recreation and service needs of residents, while also providing for a landscaped character sought by local policy at Clause 22.09.

The identified future character for Incremental Change Areas, as set out in Clause 22.09, states that main living areas (and therefore private open spaces) will be generally on the ground level. The proposal provides 4 out of 10 dwellings with main living and private open spaces on the ground level. In this instance, the location of the living and private open space for 6 dwellings on the first floor is considered to be acceptable as the development has been designed in the

2.2.1 Town Planning Application - No. 27 Wilma Avenue, Dandenong (Planning Application No. PLN19/0572) (Cont.)

context of adjacent buildings and still provides appropriate space (including the communal open space area) alongside the rear boundaries for planting of canopy trees to protect the amenity of adjoining dwelling and to contribute to the landscape character.

2.2.1 Town Planning Application - No. 27 Wilma Avenue, Dandenong (Planning Application No. PLN19/0572) (Cont.)

- **Accessibility**

The proposal meets the minimum accessibility requirements set out in standard B25 of Clause 55.05-1 (Accessibility) and standard B41 in Clause 55.07-7 (Accessibility).

- **Waste management**

The applicant has submitted a Waste Management Plan outlining the storage, management and collection of waste generated by occupants of the development. The proposal provides adequate space within a bin room in the car parking area. The Waste Management Plan makes commitments to reduce noise impact, manage litter, prevent stormwater pollution, ensure adequate ventilation, washing facilities and vermin prevention. The Waste Management Plan has specified that a site manager will be tasked with bin storage maintenance and management, including moving the bins to the kerb on bin collection day. Permit conditions can ensure ongoing compliance with the Waste Management Plan.

- **Noise, drug and alcohol use, rubbish dumping**

Residential noise is regulated through The . Drug and alcohol use in public streets is a matter for the Victoria Police and can not be controlled by the Planning and Environment Act 1987. [Environment Protection \(Residential Noise\) Regulations 2018](#). Drug and alcohol use in public streets is a matter for the Victoria Police and can not be controlled by the Planning and Environment Act 1987.

There is no basis for any aspersions on the future residents; that they will be the source of drug and alcohol abuse; that they will not be law-abiding, and this is dismissed as a valid objection.

Illegal rubbish dumping is regulated through Council's local law. The applicant has submitted a Waste Management Plan outlining the storage, management and collection of waste generated by occupants of the development.

Assessment

The application has been assessed against the relevant sections of the *Planning and Environment Act 1987* and the Greater Dandenong Planning Scheme, including:

- Section 4 of the *Planning and Environment Act 1987*
- State and Local Planning Policy Framework;
- Clause 32.08 General Residential Zone (Schedule 1);
- Clause 52.06 Car Parking;
- Clause 55 Two or more dwellings on a lot and residential buildings; and
- Clause 65 Decision Guidelines.
- Clause 71.02-3 Integrated Decision Making.

2.2.1 Town Planning Application - No. 27 Wilma Avenue, Dandenong (Planning Application No. PLN19/0572) (Cont.)

Overall, the proposal is considered acceptable for the following reasons:

1. The proposal will be used by a not-for-profit registered housing organisation, delivering affordable and social housing for low income Aboriginal and Torres Strait Islander Victorians.
2. The development has been carefully designed in response to the surrounding context. Existing neighbourhood character includes a large three storey apartment development immediately adjacent to the subject site, as well as newly constructed unit developments with 5 metre front setback and continuous double storey bulk through the length of the site.
3. The proposal has been carefully designed to respect the preferred neighbourhood character by providing a significantly recessive third storey, 7-7.5 metre front setback and generous provision for landscaping, including canopy trees in the front, side and rear boundaries.
4. A permit condition can require the permit holder to enter into a Section 173 agreement to ensure that the site is always owned and managed by a registered housing provider and that the car parking demand is managed so that demand does not exceed supply.

The following discussion addresses these relevant sections of the Planning and Environment Act 1987 and the Greater Dandenong Planning Scheme;

Section 4 of the Planning and Environment Act 1987

One of the objectives of planning in Victoria is to facilitate the provision of affordable housing in Victoria. The proposed development directly addresses this objective by providing affordable and social housing for low income Aboriginal and Torres Strait Islander Victorians.

State and Local Planning Policy Framework

Clause 22.09 (Residential Development & Neighbourhood Character Policy) identifies existing character, preferred future character and provides design principles across three 'future change areas': Substantial, Incremental and Limited.

The subject site forms part of the 'incremental change area'. The 'identified future character' outlined under Clause 22.09-3.3 states the following:

*'The future character of Incremental Change Areas will evolve over time to contain a greater proportion of **well-designed and site responsive** medium density infill development that **respects the existing neighbourhood character** [Emphasis added]. Future density will be at a lower intensity than in Substantial Change Areas, but a higher intensity than in Limited Change Areas.'*

'Residential development will comprise well designed houses, townhouses, units and dual occupancies of up to two (2) storeys with main living areas generally on the ground level. Residential development will give particular consideration to providing appropriate setbacks and private open space areas and high quality landscaping, including the planting of canopy trees, to protect the amenity of adjoining dwellings and to contribute to the landscape character.'

2.2.1 Town Planning Application - No. 27 Wilma Avenue, Dandenong (Planning Application No. PLN19/0572) (Cont.)

Clause 22.09 sets out a preferred housing type and building height of 2 storey townhouses and units. Clause 22.09 also requires proposed development to respect the existing neighbourhood character. While it is acknowledged that the proposal does not strictly meet the local policy preference of 2 storeys (in part), the proposal still meets the General Residential Zone height limitations as set out in the Victorian Planning Provisions. In addition, it is considered that the proposal has been designed to respect both the existing and preferred neighbourhood character.

In this instance, the site is located directly adjacent to a newly constructed three storey apartment building at 22 Wilma Avenue. In addition, sites at 20 Wilma Avenue and 24 Wilma Avenue have recently been developed with multiple double storey dwellings. These recent developments all form part of the existing neighbourhood character. They all feature 5 metre front setbacks, limited provision for landscaping and continuous built form through the length of the site. In particular, the apartment building at 22 Wilma features a dominant third storey, clearly visible from the street.

The proposed development has been designed to respect the preferred neighbourhood character by providing a significantly recessive third storey, creating the appearance of a two storey building when viewed from the street, 7-7.5 metre front setback and generous provision for landscaping, including canopy trees in the front, side and rear boundaries.

It is considered that the proposal has been carefully designed to respect both the existing and preferred neighbourhood character and therefore, should be supported given its design and site context.

The identified future character for Incremental Change Areas, as set out in Clause 22.09, states that main living areas (and therefore private open spaces) will be generally on the ground level. The proposal provides 4 out of 10 dwellings with main living and private open spaces on the ground level. In this instance, the location of the living and private open space for 6 dwellings on the first floor is considered to be acceptable as the development has been designed in the context of the use of this site and adjacent buildings and still provides appropriate space, including communal open space, alongside the rear boundaries for planting of canopy trees to protect the amenity of adjoining dwelling and to contribute to the landscape character.

With regard to the above preferred character, it is considered the proposal delivers on the objectives of clauses **15.01 (Urban Environment)** and **21.05-1 (Built Form)**, which require development to respond to urban design, character, streetscape and landscape issues. The development includes adequate side and rear setbacks for landscaping opportunities, a strong design theme that reinforces the residential nature of the area and the incorporation of other measures to minimise visual impacts and amenity concerns.

The proposal's consistency with the identified future character and preferred built form also means that it is in accordance with **Clause 21.05-1 (Urban design, character, streetscapes and landscapes)** and **Clause (21.04-1 Housing and community)**, which reinforce the expectation for development to achieve high quality outcomes that has regard for the surrounding environment and built form.

2.2.1 Town Planning Application - No. 27 Wilma Avenue, Dandenong (Planning Application No. PLN19/0572) (Cont.)

The proposal responds to the vision for Greater Dandenong as outlined in **Clause 21.03-1 (Vision)** for a municipality where housing diversity and choice is promoted in its various attractive neighbourhoods. In particular, the proposal delivers on a number of strategies contained at **Clause 21.03-2 (Achieving the Vision)** such as those relating to sustainable development, integrated transport and attractive and safe environment.

The proposal meets Council's expectations for sustainability as set out in **Clause 22.09 Environmentally Sustainable Development**. The applicant has submitted a Sustainability Management Plan. The Sustainability Management Plan outlines a number of commitments to achieve Council's expectations for sustainability, including commitments to energy performance (for example, high efficient heating/cooling systems & solar panels), water resources (for example, rainwater collection and reuse, water efficient showers and toilets), indoor environment quality (for example, natural ventilation), stormwater management, transport, waste management and urban ecology. The Sustainability Management Plan has been referred to Council's Environmentally Sustainable Design (ESD) team, who have advised that the plan meets the requirements of Clause 22.06, subject to conditions requiring plans updated to show the location of the food garden, and a revised Sustainability Management Plan to further address commitments to the use of high efficiency appliances.

Clause 16.01-1S (Integrated Housing), Clause 16.01-3S (Housing Diversity), Clause 16.01-3R (Housing Diversity- Metropolitan Melbourne) and Clause 16.01-4S (Housing Affordability) aim to support, facilitate and encourage the development of high-quality affordable social housing close to transport, jobs and services.

It is considered that the proposal meets the objectives of these clauses, as the proposal will provide ten (10) high quality dwellings to be used by a not-for-profit registered housing organisation, delivering affordable and social housing for low income Aboriginal and Torres Strait Islander Victorians close to jobs, transport and services.

The proposal helps to reduce pressure on the urban fringe by providing ten (10) dwellings on a lot where previously only four (4) dwelling existed, thereby ensuring that the housing required for a growing population is facilitated in accordance with the strategies of **Clause 11.01S (Settlement)**, which also seek to capitalise on opportunities for infill development.

The application is further supported by **Clause 16.01-2R (Housing opportunity areas - Metropolitan Melbourne)**, which has strategies to facilitate increased housing in established areas to create a city of 20-minute neighbourhoods close to existing services, jobs and public transport, and in areas with appropriate infrastructure. The proposal responds to this clause by providing additional housing on the periphery of the Dandenong activity centre, within a 20 minute walk of the Dandenong Activity Centre and Dandenong Train Station.

Clause 32.08 General Residential Zone (Schedule 1)

Pursuant to Clause 32.08-4, the proposal must provide at least 35% of the lot set aside for garden area. The proposal provides 35.15% of the site as garden area.

Pursuant to Clause 32.08-10, the proposal must not exceed 11 metres and 3 storeys. The proposal is a maximum height of 9.79 metres and 3 storeys.

2.2.1 Town Planning Application - No. 27 Wilma Avenue, Dandenong (Planning Application No. PLN19/0572) (Cont.)

Pursuant to Clause 32.08-6, the development must meet the requirements of Clause 55. The proposal meets all of the objectives in Clause 55, except those which are further discussed below and in the attached table.

An assessment against Clause 55 is included as Attachment 3.

Clause 52.06 Car Parking

As per Clause 52.06-5 of the Greater Dandenong Planning Scheme, the proposed development requires 12 car parking spaces to be provided (1 per dwelling, plus 2 visitor spaces). Six spaces are proposed.

2.2.1 Town Planning Application - No. 27 Wilma Avenue, Dandenong (Planning Application No. PLN19/0572) (Cont.)

The proposed car parking reduction is supported for the following reasons:

- The applicant has provided empirical data for car parking demand associated with similar types of social housing, showing that the car parking demand for social and public housing is lower than standard residential dwellings.
- The applicant has stated that car parking spaces will be allocated on a needs basis to individual tenants. Tenants requiring additional car spaces will be accommodated elsewhere in alternate housing provided by Aboriginal Housing Victoria, where ample car parking is available. Permit conditions can require a Parking Management Plan (PMP) to be submitted outlining the actions that will be undertaken by the site manager to ensure that car parking demand does not exceed supply. Permit conditions can also require a Section 173 Agreement to be entered into to ensure that the site continues to be owned and operated by a registered social housing provider.
- The site is located within 20 minute walk of the Dandenong Activity Centre and Dandenong Train Station.
- The proposal provides for 10 secure bicycle parking spaces for residents and 2 bicycle parking spaces for visitors. This is well in excess of the statutory requirement of 3 bicycle spaces.

The proposed car parking design meets the design standards set out in Clause 52.06-9.

An assessment against Clause 52.06 is included as Attachment 4.

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

The appropriateness of the proposal is further demonstrated by its compliance with **Clause 55 (Two or more dwellings on a lot and Residential buildings)**, which seeks to ensure residential development respects the existing or preferred neighbourhood character while also providing reasonable standards of amenity for new and existing residents.

Two dwellings (dwelling 1 and dwelling 2) are considered to meet the definition of apartment. Clause 73.01 of the Greater Dandenong defines an apartment as: *A dwelling located above the ceiling level or below the floor level of another dwelling and is part of a building containing two or more dwellings*

The dwellings (excluding the apartments) are required to meet the objectives of all of Clause 55 except Clause 55.07-1 to 55.07-15 (inclusive).

The apartments are required to meet the objective of all of Clause 55 except Clause 55.03-5, Clause 55.03-6, Clause 55.04-8, Clause 55.05-1, Clause 55.05-2 and Clause 55.05-6.

The proposal complies with all relevant objectives of Clause 55 and the majority of its standards, except in the below instances, where variations are required (and supported).

- Clause 55.03-1 (Street setback):

This clause seeks to ensure that the setbacks of buildings from a street respect the existing or preferred neighbourhood character and make efficient use of the site, with the standard requiring the development to have a 7.5 metre street setback.

2.2.1 Town Planning Application - No. 27 Wilma Avenue, Dandenong (Planning Application No. PLN19/0572) (Cont.)

The proposal meets the setback standard, with the exception of a small diagonal design feature encroaching maximum 0.5 metres into the front setback. It is considered that the reduced setback is acceptable for the following reasons:

- The encroachment is a small triangular design feature of approximately 3.5 metres in width.
- Overall, the design response provides for a high quality, innovative design. The design feature adds to the visual interest.
- The small encroachment will have minimal visual impact when viewed from the street and adjoining properties as the neighbouring development to the north has a setback of 6.4 metres. In addition, newly constructed developments immediately adjacent to the subject site (20, 22 and 24 Wilma Avenue) have front setbacks of 5 metres.
- The applicant has proposed a landscape plan showing significant planting in the front setback, including a large tree to soften the appearance of the development.

Therefore, it is considered that proposal will still meet the objective of the clause as the small encroachment will still respect the existing and preferred neighbourhood character.

- Clause 55.04-2 (Walls on boundaries)

This clause seeks to ensure the location, length and height of a wall on a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings. The standard requires walls on boundaries to have a maximum average wall height of 3.2 metres.

The average height of the proposed wall on the northern boundary is 3.3 metres. This small non-compliance with the standard is acceptable in this instance for the following reasons:

- the site cut results on an effective wall height of 2.6 metres and an effective average wall height of 2.6 metres on the abutting property.
- The wall is located on the southern boundary of the adjoining lot, therefore, will not cause any shadow to the neighbouring property.
- A landscape plan has been submitted showing a significant amount of landscaping in the front setback, including the provision of large canopy trees, to soften the appearance of the built form.

Therefore, it is considered that the proposal respects the existing and preferred neighbourhood character.

2.2.1 Town Planning Application - No. 27 Wilma Avenue, Dandenong (Planning Application No. PLN19/0572) (Cont.)

- Clause 55.05-3 (Daylight to new windows)

This clause seeks to allow adequate daylight into new habitable room windows. The following areas do not comply with the standard:

- Dwellings 7-10 include a kitchen window to the common hallway. This does not comply with the standard as the hallway is not open to the sky and does not have open walls.
- Living room windows dwellings 7-10, living room windows to dwellings 2-3 and bedroom windows to dwelling 2 and 3 face the balcony. The balcony is not clear to the sky and is only open on one side.
- Living room windows to dwellings 4-6 are located to face a space that is covered by a 1m overhang of the upper floor.

In this instance, the areas of non-compliance with the standard are considered acceptable for the following reasons:

- The kitchen windows of dwellings 7-10 are acceptable as the living, dining and kitchen areas are open plan. Large north facing windows are provided to each dwelling. The depth of each dwelling is 6.9 metres. This is compliant with the room depth standard in Clause 55.07-13. Although these dwellings are not considered to meet the definition of apartment, in the absence of any other room depth standards, the standard in Clause 55.07-13 provides a good benchmark for acceptable light into rooms. Therefore, it is considered that the proposal provides adequate daylight to the kitchen of dwellings 7-10.
- Living room windows dwellings 7-10 and 2-3 and the bedroom windows to dwelling 2 and 3 are considered adequate to provide daylight as they are large windows facing a balcony that is not completely screened. In addition, other windows are provided in each room, with the exception of the bedroom to dwelling 3, however, the bedroom window to dwelling 3 is facing north and will receive some direct morning daylight.
- Living room windows to dwellings 4-6 are considered to receive adequate daylight as they are large windows and the overhang is only 1m in width.
- The applicant has provided BESS daylight room profiles within the Sustainable Management Plan to show that there is adequate daylight into the rooms.

For the reasons listed above, it is considered that the proposal will allow adequate daylight into new habitable room windows.

- Clause 55.05-4 Private Open Space

This clause seeks to provide adequate private open space for the reasonable recreation and service needs of residents. All dwellings meet the standard, with the exception of dwelling 5. The standard requires dwelling 5 to be provided with 50 square metres of total private open space. It is proposed that dwelling 5 will have 30 square metres of total private open space.

The small area of non-compliance with the standard for dwelling 5 total private open space is considered acceptable for the following reasons:

- Only 1 out of 10 dwellings does not meet the standard.

2.2.1 Town Planning Application - No. 27 Wilma Avenue, Dandenong (Planning Application No. PLN19/0572) (Cont.)

- The dwelling provides 30sqm secluded private open space with a minimum dimension of 5 metres. This space is useable, with good access to northern sunlight.
- Dwelling 5 is a two-bedroom dwelling, therefore, it is reasonably expected that the occupancy rate of this dwelling will be lower than a dwelling with three or more bedrooms to which the standard also applies. Therefore, it is considered that the 30sqm of private open space is adequate for the expected occupancy of a two bedroom dwelling.
- The development provides for 96 square metres of communal open space available for use by the residents.

For the reasons listed above, it is considered that the proposal still provides adequate open space for the recreation and service needs of residents.

- **Clause 55.05-6 Storage**

This clause applies to dwellings 3-10 and seeks to provide for the adequate storage facilities for each dwelling. The standard states each dwelling should have convenient access to at least 6 cubic metres of externally accessible, secure storage space.

Externally accessible storage spaces are not shown, however, dwellings 4-10 have under stair storage.

Three storage spaces are shown within the car parking area.

It is considered that the proposal provides adequate storage facilities for each of dwelling 3-10.

- **Clause 55.07-10 Storage**

This clause applies to apartment dwellings 1-2 and seeks to provide adequate storage facilities for each dwelling.

Three storage spaces are shown within the car parking area, however, no storage spaces are shown within the apartments. Permit conditions can require the plans to be amended to show storage spaces to comply with the numerical standards of this clause.

Subject to conditions, it is considered that the proposal will provide adequate storage facilities for each apartment dwelling 1-2.

Other matters

- **Homes for Victorians - Affordability, Access and Choice (Victorian Government, 2017).**

This document is a reference document in CI16.01-4S of the Greater Dandenong Planning Scheme. The document recognises, among other things, the need for more social housing across Victoria and includes strategies to assist increasing and renewing social housing stock.

2.2.1 Town Planning Application - No. 27 Wilma Avenue, Dandenong (Planning Application No. PLN19/0572) (Cont.)

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

Greater Dandenong Housing Strategy 2014-2024 is a reference document at Clause 22.09-5 of the Greater Dandenong Planning Scheme.

The strategy acknowledges the housing stress in Greater Dandenong and the growing need to ensure an ongoing supply of affordable housing. Increasing the supply of social housing is listed as one of four key themes. Housing objective 8 seeks to *'achieve a wide choice of well-designed, high-quality affordable housing in appropriate locations to meet current and future needs.'*

One of the key goals of the strategy is;

Council, government, the private sector and community housing associations are working in partnership to increase the range and quality of affordable housing.

The action plan contains specific actions to implement the Housing Strategy. Housing Strategy Action D-2 is to provide assistance to housing associations seeking to develop social or affordable housing projects that support vulnerable CGD residents.

Support for the proposed development will help to achieve the goals and objectives of the Greater Dandenong Housing Strategy 2014-2024 by increasing the supply of social housing.

- **Council's Reconciliation Action Plan 2017-19**

The Plan aims to work in partnership with the local Aboriginal and Torres Strait Islander community to improve the health and wellbeing, educational and employment outcomes of the Aboriginal and Torres Strait Islander community, as well as promote social inclusion and engagement within the City of Greater Dandenong.

Support for the proposed development is another way Council can strengthen and maintain Aboriginal communities and cultural ties within the area and as such, should be supported.

- **Greater Dandenong's Commitment to Aboriginal Australians 1995.**

In July 1995, the City of Greater Dandenong signed a Statement of Commitment acknowledging the Aboriginal people as the first people of this land. The statement committed council to working with the community on a range of issues to increase the awareness of the wider community and to work for the elimination of racism or discrimination.

Greater Dandenong has always been and will continue to be proactive in Aboriginal issues and is proud to be seen as a leader in this field.

Support for the proposed development is another way Council can strengthen and maintain Aboriginal communities and cultural ties within the area and as such, should be supported.

- Other actions that Council is currently undertaking to help the housing crisis;
 - Homelessness week in Harmony Square.

2.2.1 Town Planning Application - No. 27 Wilma Avenue, Dandenong (Planning Application No. PLN19/0572) (Cont.)

- Advocacy for homelessness as part of the ‘back your neighbour’ campaign.
- Participation in the social housing state wide forum.
- Everybody’s home campaign.
- Facilitate discussions between non home owner occupiers and social housing service providers.

Support for the proposed development is another way Council can assist in providing homes for low income community members.

Clause 71.02-3 Integrated Decision Making.

As demonstrated throughout this report, there are a number of relevant planning policies, objectives, standards and design guidelines that are required to be considered. The responsible authority is required to balance conflicting objectives in favour of net community benefit and sustainable development for the benefit of present and future generations.

The following table has been created to demonstrate the competing policies, objectives, strategies and plans:

Positives:	Negatives:
Meets a primary objective of planning for Victoria to facilitate the provision of affordable housing (Section 4 of the P&E Act 1987)	
Respects the existing neighbourhood character by responding to its context (Clause 22.09)	
Respects preferred neighbourhood character by providing a significantly recessed third storey and overall high quality design. (Clause 22.09).	Does not comply with Local policy two storey townhouse <i>preferred</i> (non-mandatory) design guidance (Clause 22.09), however, the proposal still complies with the General Residential Zone height limitations as set out in the Victorian Planning Provisions.
Delivers on objectives of the scheme in relation to built form, urban design, character, streetscapes.	
Meets Council’s expectations for sustainability (Clause 22.06).	
Complies with all objectives of Clause 55.	

2.2.1 Town Planning Application - No. 27 Wilma Avenue, Dandenong (Planning Application No. PLN19/0572) (Cont.)

Can provide guarantee that car parking will be sufficient through a permit condition to ensure management of the onsite car parking	
Responds to Council's Housing Strategy by providing more affordable social housing.	
Provides much needed affordable social housing in a municipality that has one of the highest rates of homelessness in Victoria.	
Will strengthen and maintain Aboriginal community ties within the area.	

As shown in the table above, there is a significant amount of policy guidance, objectives, and strategies to warrant approval of this proposal in favour of net community benefit.

Conclusion

The proposal has been specifically designed to respect the existing and preferred neighbourhood character in the context of adjacent buildings. In addition, the proposal will provide much needed high quality, affordable social housing within the municipality. The proposal will assist to strengthen and maintain Aboriginal communities and cultural ties within the area and as such, should be supported.

Recommendation

That Council resolves to issue a Notice of Decision to grant a permit in respect of the land known and described as Lot 152 LP 8541, 27 Wilma Avenue, Dandenong for the purpose of development of the land for ten (10) dwellings and a reduction in the car parking requirements in accordance with the plans submitted with the application subject to the following conditions:

- 1. Prior to the endorsement of plans, one (1) copy of amended plans drawn to scale and dimensioned, must be submitted to the Responsible Authority for approval. No buildings or works may be commenced until the plans have been approved and endorsed by the Responsible Authority. The plans must be in accordance with the plans submitted with the application, but modified to show:**
 - 1.1. Notations to indicate storage space areas for each apartment in accordance with the requirements of standard B44 in Clause 55.07-10**
 - 1.2. The location and title of the proposed food garden in the communal area of the site.**

2.2.1 Town Planning Application - No. 27 Wilma Avenue, Dandenong (Planning Application No. PLN19/0572) (Cont.)

- 1.3. The minimum finished floor level of the proposed lobby is required to be 28.47m to AHD.
- 1.4. The minimum finished floor level of the proposed dwelling 1 is required to be 28.62m to AHD.
- 1.5. The landscape plan amended to show at least one (1) advanced canopy tree with a minimum planting height of 1.5 metres within the rear secluded private open space areas of each of dwelling 4, 5 and 6.
- 1.6. A revised Sustainability Management Plan (SMP) in accordance with condition 2.
- 1.7. A Parking Management Plan (PMP) in accordance with condition 3.

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

2. Prior to the endorsement of plans under condition 1, a revised Sustainability Management Plan (SMP) must be submitted and approved to the satisfaction of the Responsible Authority. The revised plan must be generally in accordance with the SMP (prepared by Sustainable Development Consultants, dated 31 Oct 2019, Ref s3940) but modified to include:

- 2.1 A revised Energy and Water Efficiency section (including BESS assessment) that specifies washing machine and clothes dryer (product model) to be installed as part of the base build, or further information that demonstrates that high efficiency appliances will be used in each dwelling as part of any tenancy agreement.

When approved, the SMP will be endorsed and will form part of this permit.

3. Prior to the occupation of the development, a Parking Management Plan (PMP) must be submitted to and approved to the satisfaction of the Responsible Authority. The PMP must outline the actions that will be undertaken by the site manager to ensure that resident car parking demand does not exceed supply, such as tenant selection and/or green travel initiatives.

2.2.1 Town Planning Application - No. 27 Wilma Avenue, Dandenong (Planning Application No. PLN19/0572) (Cont.)

- 4. Except with the prior written consent of the Responsible Authority, the layout of the land and the size, design and location of the buildings and works permitted must always accord with the endorsed plan and must not be altered or modified.**
- 5. Except with the prior written consent of the Responsible Authority, the approved buildings must not be occupied until all buildings and works and the conditions of this permit have been complied with.**
- 6. The provisions, recommendations and requirements of the endorsed SMP must be implemented and complied with to the satisfaction of the Responsible Authority. The endorsed SMP must not be altered without the prior written consent of the Responsible Authority.**
- 7. Prior to the occupation of the development, a report from the author of the SMP, approved under this permit, or similarly qualified person or company, must be submitted to the Responsible Authority. The report must be to the satisfaction of the Responsible Authority and must confirm all measures specified in the SMP have been implemented in accordance with the approved Plan.**
- 8. The provisions, recommendations and requirements of the endorsed Waste Management Plan (WMP) must be implemented and complied with to the satisfaction of the Responsible Authority. The endorsed Waste Management Plan (WMP) must not be altered without the prior written consent of the Responsible Authority.**
- 9. Except with the prior written consent of the Responsible Authority, floor levels shown on the endorsed plan/s must not be altered or modified.**
- 10. Provision must be made for the drainage of the site including landscaped and pavement areas, all to the satisfaction of the Responsible Authority.**
- 11. The connection of the internal drainage infrastructure to the LPD must be to the satisfaction of the Responsible Authority.**
- 12. Collected stormwater must be retained onsite and discharged into the drainage system at pre development peak discharge rates as stated in the LPD approval letter.**
- 13. Access to the site and any associated roadwork must be constructed, all to the satisfaction of the Responsible Authority.**

2.2.1 Town Planning Application - No. 27 Wilma Avenue, Dandenong (Planning Application No. PLN19/0572) (Cont.)

Note all existing vehicle crossing will need to be removed and reinstate with kerb in accordance with Council Standards.

- 14. All boundary walls in the development must be constructed, cleaned and finished.**
- 15. The development must be provided with external lighting capable of illuminating pedestrian access to the lobby, and vehicular access to the car parking area. Lighting must be located, directed and shielded so as to prevent any adverse effect outside the land.**
- 16. Service units, including air conditioning/heating units, must not be located on any balcony areas or where they will be visible from any public area unless appropriately screened or integrated with the development.**
- 17. All privacy screens and other measures to limit overlooking as shown on the endorsed plans must at all times be maintained to the satisfaction of the Responsible Authority.**
- 18. All privacy screens used to limit overlooking as shown on the endorsed plans must be permeant, fixed and have maximum of 25 percent openings.**
- 19. Earthworks must be undertaken in a manner that minimises soil erosion. Exposed areas of soil must be stabilised to prevent soil erosion. The time for which soil remains exposed and unestablished must be minimised to the satisfaction of the Responsible Authority.**
- 20. Sediment control measures must be undertaken during construction to the satisfaction of the Responsible Authority to ensure that the development subject land is adequately managed in such a way that no mud, dirt, sand, soil, clay or stones are washed into or allowed to enter the stormwater drainage system.**
- 21. The landscaping shown on the endorsed plans must be maintained to the satisfaction of the Responsible Authority and used for no other purpose. Any dead, diseased or damaged plants are to be replaced.**
- 22. Prior to the occupation of the development, the owner of the land must enter into an Agreement with the Responsible Authority under Section 173 of the Planning and Environment Act 1987, to provide for the following;**

2.2.1 Town Planning Application - No. 27 Wilma Avenue, Dandenong (Planning Application No. PLN19/0572) (Cont.)

22.1. Except with the prior written consent of the Responsible Authority all dwellings must, at all times, only be available as affordable housing, operated by a registered social housing provider.

22.2. The ongoing management of the site in accordance with the endorsed Parking Management Plan (PMP).

Before the occupation of the development, application must be made to the Registrar of Titles to register the Section 173 agreement on the title to the land under Section 181 of the Act.

The owner must pay the Responsible Authority's costs of the preparation, negotiation and execution of the section 173 agreement required by this condition; and the registration of the agreement on the title under section 181 of that Act.

23. This permit will expire if:

23.1. The development or any stage of it does not start within two (2) years of the date of this permit; or

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

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

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

2.2.1 Town Planning Application - No. 27 Wilma Avenue, Dandenong (Planning Application No. PLN19/0572) (Cont.)

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

Permit notes

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

Prior to works commencing the developer will need to obtain an Asset Protection Permit from Council.

Approval of drainage plan including any retention system within the property boundary is required.

Prior to the drainage plans being approved, a plan checking fee of 0.75% and supervision fee of 2.5% of the estimated cost of works is to be paid to Council.

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

No buildings or works shall be constructed over any easement without the written consent of the relevant authorities.

Any works undertaken within the road reservation and easements will require the developer to obtain a Civil Works Permit from Council.

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

2.2.1 Town Planning Application - No. 27 Wilma Avenue, Dandenong (Planning Application No. PLN19/0572) (Cont.)

STATUTORY PLANNING APPLICATIONS

**TOWN PLANNING APPLICATION - NO. 27 WILMA AVENUE, DANDENONG
(PLANNING APPLICATION NO. PLN19/0572)**

ATTACHMENT 1

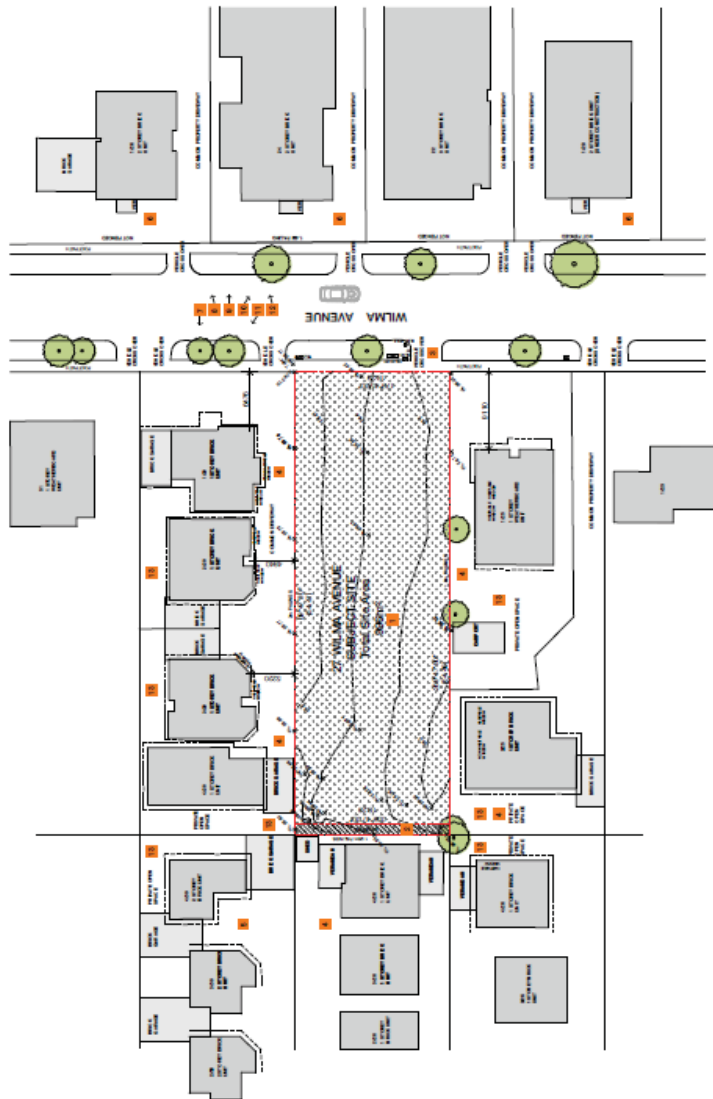
SUBMITTED PLANS

PAGES 12 (including cover)

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

2.2.1 Town Planning Application - No. 27 Wilma Avenue, Dandenong (Planning Application No. PLN19/0572) (Cont.)

- Site and Neighbourhood Description**
- 1. PLANNING AND NEIGHBOURHOOD DESCRIPTION OF THE SITE
 - 2. HISTORICAL AND CULTURAL SIGNIFICANCE OF THE SITE
 - 3. CURRENT AND PROPOSED USES OF THE SITE
 - 4. CURRENT AND PROPOSED ZONING OF THE SITE
 - 5. CURRENT AND PROPOSED OVERLAPPING ZONING OF THE SITE
 - 6. CURRENT AND PROPOSED OVERLAPPING ZONING OF THE SITE
 - 7. CURRENT AND PROPOSED OVERLAPPING ZONING OF THE SITE
 - 8. CURRENT AND PROPOSED OVERLAPPING ZONING OF THE SITE
 - 9. CURRENT AND PROPOSED OVERLAPPING ZONING OF THE SITE
 - 10. CURRENT AND PROPOSED OVERLAPPING ZONING OF THE SITE
 - 11. CURRENT AND PROPOSED OVERLAPPING ZONING OF THE SITE
 - 12. CURRENT AND PROPOSED OVERLAPPING ZONING OF THE SITE
 - 13. CURRENT AND PROPOSED OVERLAPPING ZONING OF THE SITE
 - 14. CURRENT AND PROPOSED OVERLAPPING ZONING OF THE SITE
 - 15. CURRENT AND PROPOSED OVERLAPPING ZONING OF THE SITE
 - 16. CURRENT AND PROPOSED OVERLAPPING ZONING OF THE SITE
 - 17. CURRENT AND PROPOSED OVERLAPPING ZONING OF THE SITE
 - 18. CURRENT AND PROPOSED OVERLAPPING ZONING OF THE SITE
 - 19. CURRENT AND PROPOSED OVERLAPPING ZONING OF THE SITE
 - 20. CURRENT AND PROPOSED OVERLAPPING ZONING OF THE SITE



18.11.2019

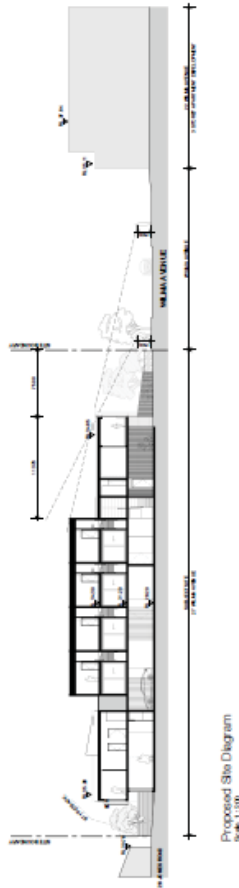
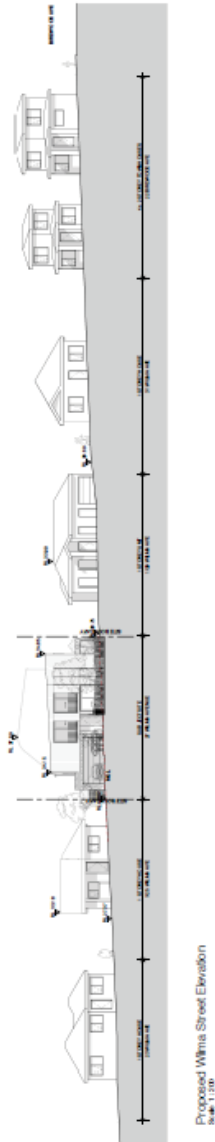
PRELIMINARY 1800.46.7.P02

Site Analysis & Neighbourhood Description

Aboriginal Housing Victoria
 27 Wilma Avenue, Dandenong, Victoria 3175

Marko Hopkin Architects
 100 Victoria Street, Melbourne, Victoria 3000
 03 9594 1234

2.2.1 Town Planning Application - No. 27 Wilma Avenue, Dandenong (Planning Application No. PLN19/0572) (Cont.)



Clark
Hopkins
Partners
Architects
100 St Albans Road
St Albans, VIC 3023
Tel: 03 9479 1000
Fax: 03 9479 1001
www.clarkhopkins.com.au

Aboriginal Housing Victoria
27 Wilma Avenue (Planning No. 27)

PRELIMINARY
180046/TP04

15.11.2019

1:100

Streetscape Elevation & Site Diagram

2.2.1 Town Planning Application - No. 27 Wilma Avenue, Dandenong (Planning Application No. PLN19/0572) (Cont.)



Zarke
 Hoplight
 ARCHITECTS

Aboriginal Housing Victoria
 27 Wake Avenue, Dandenong, VIC 3175

North Elevation & South Elevation

PRELIMINARY
 180046/TP09

15.11.2019

ORDINARY COUNCIL MEETING - AGENDA

2.2.1 Town Planning Application - No. 27 Wilma Avenue, Dandenong (Planning Application No. PLN19/0572) (Cont.)

ITEM	FINISH
01 - Paint Finish A	Colour: Dulux Shale Grey
02 - Paint Finish B	Colour: Dulux Night Sky
03 - Render A	Colour: Dulux Bassalt Grey
04 - Gabion Rock Cage	Colour: Dulux Shale Grey
05 - Metal Roofing	Natural
06 - Weathering Steel Cladding	Powdercoat: Dulux Night Sky
07 - Vertical Metal Cladding	Powdercoat: Dulux Night Sky
08 - Vertical Metal Balcon Screen	Grey
09 - Stacked Stone Wall	Natural
10 - Perforated Privacy Screen	Natural
11 - Timber Look Fence	Light Finish
12 - Designer Blockwork	



PRELIMINARY
180046/TP16

Aboriginal Housing Victoria
27 Wilma Avenue, Dandenong, VIC 3175

Clarke
Hookim
architects

2.2.1 Town Planning Application - No. 27 Wilma Avenue, Dandenong (Planning Application No. PLN19/0572) (Cont.)



Aboriginal Housing Victoria
27 Wilma Avenue, Dandenong, VIC
1800 467 TP17
PRELIMINARY
Perspective Image - 01

2.2.1 Town Planning Application - No. 27 Wilma Avenue, Dandenong (Planning Application No. PLN19/0572) (Cont.)

Plant Schedule

Plant Name	Plant Type	Plant Size	Plant Color	Plant Notes
1. <i>Calluna heisteria</i>	Shrub	1.5m	White	Native
2. <i>Leptosiphon</i>	Shrub	1.5m	White	Native
3. <i>Leptosiphon</i>	Shrub	1.5m	White	Native
4. <i>Leptosiphon</i>	Shrub	1.5m	White	Native
5. <i>Leptosiphon</i>	Shrub	1.5m	White	Native
6. <i>Leptosiphon</i>	Shrub	1.5m	White	Native
7. <i>Leptosiphon</i>	Shrub	1.5m	White	Native
8. <i>Leptosiphon</i>	Shrub	1.5m	White	Native
9. <i>Leptosiphon</i>	Shrub	1.5m	White	Native
10. <i>Leptosiphon</i>	Shrub	1.5m	White	Native
11. <i>Leptosiphon</i>	Shrub	1.5m	White	Native
12. <i>Leptosiphon</i>	Shrub	1.5m	White	Native
13. <i>Leptosiphon</i>	Shrub	1.5m	White	Native
14. <i>Leptosiphon</i>	Shrub	1.5m	White	Native
15. <i>Leptosiphon</i>	Shrub	1.5m	White	Native
16. <i>Leptosiphon</i>	Shrub	1.5m	White	Native
17. <i>Leptosiphon</i>	Shrub	1.5m	White	Native
18. <i>Leptosiphon</i>	Shrub	1.5m	White	Native
19. <i>Leptosiphon</i>	Shrub	1.5m	White	Native
20. <i>Leptosiphon</i>	Shrub	1.5m	White	Native
21. <i>Leptosiphon</i>	Shrub	1.5m	White	Native
22. <i>Leptosiphon</i>	Shrub	1.5m	White	Native
23. <i>Leptosiphon</i>	Shrub	1.5m	White	Native
24. <i>Leptosiphon</i>	Shrub	1.5m	White	Native
25. <i>Leptosiphon</i>	Shrub	1.5m	White	Native
26. <i>Leptosiphon</i>	Shrub	1.5m	White	Native
27. <i>Leptosiphon</i>	Shrub	1.5m	White	Native
28. <i>Leptosiphon</i>	Shrub	1.5m	White	Native
29. <i>Leptosiphon</i>	Shrub	1.5m	White	Native
30. <i>Leptosiphon</i>	Shrub	1.5m	White	Native
31. <i>Leptosiphon</i>	Shrub	1.5m	White	Native
32. <i>Leptosiphon</i>	Shrub	1.5m	White	Native
33. <i>Leptosiphon</i>	Shrub	1.5m	White	Native
34. <i>Leptosiphon</i>	Shrub	1.5m	White	Native
35. <i>Leptosiphon</i>	Shrub	1.5m	White	Native
36. <i>Leptosiphon</i>	Shrub	1.5m	White	Native
37. <i>Leptosiphon</i>	Shrub	1.5m	White	Native
38. <i>Leptosiphon</i>	Shrub	1.5m	White	Native
39. <i>Leptosiphon</i>	Shrub	1.5m	White	Native
40. <i>Leptosiphon</i>	Shrub	1.5m	White	Native
41. <i>Leptosiphon</i>	Shrub	1.5m	White	Native
42. <i>Leptosiphon</i>	Shrub	1.5m	White	Native
43. <i>Leptosiphon</i>	Shrub	1.5m	White	Native
44. <i>Leptosiphon</i>	Shrub	1.5m	White	Native
45. <i>Leptosiphon</i>	Shrub	1.5m	White	Native
46. <i>Leptosiphon</i>	Shrub	1.5m	White	Native
47. <i>Leptosiphon</i>	Shrub	1.5m	White	Native
48. <i>Leptosiphon</i>	Shrub	1.5m	White	Native
49. <i>Leptosiphon</i>	Shrub	1.5m	White	Native
50. <i>Leptosiphon</i>	Shrub	1.5m	White	Native
51. <i>Leptosiphon</i>	Shrub	1.5m	White	Native
52. <i>Leptosiphon</i>	Shrub	1.5m	White	Native
53. <i>Leptosiphon</i>	Shrub	1.5m	White	Native
54. <i>Leptosiphon</i>	Shrub	1.5m	White	Native
55. <i>Leptosiphon</i>	Shrub	1.5m	White	Native
56. <i>Leptosiphon</i>	Shrub	1.5m	White	Native
57. <i>Leptosiphon</i>	Shrub	1.5m	White	Native
58. <i>Leptosiphon</i>	Shrub	1.5m	White	Native
59. <i>Leptosiphon</i>	Shrub	1.5m	White	Native
60. <i>Leptosiphon</i>	Shrub	1.5m	White	Native
61. <i>Leptosiphon</i>	Shrub	1.5m	White	Native
62. <i>Leptosiphon</i>	Shrub	1.5m	White	Native
63. <i>Leptosiphon</i>	Shrub	1.5m	White	Native
64. <i>Leptosiphon</i>	Shrub	1.5m	White	Native
65. <i>Leptosiphon</i>	Shrub	1.5m	White	Native
66. <i>Leptosiphon</i>	Shrub	1.5m	White	Native
67. <i>Leptosiphon</i>	Shrub	1.5m	White	Native
68. <i>Leptosiphon</i>	Shrub	1.5m	White	Native
69. <i>Leptosiphon</i>	Shrub	1.5m	White	Native
70. <i>Leptosiphon</i>	Shrub	1.5m	White	Native
71. <i>Leptosiphon</i>	Shrub	1.5m	White	Native
72. <i>Leptosiphon</i>	Shrub	1.5m	White	Native
73. <i>Leptosiphon</i>	Shrub	1.5m	White	Native
74. <i>Leptosiphon</i>	Shrub	1.5m	White	Native
75. <i>Leptosiphon</i>	Shrub	1.5m	White	Native
76. <i>Leptosiphon</i>	Shrub	1.5m	White	Native
77. <i>Leptosiphon</i>	Shrub	1.5m	White	Native
78. <i>Leptosiphon</i>	Shrub	1.5m	White	Native
79. <i>Leptosiphon</i>	Shrub	1.5m	White	Native
80. <i>Leptosiphon</i>	Shrub	1.5m	White	Native
81. <i>Leptosiphon</i>	Shrub	1.5m	White	Native
82. <i>Leptosiphon</i>	Shrub	1.5m	White	Native
83. <i>Leptosiphon</i>	Shrub	1.5m	White	Native
84. <i>Leptosiphon</i>	Shrub	1.5m	White	Native
85. <i>Leptosiphon</i>	Shrub	1.5m	White	Native
86. <i>Leptosiphon</i>	Shrub	1.5m	White	Native
87. <i>Leptosiphon</i>	Shrub	1.5m	White	Native
88. <i>Leptosiphon</i>	Shrub	1.5m	White	Native
89. <i>Leptosiphon</i>	Shrub	1.5m	White	Native
90. <i>Leptosiphon</i>	Shrub	1.5m	White	Native
91. <i>Leptosiphon</i>	Shrub	1.5m	White	Native
92. <i>Leptosiphon</i>	Shrub	1.5m	White	Native
93. <i>Leptosiphon</i>	Shrub	1.5m	White	Native
94. <i>Leptosiphon</i>	Shrub	1.5m	White	Native
95. <i>Leptosiphon</i>	Shrub	1.5m	White	Native
96. <i>Leptosiphon</i>	Shrub	1.5m	White	Native
97. <i>Leptosiphon</i>	Shrub	1.5m	White	Native
98. <i>Leptosiphon</i>	Shrub	1.5m	White	Native
99. <i>Leptosiphon</i>	Shrub	1.5m	White	Native
100. <i>Leptosiphon</i>	Shrub	1.5m	White	Native

Plant Irrigation/Drought Tolerance
 Plant selection to be suitable to microclimates. Mostly native/indigenous and drought tolerant. Irrigation needed for fruit trees (olive) and veggie garden, limited to communal area - all private spaces featuring mostly native/indigenous species which are suitable to micro climates and can tolerate drought.

garawaha
 creative

2.2.1 Town Planning Application - No. 27 Wilma Avenue, Dandenong (Planning Application No. PLN19/0572) (Cont.)

STATUTORY PLANNING APPLICATIONS

**TOWN PLANNING APPLICATION - NO. 27 WILMA AVENUE, DANDENONG
(PLANNING APPLICATION NO. PLN19/0572)**

ATTACHMENT 2

CLAUSE 22.09 ASSESSMENT

PAGES 15 (including cover)

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

2.2.1 Town Planning Application - No. 27 Wilma Avenue, Dandenong (Planning Application No. PLN19/0572) (Cont.)

Assessment Table for Clause 22.09

Clause 22.09-3.1 Design Principles for all residential developments

Title /Objective	Principles	Principle met/Principle not met/NA
Safety	To encourage the provision of safer residential neighbourhoods, new development should enable passive surveillance through designs that:	
	Incorporate active frontages including ground floor habitable room windows.	<p>✓ Principle met Active frontage is proposed. Large habitable room windows on ground and first floor and balconies and low front fences face the street.</p>
	Maximise the number of habitable room windows on all levels of residential buildings that overlook the public realm, streets, laneways, internal access ways and car parking areas.	<p>✓ Principle met Large windows on ground and first floor face the street.</p>
	Use semi-transparent fences to the street frontage.	<p>✓ Principle met Low 1.2 metre metal batten fence is proposed.</p>
	Light communal spaces including main entrances and car parking areas with high mounted sensor-lights.	<p>✓ Principle met Permit conditions can require lighting.</p>
	Ensure that all main entrances are visible and easily identifiable from the street.	<p>✓ Principle met The main entrance to the building is visible and easily identifiable from the street.</p>
	Locate non-habitable rooms such as bathrooms, away from entrances and street frontage.	<p>✓ Principle met Large habitable room windows face the street at ground and first floor.</p>

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

ORDINARY COUNCIL MEETING - AGENDA

2.2.1 Town Planning Application - No. 27 Wilma Avenue, Dandenong (Planning Application No. PLN19/0572) (Cont.)

Landscaping	Residential development should: Provide substantial, high quality on-site landscaping, including screen planting and canopy trees along ground level front and side and rear boundaries.	<p>✓ Principle met A landscape plan has been provided showing substantial high quality on site landscaping, including large canopy trees within the front setback, and small to medium canopy trees in the communal open space along the northern side boundary.</p>
	Provide substantial, high quality landscaping along vehicular accessways.	<p>✓ Principle met The landscape plan shows a selection of native rushes and grasses along the vehicular accessway.</p>
	Include the planting of at least one substantial canopy tree to each front setback and ground level secluded private open space area.	<p>✓ Principle met Permit conditions can require a canopy tree to the SPOS of dwellings 4, 5 and 6.</p>
	Planting trees that are common to and perform well in the area.	<p>✓ Principle met Local native tree species proposed.</p>
	Avoid the removal of existing mature trees by incorporating their retention into the site design.	<p>✓ Principle met No existing vegetation on the site.</p>
	Use landscaping to soften the appearance of the built form when viewed from the street and to respect the amenity of adjoining properties.	<p>✓ Principle met The landscape plan shows large and medium canopy trees in the front setback, and small to medium trees in the communal open space along the northern boundary.</p>
	Ensure that landscaping also addresses the Safety Design Principles.	<p>✓ Principle met</p>

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

ORDINARY COUNCIL MEETING - AGENDA

2.2.1 Town Planning Application - No. 27 Wilma Avenue, Dandenong (Planning Application No. PLN19/0572) (Cont.)

	<p>Canopy trees should be planted in well proportioned setbacks/private open space that are sufficient to accommodate their future growth to maturity.</p> <p>Landscaping should minimise the impact of increased storm water runoff through water sensitive urban design and reduced impervious surfaces.</p> <p>Landscaping should be sustainable, drought tolerant, and include indigenous species and be supported through the provision of rainwater tanks.</p>	<p>✓ Principle met Sufficient space proposed.</p> <p>✓ Principle met Permeability exceeds the standard.</p> <p>✓ Principle met Rainwater tanks proposed. Local native drought tolerant species proposed.</p>
<p>Car parking</p>	<p>The existing level of on-street car parking should be maintained by avoiding second crossovers on allotments with frontage widths less than 17 metres.</p> <p>On-site car parking should be:</p> <ul style="list-style-type: none"> • Well integrated into the design of the building, • Generally hidden from view or appropriately screened where necessary, • Located to the side or rear of the site so as to not dominate the streetscape and to maximise soft landscaping opportunities at ground level. <p>Where car parking is located within the front setback it should be:</p> <ul style="list-style-type: none"> • Fully located within the site boundary, and • Capable of fully accommodating a vehicle between a garage or carport and the site boundary. <p>Developments with basement car parking should consider flooding concerns where applicable.</p>	<p>NA. The frontage is greater than 17 metres.</p> <p>✓ Principle met Car parking is well integrated and hidden from view behind a garage door. The garage door is setback behind the front building line so does not dominate the streetscape.</p> <p>✓ Principle met Car parking is not located within the front setback.</p> <p>✓ Principle met No basement proposed.</p>
<p>Setbacks, front boundary and width</p>	<p>Residential developments should:</p> <p>Provide a front setback with fence design and height in keeping with the predominant street pattern.</p>	<p>✓ Principle met No front boundary fence proposed. A low 1.2 metre high fence is proposed in front of dwelling 1, however, the fence is low and visually permeable.</p>

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

ORDINARY COUNCIL MEETING - AGENDA

2.2.1 Town Planning Application - No. 27 Wilma Avenue, Dandenong (Planning Application No. PLN19/0572) (Cont.)

	<p>✓ Principle met Apparent frontage width maintained.</p> <p>✓ Principle met Side setbacks provided. Generous side setback provided on the north to allow for a communal open space with substantial planer boxes, trees, shrubs, veggie garden, etc.</p> <p>✓ Principle met No front fence proposed. A low 1.2 metre high fence is proposed in front of dwelling 1, however, the fence is low and visually permeable.</p>	<p>Maintain the apparent frontage width pattern.</p> <p>Provide appropriate side setbacks between buildings to enable screen planting where required, and at least one generous side setback to enable the retention of trees and/or the planting and future growth of trees to maturity.</p> <p>Provide open or low scale front fences to allow a visual connection between landscaping in front gardens and street tree planting.</p>
Private open space	<p>✓ Principle met All dwellings are provided with useable private open space with dimensions to meet the standard in Clause 55, directly accessible from the main living areas and good access to northern light.</p> <p>✓ Principle met Ground level private open spaces can accommodate landscaping, domestic services and furniture.</p> <p>✓ Principle met Where possible, private open spaces are on the north or have access to northern sunlight.</p>	<p>All residential developments should provide good quality, useable private open space for each dwelling directly accessible from the main living area.</p> <p>Ground level private open space areas should be able to accommodate boundary landscaping, domestic services and outdoor furniture so as to maximise the useability of the space.</p> <p>Private open space should be positioned to maximise solar access.</p>

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

ORDINARY COUNCIL MEETING - AGENDA

2.2.1 Town Planning Application - No. 27 Wilma Avenue, Dandenong (Planning Application No. PLN19/0572) (Cont.)

	<p>Upper floor levels of the same dwelling should avoid encroaching secluded private open space areas to ensure the solar access, useability and amenity of the space is not adversely affected.</p>	<p>✓ Principle met Upper levels of dwellings 4-6 have minimal encroachment on the ground level private open space areas. The encroachment is only 1 metre and will not significantly reduce the access to northern sunlight. The encroachment will provide a small sheltered area and is considered to contribute to the usefulness of the space.</p>
	<p>Upper level dwellings should avoid encroaching the secluded private open space of a separate lower level dwelling so as to ensure good solar access and amenity for the lower level dwelling.</p>	<p>✓ Principle met Upper level dwellings do not encroach on lower level secluded private open spaces.</p>
<p>Bulk & Built Form</p>	<p>All residential developments should respect the dominant façade pattern of the streetscape by:</p> <ul style="list-style-type: none"> • Using similarly proportioned roof forms, windows, doors and verandahs; and • Maintaining the proportion of wall space to windows and door openings. 	<p>✓ Principle met The dominant façade pattern in the streetscape is emerging. Newly constructed developments directly adjacent to the subject site are contemporary design, using rectilinear shapes and flat and skillion roof forms. Older existing development in the street are 1950s and 60s design, hip and gable roof forms.</p> <p>The proposal makes reference to both forms, with a contemporary design, rectilinear forms, flat and skillion roof forms while also incorporating a curved pitch roof.</p> <p>Window and door proportions are similar to neighbouring buildings.</p>
	<p>Balconies should be designed to reduce the need for screening from adjoining dwellings and properties.</p>	<p>✓ Principle met Balconies have been designed to reduce the need for screening. Dwelling 2 and 3 balconies face the street and do not require screening. The balconies to dwellings 7-10 have been</p>

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

ORDINARY COUNCIL MEETING - AGENDA

2.2.1 Town Planning Application - No. 27 Wilma Avenue, Dandenong (Planning Application No. PLN19/0572) (Cont.)

	<p>The development of new dwellings to the rear of existing retained dwellings is discouraged where:</p> <ul style="list-style-type: none"> The siting of the retained dwelling would not enable an acceptable future site layout for either the proposed or future dwelling, or The retention of the existing dwelling detracts from the identified future character. <p>On sites adjacent to identified heritage buildings, infill development should respect the adjoining heritage by:</p> <ul style="list-style-type: none"> Not exceeding the height of the neighbouring significant building; Minimising the visibility of higher sections of the new building; and Setting higher sections back at least the depth of one room from the frontage. <p>Residential development should:</p> <p>Preserve the amenity of adjoining dwellings through responsive site design that considers the privacy, solar access and outlook of adjoining properties.</p> <p>Maximise thermal performance and energy efficiency of the built form by addressing orientation, passive design and fabric performance</p>	<p>designed with part screens and part open view. The part of the balcony with the open view has planter boxes to result in a 9m setback from the neighbouring habitable room windows. The design minimise screening where possible, but still achieves compliance with the standard B22 to Clause 55.04-6.</p> <p>NA. No existing dwelling is being retained.</p> <p>NA. The site is not adjacent to heritage buildings.</p>
<p>Site Design</p>	<p>✓ Principle met</p> <p>The proposal meets Standard B22 in Clause 55.04-6 (overlooking), B21 in Clause 55.04-5 (overshadowing), Standard B20 in Clause 55.04-4 (north facing windows) and B19 in Clause 55.04-3 (daylight to existing windows).</p> <p>✓ Principle met</p> <p>Where possible, living areas, private open spaces and communal open spaces are located to face north. The applicant has submitted a Sustainability Management Plan. Council's Environmentally Sustainable Design Team have reviewed the proposal and advised that in the context of this development, this application satisfies council's expectations for environmental</p>	

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

ORDINARY COUNCIL MEETING - AGENDA

2.2.1 Town Planning Application - No. 27 Wilma Avenue, Dandenong (Planning Application No. PLN19/0572) (Cont.)

	<p>Ensure that building height, massing articulation responds sensitively to existing residential interfaces, site circumstances, setbacks and streetscape and reduces the need for screening.</p>	<p>sustainability subject to conditions.</p> <p>✓ Principle met</p> <p>It is considered that the building height, massing and articulation responds sensitively to existing residential interfaces, site circumstances, setbacks and streetscape.</p> <p>The adjacent building at 22 Wilma was approved before the policy of Clause 22.09, however, it does contribute to the existing character of the street. Also, contributing to the existing character are newly constructed 2 storey developments at 20 and 24 Wilma. These offer contemporary rectilinear forms, continuous bulk and massing through the length of the site, 5 metre front setback and car access to the side, with car parking hidden from view.</p> <p>Also forming part of the existing character is the 1950s and 60s dwellings with hip and gable roof forms, car parking to the side, generous front and side setbacks.</p> <p>The proposed development is considered to respect both older and newer development in the street. The proposal presents as a double storey dwelling form to the street, with a recessive third storey. The proposal provides for a generous front setback and landscape plan showing the planting of a large Bloodwood tree, together with medium trees, shrubs, grasses and rushes. Car parking is hidden from view through a garage door.</p> <p>As mentioned above, the development has been designed to reduce the need for screening.</p>
<p>Provide sufficient setbacks (including the location of basements) to ensure the retention of existing trees and to accommodate the future growth of new trees.</p>	<p>✓ Principle met</p> <p>No existing vegetation to retain. Generous setbacks are provided in the front, side and rear setbacks for planting of new trees.</p>	

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

ORDINARY COUNCIL MEETING - AGENDA

2.2.1 Town Planning Application - No. 27 Wilma Avenue, Dandenong (Planning Application No. PLN19/0572) (Cont.)

	<p>Provide suitable storage provisions for the management of operational waste</p>	<p>Permit conditions can require canopy trees within the rear SPOS of dwellings 4-6.</p> <p>✓ Principle met Bin room has been provided within the car parking area. A Waste Management Plan has been provided showing acceptable management plans.</p>
	<p>Appropriately located suitable facilities to encourage public transport use, cycling and walking.</p>	<p>✓ Principle met 10 bicycle storage spaces are provided within the secure car parking area for residents. A visitor bicycle space is located in the front setback.</p>
<p>Materials & Finishes</p>	<p>Residential development should: Use quality, durable building materials and finishes that are designed for residential purposes.</p>	<p>✓ Principle met Quality durable materials are proposed. The building will be constructed of render, gabion walls, metal roofing, steel cladding, metal cladding, stack stone, timber and blockwork. Colours will be earthy tones of grey, red, brown and cream.</p>
	<p>Avoid the use of commercial or industrial style building materials and finishes.</p>	<p>✓ Principle met Commercial or industrial style building materials and finishes are not proposed.</p>
	<p>Avoid using materials such as rendered cement sheeting, unarticulated surfaces and excessive repetitive use of materials.</p>	<p>✓ Principle met Cement sheeting, unarticulated surfaces and excessive repetition is avoided.</p>
	<p>Use a consistent simple palette of materials, colours finishes and architectural detailing.</p>	<p>✓ Principle met Simple palette of earthy colours and materials</p>

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

ORDINARY COUNCIL MEETING - AGENDA

2.2.1 Town Planning Application - No. 27 Wilma Avenue, Dandenong (Planning Application No. PLN19/0572) (Cont.)

	are proposed.
	<p>✓ Principle met Low maintenance materials and finishes proposed.</p>
<p>Maximise the ongoing affordability and sustainability of residential developments through the selection of low maintenance, resource and energy efficient materials and finishes that can be reasonably expected to endure for the life of the building.</p>	
<p>In order to minimise the impact of domestic and building services on the streetscape, adjacent properties, public realm and amenity of future residents, new residential development should:</p> <p>Ensure that all domestic and building services are visually integrated into the design of the building and appropriately positioned or screened so as to not be seen from the street or adjoining properties.</p> <p>Be designed to avoid the location of domestic and building services:</p> <ul style="list-style-type: none"> • Within secluded private open space areas, including balconies; and • Where they may have noise impacts on adjoining habitable rooms and secluded private open space areas. 	<p>✓ Principle met Bin storage area is hidden behind the garage door, within the car parking area. Other domestic services are hidden from view.</p> <p>✓ Principle met</p>
<p>Domestic services normal to a dwelling and Building services</p>	
<p>Internal Amenity</p>	
<p>Residential development should:</p> <p>Ensure that dwelling layouts have connectivity between the main living area and private open space.</p>	<p>✓ Principle met All dwellings have connectivity between the main living area and private open space.</p>
<p>Be designed to avoid reliance on borrowed light to habitable rooms.</p>	<p>✓ Principle met No borrowed light proposed. A bedroom in dwelling 5 is provided with a clerestory window. This is considered acceptable as it is still direct light, in only one bedroom.</p>
<p>Ensure that balconies and habitable room windows are designed and located to reduce the need for excessive screening.</p>	<p>✓ Principle met Balconies and habitable room windows have been designed to reduce the need for screening. Dwelling 2 and 3 balconies face the street</p>

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

ORDINARY COUNCIL MEETING - AGENDA

2.2.1 Town Planning Application - No. 27 Wilma Avenue, Dandenong (Planning Application No. PLN19/0572) (Cont.)

	<p>Ensure that dwellings without ground level main living areas meet the Standards of Clauses 55.03-5 (energy efficiency), 55.04-1 (side and rear setbacks), 6 (overlooking) & 7 (overshadowing), 55.05-3 (daylight to new windows), 4 (private open space) & 5 (solar access to open space).</p>	<p>and do not require screening. The balconies to dwellings 7-10 have been designed with part screens and part open view. The part of the balcony with the open view has planter boxes to result in a 9m setback from the neighbouring habitable room windows. The design minimise screening where possible, but still achieves compliance with the standard B22 to Clause 55.04-6.</p> <p>✓ Principle met See Clause 55 assessment.</p>
--	---	---

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

2.2.1 Town Planning Application - No. 27 Wilma Avenue, Dandenong (Planning Application No. PLN19/0572) (Cont.)

<p>Clause 22.09-3.3 Design principles for Incremental Change Areas – General Residential Zone (GRZ)</p>	
<p>Titles & Objectives</p>	<p>Principle met/Principle not met/NA</p>
<p>Preferred housing type</p> <p>The preferred housing type for the Incremental Change Area is medium density.</p> <p>Clause 22.09-4 provides a definition for medium density housing: <i>Medium density housing is where more than one dwelling is constructed on a single lot and each dwelling has its own, separate building footprint on the land. These dwellings commonly share a driveway. In some locations, medium density housing will include 2 and 3 storey units or townhouses, while in other places 1 or 2 storey residential buildings may be the norm. Townhouses can be attached or semi-detached.</i></p>	<p>* Principle not met</p> <p>Overall, the development does not meet this guideline, however, the proposed design has considered this guideline and provided part compliance. Dwellings 4-6 are two storey with their own separate building footprint. Dwellings 7-10 are two storey dwellings, however, they are located above the accessway and car parking area.</p> <p>As discussed in the assessment section of the Council report, on balance, this non compliance is considered acceptable.</p>
<p>Building Height</p> <p>The preferred maximum building height for land within the GRZ1 and GRZ2 is up to 2 storeys, including ground level.</p>	<p>* Principle not met</p> <p>Overall, the proposal is three storey, however, the third storey has a recessive 18.8 metre setback from the eastern (front) boundary and well setback from side boundaries. The development presents as a two storey form from the street.</p> <p>As discussed in the assessment section of the Council report, on balance, this non compliance is considered acceptable.</p>
<p>Landscaping</p> <p>Residential development should use landscaping to create a landscaped character, particularly canopy trees in front and rear gardens; and to protect the outlook of adjoining properties</p>	<p>✓ Principle met</p> <p>A landscape plan has been provided showing a significant amount of landscaping in the front, side and rear setbacks. Permit conditions can require additional canopy trees in the rear secluded private open spaces of dwellings 4-6.</p>

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

ORDINARY COUNCIL MEETING - AGENDA

2.2.1 Town Planning Application - No. 27 Wilma Avenue, Dandenong (Planning Application No. PLN19/0572) (Cont.)

<p>Setbacks, front boundary and width</p>	<p>Parking, paving and car access within the front boundary setback should be limited in order to maximise the opportunity for soft landscaping and prevent the over dominance of carports and garages in the street.</p>	<p>✓ Principle met Only one accessway is proposed. Car parking is hidden from view. The garage door is setback from the front building line to lessen its dominance in the streetscape.</p>
<p>Private open space</p>	<p>Residential development should provide secluded private open space at the side or rear of each dwelling to avoid the need for excessive screening or high front fencing.</p>	<p>✓ Principle met No high front fencing is proposed.</p>
<p>Bulk & Built Form</p>	<p>Residential development should: Ensure that the built form respects the scale of existing prevailing built form character and responds to site circumstances and streetscape;</p>	<p>✓ Principle met It is considered that the building height, massing and articulation responds sensitively to existing residential interfaces, site circumstances, setbacks and streetscape. The adjacent building at 22 Wilma was approved before the policy of Clause 22.09, however, it does contribute to the existing character of the street. Also, contributing to the existing character are newly constructed 2 storey developments at 20 and 24 Wilma. These offer contemporary rectilinear forms, continuous bulk and massing through the length of the site, 5 metre front setback and car access to the side, with car parking hidden from view. Also forming part of the existing character is the 1950s and 60s dwellings with hip and gable roof forms, car parking to the side, generous front and side setbacks. The proposed development is considered to respect both older and newer development in the street. The proposal presents as a double storey dwelling form to the street, with a recessive third storey. The proposal provides for a generous front setback and landscape plan showing the planting of a large Bloodwood tree, together with medium trees, shrubs, grasses and rushes. Car</p>

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

ORDINARY COUNCIL MEETING - AGENDA

2.2.1 Town Planning Application - No. 27 Wilma Avenue, Dandenong (Planning Application No. PLN19/0572) (Cont.)

<p>parking is hidden from view through a garage door.</p>		
<p>✘ Principle not met Separation between dwellings is not provided. As discussed in the assessment section of the Council report, on balance, this non compliance is considered acceptable.</p>		
<p>✔ Principle met There is no definitive spine of open space at the rear of properties in the immediate area. Nevertheless, the development is setback 4 metres from the rear boundary, similar to neighbouring secluded private open space areas.</p>	<p>Retain spines of open space at the rear of properties to maximise landscaping opportunities and protect private secluded open space;</p>	
<p>✘ Principle not met The development has located the third storey within the centre of the site, well setback from the front, side and rear boundaries. As discussed in the assessment section of the Council report, on balance, this non compliance is considered acceptable.</p>	<p>Position more intense and higher elements of built form towards the front and centre of a site, transitioning to single storey elements to the rear of the lot.</p>	
<p>✔ Principle met The rear dwellings are not single storey. In this instance, it is considered that two storey at the rear is acceptable for the following reasons:</p> <ul style="list-style-type: none"> • There is no definitive spine of open space at the rear of properties in the immediate area. • Significant amount of space is provided along the side and rear boundaries for substantial landscaping. Permit conditions can require additional canopy trees in the rear SPOS of dwellings 4-6. 	<p>The rearmost dwelling on a lot should be single storey to ensure the identified future character of the area and the amenity of adjoining properties is respected by maximising landscaping opportunities and protecting adjoining private secluded open space. Two storey dwellings to the rear of a lot may be considered where:</p> <ul style="list-style-type: none"> • The visual impact of the building bulk does not adversely affect the identified future character of the area; • Overlooking and/or overshadowing does not adversely affect the amenity of neighbouring properties; • The building bulk does not adversely affect the planting and future growth of canopy trees to maturity; • Sufficient side and rear boundary landscaping can be provided to screen adjoining properties; • Upper storey components are well recessed from adjoining sensitive interfaces. 	<p style="text-align: right;"><i>If the details of the attachment are unclear please contact Governance on 8571 5309.</i></p>

ORDINARY COUNCIL MEETING - AGENDA

2.2.1 Town Planning Application - No. 27 Wilma Avenue, Dandenong (Planning Application No. PLN19/0572) (Cont.)

	<p>Residential development should be well articulated through the use of contrast, texture, variation in forms, materials and colours.</p>	<ul style="list-style-type: none"> The proposal meets the standards of Clause 55.04-6 (overlooking) & 7 (overshadowing). <p>✓ Principle met The proposal is high quality, well articulated with contrast, various textures and forms, colours and materials, including vertical design elements.</p>
--	--	---

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

2.2.1 Town Planning Application - No. 27 Wilma Avenue, Dandenong (Planning Application No. PLN19/0572) (Cont.)

STATUTORY PLANNING APPLICATIONS

**TOWN PLANNING APPLICATION - NO. 27 WILMA AVENUE, DANDENONG
(PLANNING APPLICATION NO. PLN19/0572)**

ATTACHMENT 3

CLAUSE 55 ASSESSMENT

PAGES 39 (including cover)

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

2.2.1 Town Planning Application - No. 27 Wilma Avenue, Dandenong (Planning Application No. PLN19/0572) (Cont.)

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

Note:
Two of the dwellings are considered to be apartments.

The apartments are subject to assessment of all of Clause 55 except Clause 55.03-5, Clause 55.03-6, Clause 55.04-8, Clause 55.05-1, Clause 55.05-2 and Clause 55.05-6.
The dwellings are subject to assessment of all of Clause 55 except Clause 55.07-1 to 55.07-15 (inclusive).

Clause 55.02-1 Neighbourhood character objectives

Standard B1	The design response must be appropriate to the neighbourhood and the site. The proposed design response must respect the existing or preferred neighbourhood character and respond to the features of the site.	✓ Standard met Refer to Clause 22.09 Assessment
Decision Guidelines	Any relevant neighbourhood character objective, policy or statement set out in this scheme. The neighbourhood and site description. The design response.	✓ Standard met Refer to Clause 22.09 Assessment
Objectives	To ensure that the design respects the existing neighbourhood character or contributes to a preferred neighbourhood character. To ensure that development responds to the features of the site and the surrounding area.	

Clause 55.02-2 Residential policy objectives

Standard B2	An application must be accompanied by a written statement to the satisfaction of the responsible authority that describes how the development is consistent with any relevant policy for housing in the SPPF and the LPPF, including the MSS and local planning policies.	✓ Standard met Refer to Clause 22.09 Assessment
Decision Guidelines	The SPPF and the LPPF including the MSS and local planning policies. The design response.	
Objectives	To ensure that residential development is provided in accordance with any policy for housing in the SPPF and the LPPF, including the MSS and local planning policies. To support medium densities in areas where development can take advantage of public and community infrastructure and services.	

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

ORDINARY COUNCIL MEETING - AGENDA

2.2.1 Town Planning Application - No. 27 Wilma Avenue, Dandenong (Planning Application No. PLN19/0572) (Cont.)

Clause 55.02-3 Dwelling diversity objective

Standard B3	Developments of ten or more dwellings should provide a range of dwelling sizes and types, including: <ul style="list-style-type: none"> • Dwellings with a different number of bedrooms. • At least one dwelling that contains a kitchen, bath or shower, and a toilet and wash basin at ground floor level. 	<p>✓ Standard met Mix of one and two bedroom dwellings proposed. One dwelling has ground level kitchen, shower, toilet and wash basin.</p>
Objective	To encourage a range of dwellings sizes and types in developments of ten or more dwellings.	

Clause 55.02-4 Infrastructure objectives

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

Clause 55.02-5 Integration with the street objective

Standard B5	Developments should provide adequate vehicle and pedestrian links that maintain or enhance local accessibility.	<p>✓ Standard met Pedestrian pathway provided to the front entry of the building.</p>
--------------------	---	---

ORDINARY COUNCIL MEETING - AGENDA

2.2.1 Town Planning Application - No. 27 Wilma Avenue, Dandenong (Planning Application No. PLN19/0572) (Cont.)

	<p>Developments should be oriented to front existing and proposed streets.</p> <p>High fencing in front of dwellings should be avoided if practicable.</p>	<p>✓ Standard met The development is orientated to front Wilma Avenue.</p> <p>✓ Standard met No high fencing is proposed forward of the dwellings. Fencing (metal timber look batten fence) has been provided to the front of dwelling 1, however, the fence has a maximum height of 1.2 metres and will therefore still allow for visual permeability. The fence is also setback 2.5 metres from the front boundary to allow for landscaping to be provided between the fence and the street.</p> <p>NA. The site is not next to existing public open space.</p>
Decision Guidelines	<p>Development next to existing public open space should be laid out to complement the open space.</p> <p>Any relevant urban design objective, policy or statement set out in this scheme.</p> <p>The design response.</p>	
Objective	<p>To integrate the layout of development with the street.</p>	

ORDINARY COUNCIL MEETING - AGENDA

2.2.1 Town Planning Application - No. 27 Wilma Avenue, Dandenong (Planning Application No. PLN19/0572) (Cont.)

Clause 55.03-1 Street setback objective

Standard B6 Walls of buildings should be set back from streets at least the distance specified in a schedule to the zone:

GRZ: 7.5 metres or as per Table B1, whichever is the lesser.

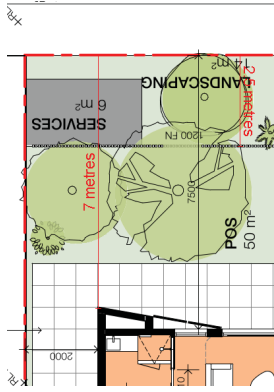
Table B1 Street setback

Development context	Minimum setback from front street (metres)	Minimum setback from a side street (metres)
There is an existing building on both the abutting allotments facing the same street, and the site is not on a corner.	The average distance of the setbacks of the front walls of the existing buildings on the abutting allotments facing the front street or 9 metres, whichever is the lesser.	Not applicable
There is an existing building on one abutting allotment facing the same street and no existing building on the other abutting allotment facing the same street, and the site is not on a corner.	The same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 9 metres, whichever is the lesser.	Not applicable
There is no existing building on either of the abutting allotments facing the same street, and the site is not on a corner.	6 metres for streets in a Road Zone, Category 1, and 4 metres for other streets.	Not applicable
The site is on a corner.	If there is a building on the abutting allotment facing the front street, the same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 9 metres, whichever is the lesser. If there is no building on the abutting allotment facing the front street, 6 metres for streets in a Road Zone, Category 1, and 4 metres for other streets.	Front walls of new development fronting the side street of a corner site should be setback at least the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 3 metres, whichever is the lesser. Side walls of new development on a corner site should be setback the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 2 metres, whichever is the lesser.

* Standard not met

Required front setback is 7.5 metres.

Proposed setback is 7 metres.



Any relevant neighbourhood character objective, policy or statement set out in this scheme.

The design response.

Whether a different setback would be more appropriate taking into account the prevailing setbacks of existing buildings on nearby lots.

The visual impact of the building when viewed from the street and from adjoining properties.

The proposal meets the setback standard, with the exception of a small diagonal design feature encroaching maximum 0.5 metres into the front setback. It is considered that the reduced setback is acceptable for the following reasons:

- The encroachment is a small triangular design

Decision Guidelines

2.2.1 Town Planning Application - No. 27 Wilma Avenue, Dandenong (Planning Application No. PLN19/0572) (Cont.)

	The value of retaining vegetation within the front setback.	<p>feature of approximately 3.5 metres in width.</p> <ul style="list-style-type: none"> Overall, the design response provides for a high quality, innovative design. The design feature adds to the visual interest. The small encroachment will have minimal visual impact when viewed from the street and adjoining properties as the neighbouring development to the north has a setback of 6.4 metres. In addition, newly constructed developments immediately adjacent to the subject site (20, 22 and 24 Wilma Avenue) have front setbacks of 5 metres. There is no vegetation on the site, however, the applicant has proposed a landscape plan showing significant planting in the front setback, including a large tree to soften the appearance of the development.
Objective	To ensure that the setbacks of buildings from a street respect the existing or preferred neighbourhood character and make efficient use of the site.	For the reasons listed above, it is considered that the small encroachment is acceptable and will still respect the existing and preferred neighbourhood character.
Clause 55.03-2 Building height objective		
Standard B7	<p>The maximum building height should not exceed the maximum height specified in the zone, schedule to the zone or an overlay that applies to the land.</p> <p>RGZ: 13.5 metres discretionary maximum (refer Clause 32.07-8 for details)</p> <p>GRZ: 11 metres / 3 storeys mandatory maximum (refer Clause 32.08-9)</p> <p>NRZ: 9 metres / 2 storeys mandatory maximum (refer Clause 32.09-9)</p> <p>If no maximum height is specified in the zone, schedule to the zone or an overlay, the maximum building height should not exceed 9 metres, unless the slope of the natural ground level at any cross section wider than 8 metres of the site of the building is 2.5 degrees or more, in which case the maximum building height should not exceed 10 metres.</p> <p>Changes of building height between existing buildings and new buildings should be graduated.</p>	<p>✓ Standard met</p> <p>The building will have a maximum height of 9.79 metres.</p> <p>N/A</p> <p>✓ Standard met</p> <p>Neighbouring dwellings are single storey. The proposal provides a graduation in height by stepping back the first floor and second floor.</p>
Decision Guidelines	<p>Any relevant neighbourhood character objective, policy or statement set out in this scheme.</p> <p>Any maximum building height specified in the zone, a schedule to the zone or an overlay applying to the land.</p> <p>The design response.</p>	

ORDINARY COUNCIL MEETING - AGENDA

2.2.1 Town Planning Application - No. 27 Wilma Avenue, Dandenong (Planning Application No. PLN19/0572) (Cont.)

	<p>The effect of the slope of the site on the height of the building.</p> <p>The relationship between the proposed building height and the height of existing adjacent buildings.</p> <p>The visual impact of the building when viewed from the street and from adjoining properties.</p> <p>To ensure that the height of buildings respects the existing or preferred neighbourhood character</p>	
Objective		
Clause 55.03-3 Site coverage objective		
Standard B8	<p>The site area covered by buildings should not exceed:</p> <ul style="list-style-type: none"> The maximum site coverage specified in a schedule to the zone, or If no maximum site coverage is specified in a schedule to the zone, 60 per cent. <p>GRZ1: 60% (none specified)</p>	<p>✓ Standard met 60% proposed.</p>
Decision Guidelines	<p>Any relevant neighbourhood character objective, policy or statement set out in this scheme.</p> <p>The design response.</p> <p>The existing site coverage and any constraints imposed by existing development or the features of the site.</p> <p>The site coverage of adjacent properties</p> <p>The effect of the visual bulk of the building and whether this is acceptable in the neighbourhood.</p>	
Objective	<p>To ensure that the site coverage respects the existing or preferred neighbourhood character and responds to the features of the site.</p>	
Clause 55.03-4 Permeability objectives		
Standard B9	<p>The site area covered by the pervious surfaces should be at least:</p> <ul style="list-style-type: none"> The minimum areas specified in a schedule to the zone, or If no minimum is specified in a schedule to the zone, 20 per cent of the site. <p>GRZ1: 30%</p>	<p>✓ Standard met 36.4% proposed.</p>
Decision Guidelines	<p>The design response.</p> <p>The existing site coverage and any constraints imposed by existing development.</p> <p>The capacity of the drainage network to accommodate additional stormwater.</p> <p>The capacity of the site to absorb run-off.</p>	

ORDINARY COUNCIL MEETING - AGENDA

2.2.1 Town Planning Application - No. 27 Wilma Avenue, Dandenong (Planning Application No. PLN19/0572) (Cont.)

	The practicality of achieving the minimum site coverage of pervious surfaces, particularly on lots of less than 300 square metres.
Objectives	<p>To reduce the impact of increased stormwater run-off on the drainage system.</p> <p>To facilitate on-site stormwater infiltration.</p>

Clause 55.03-5 Energy efficiency objectives.

Note: This clause does not apply to the apartments (dwellings 1 and 2).

Standard B10	<p>Buildings should be:</p> <ul style="list-style-type: none"> • Oriented to make appropriate use of solar energy. • Sited and designed to ensure that the energy efficiency of existing dwellings on adjoining lots is not unreasonably reduced. • Sited and designed to ensure that the performance of existing rooftop solar energy facilities on dwellings on adjoining lots in a General Residential Zone, Neighbourhood Residential Zone or Township Zone are not unreasonably reduced. The existing rooftop solar energy facility must exist at the date the application is lodged. • Living areas and private open space should be located on the north side of the development, if practicable. • Developments should be designed so that solar access to north-facing windows is maximised 	Standard met
		Where possible, living areas, balconies, communal open space and POS areas are located on the north. The proposal does not cast shadow on neighbouring solar energy facilities.
Decision Guidelines	<p>The design response.</p> <p>The size, orientation and slope of the lot</p> <p>The existing amount of solar access to abutting properties</p> <p>The availability of solar access to north-facing windows on the site</p> <p>The extent to which an existing rooftop solar energy facility on an adjoining lot is overshadowed by existing buildings or other permanent structures</p> <p>Whether the existing rooftop solar energy facility on an adjoining lot is appropriately located</p> <p>The effect of overshadowing on an existing rooftop solar energy facility on an adjoining lot</p>	
Objectives	<p>To achieve and protect energy efficient dwellings and residential buildings</p> <p>To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy</p>	

Clause 55.03-6 Open space objectives

Note: This clause does not apply to the apartments (dwellings 1 and 2).

2.2.1 Town Planning Application - No. 27 Wilma Avenue, Dandenong (Planning Application No. PLN19/0572) (Cont.)

Standard B11	<p>If any public or communal open space is provided on site, it should:</p> <ul style="list-style-type: none"> • Be substantially fronted by dwellings, where appropriate. • Provide outlook for as many dwellings as practicable. • Be designed to protect any natural features on the site. • Be accessible and useable 	<p>✓ Standard met</p> <p>The proposed communal open space is located on the north of the building so as to receive adequate sunlight. The space is accessible and useable. The dwellings above provide outlook down into the communal open space.</p>
Decision Guidelines	<p>The design response.</p> <p>Any relevant plan or policy for open space in the Municipal Planning Strategy and the Planning Policy Framework</p>	
Objectives	<p>To integrate the layout of development with any public and communal open space provided in or adjacent to the development</p>	

Clause 55.03-7 Safety objective

Standard B12	<p>Entrances to dwellings and residential buildings should not be obscured or isolated from the street and internal accessways.</p> <p>Planting which creates unsafe spaces along streets and accessways should be avoided.</p> <p>Developments should be designed to provide good lighting, visibility and surveillance of car parks and internal accessways.</p> <p>Private spaces within developments should be protected from inappropriate use as public thoroughfares.</p> <p>The design response.</p>	<p>✓ Standard met</p> <p>Main entry to the building is not obscured or isolated from the street.</p> <p>✓ Standard met</p> <p>Planting does not appear to create unsafe areas.</p> <p>✓ Standard met</p> <p>Lighting can be requested as a permit condition.</p> <p>✓ Standard met</p> <p>Private spaces are fenced.</p>
Decision Guidelines	<p>To ensure the layout of development provides for the safety and security of residents and property.</p>	
Objectives		


ORDINARY COUNCIL MEETING - AGENDA

2.2.1 Town Planning Application - No. 27 Wilma Avenue, Dandenong (Planning Application No. PLN19/0572) (Cont.)

Clause 55.03-8 Landscaping objectives

<p>Standard B13</p>	<p>The landscape layout and design should:</p> <ul style="list-style-type: none"> • Protect any predominant landscape features of the neighbourhood. • Take into account the soil type and drainage patterns of the site. • Allow for intended vegetation growth and structural protection of buildings. • In locations of habitat importance, maintain existing habitat and provide for new habitat for plants and animals. • Provide a safe, attractive and functional environment for residents. <p>Development should provide for the retention or planting of trees, where these are part of the character of the neighbourhood.</p> <p>Development should provide for the replacement of any significant trees that have been removed in the 12 months prior to the application being made</p> <p>The landscape design should specify landscape themes, vegetation (location and species), paving and lighting.</p>	<p>✓ Standard met The applicant has provided a landscape plan showing appropriate plant species.</p> <p>✓ Standard met No existing vegetation on the site.</p> <p>✓ Standard met No existing vegetation on the site. The applicant has provided a landscape plan showing the planting of large and medium trees on the site.</p> <p>✓ Standard met The applicant has provided a landscape plan showing selected species, paving and ground covers. Landscape plan nominates mostly native/indigenous drought tolerant species that also reference cultural use.</p>
----------------------------	--	---

2.2.1 Town Planning Application - No. 27 Wilma Avenue, Dandenong (Planning Application No. PLN19/0572) (Cont.)

	<p>Development should meet any additional landscape requirements specified in a schedule to the zone.</p> <p>All schedules to all residential zones: <i>"70% of ground level front setback, and side and rear setbacks, planted with substantial landscaping and canopy trees."</i></p>	<p>✓ Standard met</p> <p>91.2sqm/ 127.1sqm = 71%</p> 
<p>Decision Guidelines</p>	<p>Any relevant neighbourhood character objective, policy or statement set out in this scheme.</p> <p>Any relevant plan or policy for landscape design in the SPPF and the LPPF, including the MSS and local planning policies.</p> <p>The design response.</p> <p>The location and size of gardens and the predominant plant types in the neighbourhood.</p> <p>The health of any trees to be removed.</p> <p>Whether a tree was removed to gain a development advantage.</p>	
<p>Objectives</p>	<p>To encourage development that respects the landscape character of the neighbourhood.</p> <p>To encourage development that maintains and enhances habitat for plants and animals in locations of habitat importance.</p> <p>To provide appropriate landscaping.</p> <p>To encourage the retention of mature vegetation on the site.</p>	

2.2.1 Town Planning Application - No. 27 Wilma Avenue, Dandenong (Planning Application No. PLN19/0572) (Cont.)

Clause 55.03-9 Access objective

Standard B14	<p>The width of accessways or car spaces should not exceed:</p> <ul style="list-style-type: none"> • 33 per cent of the street frontage, or • if the width of the street frontage is less than 20 metres, 40 per cent of the street frontage. <p>No more than one single-width crossover should be provided for each dwelling fronting a street.</p> <p>The location of crossovers should maximise retention of on-street car parking spaces.</p> <p>The number of access points to a road in a Road Zone should be minimised.</p> <p>Developments must provide for access for service, emergency and delivery vehicles.</p>	<p>✓ Standard met The accessway is 3 metre in width at the frontage.</p> <p>✓ Standard met One single width crossover is proposed.</p> <p>✓ Standard met One single width existing crossover is proposed to be retained. No additional crossovers proposed. No change to existing on street car parking is proposed.</p> <p>NA. The site is not adjacent to the Road Zone.</p> <p>✓ Standard met</p>
Decision Guidelines	<p>The design response.</p> <p>The impact on neighbourhood character.</p> <p>The reduction of on-street car parking spaces.</p> <p>The effect on any significant vegetation on the site and footpath.</p> <p>To ensure the number and design of vehicle crossovers respects the neighbourhood character.</p>	
Objectives		

Clause 55.03-10 Parking location objectives

Standard B15	<p>Car parking facilities should:</p> <ul style="list-style-type: none"> • Be reasonably close and convenient to dwellings and residential buildings. • Be secure. • Be well ventilated if enclosed. <p>Shared accessways or car parks of other dwellings and residential buildings should be located at least 1.5 metres from the windows of habitable rooms. This setback may be reduced to 1 metre where there is a fence at least 1.5 metres high or where window sills are at least 1.4 metres above the accessway.</p>	<p>✓ Standard met Car parking is close and convenient. A sectional garage door provides security. The car parking area is secure and well ventilated through vertical metal batten screens on the north and south of the car park.</p> <p>✓ Standard met No habitable room windows within 1.5 metre of the accessway.</p>
Decision Guidelines	<p>The design response.</p>	
Objectives	<p>To provide convenient parking for residents and visitors vehicles.</p> <p>To protect residents from vehicular noise within developments.</p>	

2.2.1 Town Planning Application - No. 27 Wilma Avenue, Dandenong (Planning Application No. PLN19/0572) (Cont.)

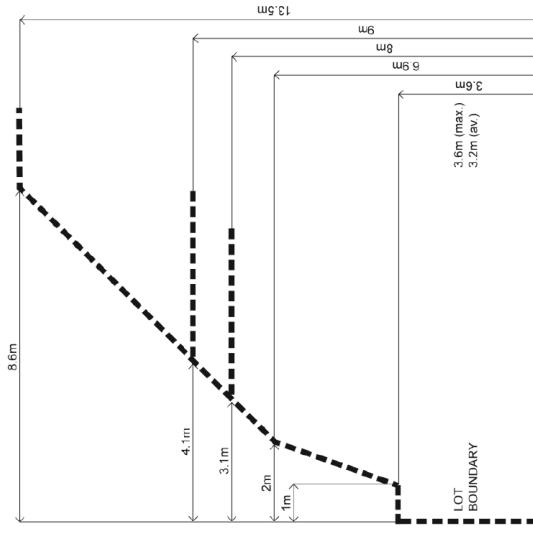
Clause 55.04-1 Side and rear setbacks objective

Standard B17

A new building not on or within 200mm of a boundary should be setback from side or rear boundaries:

- At least the distance specified in a schedule to the zone, or
NRZ1: "A building wall opposite an area of secluded private open space or a window to a living room of an existing dwelling should be setback a minimum of 2 metres."
- If no distance is specified in a schedule to the zone, 1 metre, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres.

Diagram B1 Side and rear setbacks



Sunblinds, verandahs, porches, eaves, fascias, gutters, masonry chimneys, flues, pipes, domestic fuel or water tanks, and heating or cooling equipment or other services may encroach not more than 0.5 metres into the setbacks of this standard.

Landings having an area of not more than 2 square metres and less than 1 metre high, stairways, ramps, pergolas, shade sails and carports may encroach into the setbacks of this standard.

<p>✓ Standard met</p> <p>Architectural elevation drawing showing a building facade with various materials and setbacks. The drawing includes labels for 'STACKED STONE WALL', 'VERTICAL METAL MATTING', 'FACE CONCRETE IN POP WALL', 'METAL CLADDING', 'BACK WALL', 'FACE CONCRETE IN POP WALL', 'VERTICAL METAL MATTING', 'STACKED STONE WALL', 'FACE CONCRETE IN POP WALL', 'METAL CLADDING', 'BACK WALL', 'FACE CONCRETE IN POP WALL', 'VERTICAL METAL MATTING', 'STACKED STONE WALL', 'FACE CONCRETE IN POP WALL', 'METAL CLADDING', 'BACK WALL'. The drawing also shows a 'SECTION' line and a 'SECTION' label.</p>	<p>NA</p>
<p>NA</p>	<p>NA</p>

ORDINARY COUNCIL MEETING - AGENDA

2.2.1 Town Planning Application - No. 27 Wilma Avenue, Dandenong (Planning Application No. PLN19/0572) (Cont.)

Decision Guidelines	<p>Any relevant neighbourhood character objective, policy or statement set out in this scheme.</p> <p>The design response.</p> <p>The impact on the amenity of the habitable room windows and secluded private open space of existing dwellings.</p> <p>Whether the wall is opposite an existing or simultaneously constructed wall built to the boundary.</p> <p>Whether the wall abuts a side or rear lane.</p> <p>To ensure that the height and setback of a building from a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.</p>
Objectives	

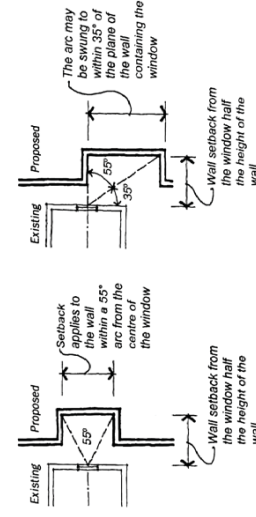
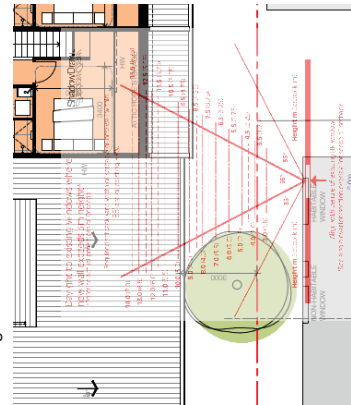
Clause 55.04-2 Walls on boundaries objective

Standard B18	<p>A new wall constructed on or within 200mm of a side or rear boundary of a lot or a carport constructed on or within 1 metre of a side or rear boundary of lot should not abut the boundary:</p> <ul style="list-style-type: none"> • For a length of more than the distance specified in the schedule to the zone; or • If no distance is specified in a schedule to the zone, for a length of more than: <ul style="list-style-type: none"> - 10 metres plus 25 per cent of the remaining length of the boundary of an adjoining lot, or - Where there are existing or simultaneously constructed walls or carports abutting the boundary on an abutting lot, the length of the existing or simultaneously constructed walls or carports, whichever is the greater. <p>A new wall or carport may fully abut a side or rear boundary where slope and retaining walls or fences would result in the effective height of the wall or carport being less than 2 metres on the abutting property.</p> <p>A building on a boundary includes a building set back up to 200mm from a boundary.</p> <p>The height of a new wall constructed on or within 200 mm of a side or rear boundary or a carport constructed on or within 1 metre of a side or rear boundary should not exceed an average of 3.2 metres with no part higher than 3.6 metres unless abutting a higher existing or simultaneously constructed wall.</p>	<p>✓ Standard met</p> <p>One wall is proposed on the northern boundary. Maximum length of the wall is 6.9 metres.</p> <p>The southern wall of the development is setback 1.08 metres from the southern boundary, therefore, this standard is not relevant to the southern wall.</p>
Decision Guidelines	<p>Any relevant neighbourhood character objective, policy or statement set out in this scheme.</p> <p>The design response.</p>	<p>✗ Standard not met</p> <p>The maximum height of the wall on the northern boundary is 3.3 metres.</p> <p>The effective wall height on the abutting boundary is 2.6 metres.</p> <p>The average height of the wall is 3.3 metres.</p>

2.2.1 Town Planning Application - No. 27 Wilma Avenue, Dandenong (Planning Application No. PLN19/0572) (Cont.)

	<p>The extent to which walls on boundaries are part of the neighbourhood character.</p> <p>The impact on the amenity of existing dwellings.</p> <p>The opportunity to minimise the length of walls on boundaries by aligning a new wall on a boundary with an existing wall on a lot of an adjoining property.</p> <p>The orientation of the boundary that the wall is being built on.</p> <p>The width of the lot.</p> <p>The extent to which the slope and retaining walls or fences reduce the effective height of the wall.</p> <p>Whether the wall abuts a side or rear lane.</p> <p>The need to increase the wall height to screen a box gutter.</p>	<p>In this instance, the site cut results on an effective wall height of 2.6 metres and an effective average wall height of 2.6 metres on the abutting property. In addition, the wall is located on the southern boundary of the adjoining lot, therefore, will not cause any shadow to the neighbouring property. Furthermore, a landscape plan has been submitted showing a significant amount of landscaping in the front setback, including the provision of large canopy trees.</p> <p>Therefore, it is considered that the proposal respects the existing and preferred neighbourhood character.</p>
<p>Objectives</p>	<p>To ensure that the location, length and height of a wall on a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.</p>	<p>For the reasons listed above, it is considered that the proposal respects the existing and preferred neighbourhood character and limits the impact on the amenity of the existing dwellings.</p>

Clause 55.04-3 Daylight to existing windows objective

<p>Standard B19</p>	<p>Buildings opposite an existing habitable room window should provide for a light court to the existing window that has a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky. The calculation of the area may include land on the abutting lot.</p> <p>Walls or carpents more than 3 metres in height opposite an existing habitable room window should be set back from the window at least 50 per cent of the height of the new wall if the wall is within a 55 degree arc from the centre of the existing window. The arc may be swung to within 35 degrees of the plane of the wall containing the existing window.</p> <p>Diagram B2 Daylight to existing windows</p> 	<p>✓ Standard met Light courts provided.</p> <p>✓ Standard met See diagram below.</p> 
	<p>Where the existing window is above ground floor level, the wall height is measured from the floor level of the room containing the window.</p>	

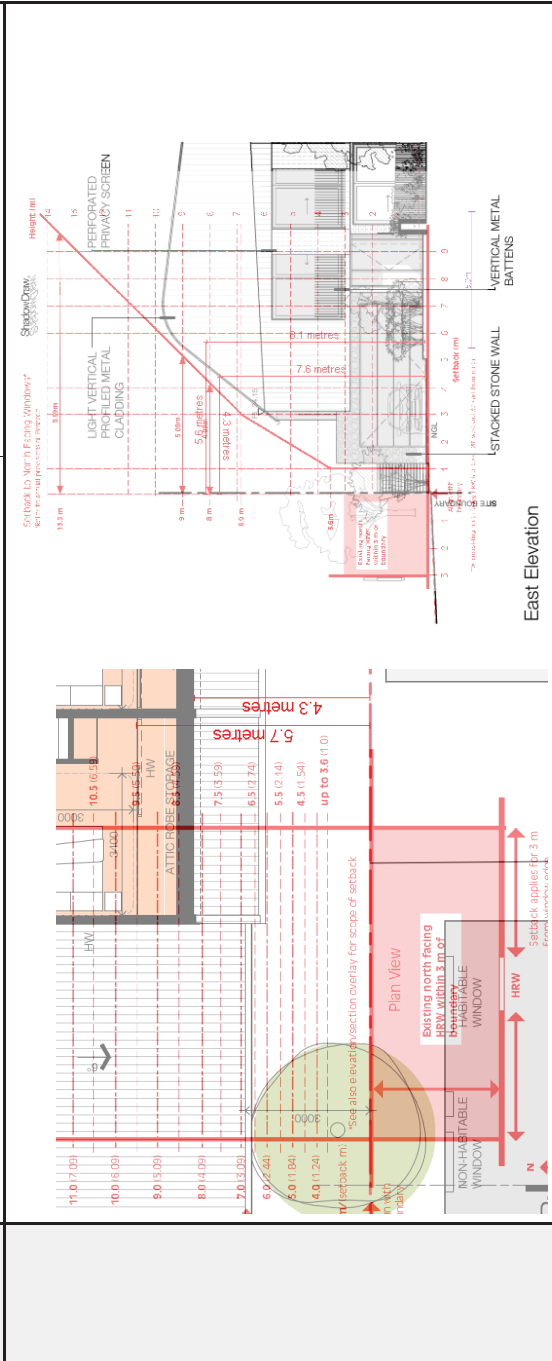
2.2.1 Town Planning Application - No. 27 Wilma Avenue, Dandenong (Planning Application No. PLN19/0572) (Cont.)

Decision Guidelines	<p>The design response.</p> <p>The extent to which the existing dwelling has provided for reasonable daylight access to its habitable rooms through the siting and orientation of its habitable room windows.</p> <p>The impact on the amenity of existing dwellings.</p>
Objective	<p>To allow adequate daylight into existing habitable room windows.</p>


Clause 55.04-4 North-facing windows objective

Standard B20
 If a north-facing habitable room window of an existing dwelling is within 3 metres of a boundary on an abutting lot, a building should be setback from the boundary 1 metre, plus 0.6 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres, for a distance of 3 metres from the edge of each side of the window.

✓ **Standard met**
 See diagrams below.



2.2.1 Town Planning Application - No. 27 Wilma Avenue, Dandenong (Planning Application No. PLN19/0572) (Cont.)

	<p>A north facing window is a window with an axis perpendicular to its surface orientated north 20 degrees west to north 30 degrees east.</p> 	
<p>Decision Guidelines</p>	<p>The design response. Existing sunlight to the north-facing habitable room window of the existing dwelling. The impact on the amenity of existing dwellings.</p>	
<p>Objective</p>	<p>To allow adequate solar access to existing north-facing habitable room windows.</p>	
<p>Clause 55.04-5 Overshadowing open space objective</p>		
<p>Standard B21</p>	<p>Where sunlight to the secluded private open space of an existing dwelling is reduced, at least 75 per cent, or 40 square metres with a minimum dimension of 3 metres, whichever is the lesser area, of the secluded private open space should receive a minimum of five hours of sunlight between 9am and 3pm on 22 Sept. If existing sunlight to the secluded private open space of an existing dwelling is less than the requirements of this standard, the amount of sunlight should not be further reduced.</p>	<p>Standard met The proposal results in a small increase in shadow on the SPOS of the neighbouring dwelling to the south, however the additional shadow is very minimal and the neighbouring SPOS is large. Standard met Existing sunlight to the neighbouring SPOS meets the standard.</p>
<p>Decision Guidelines</p>	<p>The design response. The impact on the amenity of existing dwellings. Existing sunlight penetration to the secluded private open space of the existing dwelling. The time of day that sunlight will be available to the secluded private open space of the existing dwelling. The effect of a reduction in sunlight on the existing use of the existing secluded private open space.</p>	
<p>Objective</p>	<p>To ensure buildings do not significantly overshadow existing secluded private open space.</p>	

ORDINARY COUNCIL MEETING - AGENDA

2.2.1 Town Planning Application - No. 27 Wilma Avenue, Dandenong (Planning Application No. PLN19/0572) (Cont.)

Clause 55.04-6 Overlooking objective

<p>Standard B22</p>	<p>A habitable room window, balcony, terrace, deck or patio should be located and designed to avoid direct views into the secluded private open space of an existing dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio. Views should be measured within a 45 degree angle from the plane of the window or perimeter of the balcony, terrace, deck or patio, and from a height of 1.7 metres above floor level.</p>	<p>✓ Standard met Southern wall: On the southern elevation, privacy screens or raised sill heights are proposed.</p> <p>Northern wall: On the northern elevation, privacy screens or raised sill heights are proposed for habitable room windows. The balconies have been designed with part screens and part open view. The part of the balcony with the open view has planter boxes to result in a 9m setback from the neighbouring habitable room windows. The design minimise screening where possible, but still achieves compliance with the standard.</p> <p>Western wall: On the western wall, a screen has been proposed.</p>
	<p>A habitable room window, balcony, terrace, deck or patio with a direct view into a habitable room window of existing dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio should be either:</p> <ul style="list-style-type: none"> • Offset a minimum of 1.5 metres from the edge of one window to the edge of the other. • Have sill heights of at least 1.7 metres above floor level. • Have fixed, obscure glazing in any part of the window below 1.7 metre above floor level. • Have permanently fixed external screens to at least 1.7 metres above floor level and be no more than 25 per cent transparent. 	<p>✓ Standard met As above.</p>
	<p>Obscure glazing in any part of the window below 1.7 metres above floor level may be openable provided that there are no direct views as specified in this standard.</p>	<p>✓ Standard met No obscure glazing proposed.</p>
	<p>Screens used to obscure a view should be:</p> <ul style="list-style-type: none"> • Perforated panels or trellis with a maximum of 25 per cent openings or solid translucent panels. • Permanent, fixed and durable. • Designed and coloured to blend in with the development. 	<p>✓ Standard met Permit conditions can require notations to ensure screens comply.</p>
	<p>The standard does not apply to a new habitable room window, balcony, terrace, deck or patio which faces a property boundary where there is a visual barrier at least 1.8 metres high and the floor level of the habitable room, balcony, terrace, deck or patio is less than 0.8 metres above ground level at the boundary.</p>	<p>✓ Standard met All ground level habitable room windows face a boundary fence at least 1.8m high.</p>

2.2.1 Town Planning Application - No. 27 Wilma Avenue, Dandenong (Planning Application No. PLN19/0572) (Cont.)

Decision Guidelines	<p>The design response.</p> <p>The impact on the amenity of the secluded private open space or habitable room window.</p> <p>The existing extent of overlooking into the secluded private open space and habitable room window of existing dwellings.</p> <p>The internal daylight to and amenity of the proposed dwelling or residential building.</p> <p>To limit views into existing secluded private open space and habitable room windows.</p>
Objective	
Clause 55.04-7 Internal views objective	
Standard B23	<p>Windows and balconies should be designed to prevent overlooking of more than 50 per cent of the secluded private open space of a lower-level dwelling or residential building directly below and within the same development.</p> <p>✓ Standard met</p>
Decision Guidelines	<p>The design response.</p>
Objective	<p>To limit views into the secluded private open space and habitable room windows of dwellings and residential buildings within a development.</p>

2.2.1 Town Planning Application - No. 27 Wilma Avenue, Dandenong (Planning Application No. PLN19/0572) (Cont.)

Clause 55.04-8 Noise impacts objective

Note: This clause does not apply to the apartments (dwellings 1 and 2).1

Standard B24	Noise sources, such as mechanical plant, should not be located near bedrooms of immediately adjacent existing dwellings. Noise sensitive rooms and secluded private open spaces of new dwellings and residential buildings should take account of noise sources on immediately adjacent properties. Dwellings and residential buildings close to busy roads, railway lines or industry should be designed to limit noise levels in habitable rooms.	✓ Standard met Mechanical plant not located near bedrooms of existing dwellings. No noise sources apparent on adjoining properties. The site is not close to busy roads, railway lines or industry.
Decision Guidelines	The design response.	
Objective	To contain noise sources in developments that may affect existing dwellings	
	To protect residents from external noise	

Clause 55.05-1 Accessibility objective

Note: This clause does not apply to the apartments (dwellings 1 and 2).

Standard B25	The dwelling entries of the ground floor of dwellings and residential buildings should be accessible or able to be easily made accessible to people with limited mobility	✓ Standard met Ground floor dwellings is accessible and easily made accessible for people with limited mobility.
Decision Guidelines	None.	
Objective	To encourage the consideration of the needs of people with limited mobility in the design of developments	

Clause 55.05-2 Dwelling entry objective

Note: This clause does not apply to the apartments (dwellings 1 and 2).

Standard B25	Entries to dwellings and residential buildings should: <ul style="list-style-type: none"> • Be visible and easily identifiable from streets and other public areas. • Provide shelter, a sense of personal address and a transitional space around the entry. 	✓ Standard met Entry to the building is visible, easily identifiable from the street and provides shelter, personal address and transitional space.
Decision Guidelines	None.	
Objective	To provide each dwelling or residential building with its own sense of identity.	

2.2.1 Town Planning Application - No. 27 Wilma Avenue, Dandenong (Planning Application No. PLN19/0572) (Cont.)

Clause 55.05-3 Daylight to new windows objective

<p>Standard B27</p>	<p>A window in a habitable room should be located to face:</p> <ul style="list-style-type: none"> • An outdoor space clear to the sky or a light court with a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky, not including land on an abutting lot, or • A verandah provided it is open for at least on third of its perimeter, or • A carport provided it has two or more open sides and is open for at least on third of its perimeter. 	<p>* Standard not met</p> <p>Dwellings 7-10 include a kitchen window to the common hallway. This does not comply with the standard as the hallway is not open to the sky and does not have open walls.</p> <p>Living room windows dwellings 7-10, living room windows to dwellings 2-3 and bedroom windows to dwelling 2 and 3 face the balcony. The balcony is not clear to the sky and is only open on one side.</p> <p>Living room windows to dwellings 4-6 are located to face a space that is covered by a 1m overhang of the upper floor.</p> <p>All other windows to habitable rooms are located to face an outdoor space clear to the sky.</p>
<p>Decision Guidelines</p>	<p>The design response.</p> <p>Whether there are other windows in the habitable room which have access to daylight.</p>	<p>The kitchen windows of dwellings 7-10 are acceptable as the living, dining and kitchen areas are open plan. Large north facing windows are provided to each dwelling. The depth of each dwelling is 6.9 metres. This is compliant with the room depth standard in Clause 55.07-13. Although these dwellings are not considered to meet the definition of apartment, the standard provides a good benchmark for acceptable light into rooms. Therefore, it is considered that the proposal provides adequate daylight to the kitchen.</p> <p>Living room windows dwellings 7-10 and 2-3 and the bedroom windows to dwelling 2 and 3 are considered adequate to provide daylight as they are large windows facing a balcony that is not completely screened. In addition, other windows are provided in each room, with the exception of the bedroom top dwelling 3, however, the bedroom window to dwelling 3 is facing north and will receive some direct morning daylight.</p> <p>Living room windows to dwellings 4-6 are considered to receive adequate daylight as they are large windows and the overhang is only 1m in width.</p> <p>The applicant has provided BESS daylight room profiles to show that there is adequate daylight into the rooms.</p>

ORDINARY COUNCIL MEETING - AGENDA

2.2.1 Town Planning Application - No. 27 Wilma Avenue, Dandenong (Planning Application No. PLN19/0572) (Cont.)

<p>Objective</p>	<p>To allow adequate daylight into new habitable room windows.</p>	<p>For the reasons listed above, it is considered that the proposal will allow adequate daylight into new habitable room windows.</p>
<p>Clause 55.05-4 Private open space objective</p>	<p>A dwelling or residential building should have private open space of an area and dimensions specified in a schedule to the zone. GRZ1: "An area of 50 square metres of ground level, private open space, with an area of secluded private open space at the side or rear of the dwelling with a minimum area of 30 square metres and a minimum dimension of 5 metres and convenient access from a living room; or A balcony or rooftop with a minimum area of 10 square metres with a minimum width of 2 metres that is directly accessible from the main living area."</p>	<p>* Standard not met Dwelling 1 & 2 are apartments. This standard does not apply. Refer to Clause 55.07. Dwelling 3: Balcony of 10sqm provided. Has minimum dimension of 2m and is directly accessible from the main living area. Dwelling 4: Ground level 56sqm provided. Has 30sqm with a min dimension of 5m and convenient access from a living room. Dwelling 5: Ground level 30sqm provided. Has minimum dimension of 5m and convenient access from a living room. Dwelling 6: Ground level 50sqm provided. Has 30sqm with min dimension of 5m and convenient access from a living room. Dwelling 7-10: Balcony of 12sqm provided. Has minimum dimension of 2 metres and is directly accessible from the main living area.</p>
<p>Standard B28</p>	<p>If no area or dimensions are specified in a schedule to the zone, a dwelling or residential building should have private open space consisting of:</p> <ul style="list-style-type: none"> An area of 40 square metres, with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling or residential building with a minimum area of 25 square metres, a minimum dimension of 3 metres and convenient access from a living room, or A balcony of 8 square metres with a minimum width of 1.6 metres and convenient access from a living room, or A roof-top area of 10 square metres with a minimum width of 2 metres and convenient access from a living room. <p>The balcony requirements in Clause 55.05-4 do not apply to an apartment development.</p>	<p>NA. Is specified in the schedule as assessed above.</p>
<p>Decision Guidelines</p>	<p>The design response. The useability of the private open space, including its size and accessibility. The availability of and access to public or communal open space.</p>	<p>The small area of non-compliance with the standard for dwelling 5 total private open space is considered</p>

2.2.1 Town Planning Application - No. 27 Wilma Avenue, Dandenong (Planning Application No. PLN19/0572) (Cont.)

	<p>The orientation of the lot to the street and the sun.</p>	<p>acceptable for the following reasons: -Only 1 out of 10 dwellings does not meet the standard. -The dwelling provides the full 30sqm secluded private open space with a minimum dimension of 5 metres. This space is useable, with good access to northern sunlight. -The development provides for 96 square metres of communal open space.</p>
<p>Objective</p>	<p>To provide adequate private open space for the reasonable recreation and service needs of residents.</p>	<p>For the reasons listed above, it is considered that the proposal provides adequate open space for the recreation and service needs of residents.</p>

Clause 55.05-5 Solar access to open space objective

<p>Standard B29</p>	<p>The private open space should be located on the north side of the dwelling or residential building, if appropriate.</p> <p>The southern boundary of secluded private open space should be set back from any wall on the north of the space at least $(2 + 0.9h)$ metres, where 'h' is the height of the wall.</p> <p>Diagram B5 Solar access to open space</p>	<p>✓ Standard met Where possible, private open space is on the north or has access to northern sunlight.</p> <p>✓ Standard met</p>
<p>Decision Guidelines</p>	<p>The design response.</p> <p>The usability and amenity of the secluded private open space based on the sunlight it will receive.</p>	
<p>Objective</p>	<p>To allow solar access into the secluded private open space of new dwellings and residential buildings.</p>	

2.2.1 Town Planning Application - No. 27 Wilma Avenue, Dandenong (Planning Application No. PLN19/0572) (Cont.)

Clause 55.05-6 Storage

Note: This clause does not apply to the apartments (dwellings 1 and 2).

Standard B30	Each dwelling should have convenient access to at least 6 cubic metres of externally accessible, secure storage space.	Standard not met Externally accessible storage spaces are not shown
Decision Guidelines	The design response. The useability and amenity of the secluded private open space based on the sunlight it will receive.	Externally accessible storage spaces are not shown, however, dwellings 4-10 have under stair storage. Three storage spaces are shown within the car parking area.
Objective	To provide adequate storage facilities for each dwelling.	For the reason listed above, it is considered that the proposal provides adequate storage facilities for each dwelling.

Clause 55.06-1 Design detail objective

Standard B31	The design of buildings, including: <ul style="list-style-type: none"> • Façade articulation and detailing, • Window and door proportions, • Roof form, and • Verandahs, eaves and parapets, should respect the existing or preferred neighbourhood character.	<p>Standard met</p> <p>The built form borrows from the pitched design of the 1960s housing, and the contrasting rectilinearity of more recent developments.</p> <p>Window and door proportions reference similar developments along the street. The battering treatment of the front façade references the picket fencing typical to the street. Screening the parking behind a garage door lessens its impact on the street. The design also references the traditional owners of the land, the Ngaruk Willam, through the stacked stones at the front of the building and the curved roof form resembling a mia mia hut.</p> <p>Standard met</p> <p>The garage door, providing access to the car parkin area, is integrated into the design.</p>
Decision Guidelines	<p>Garages and carports should be visually compatible with the development and the existing or preferred neighbourhood character.</p> <p>Any relevant neighbourhood character objective, policy or statement set out in this scheme.</p> <p>The design response.</p> <p>The effect on the visual bulk of the building and whether this is acceptable in the neighbourhood setting.</p> <p>Whether the design is innovative and of a high architectural standard.</p>	

2.2.1 Town Planning Application - No. 27 Wilma Avenue, Dandenong (Planning Application No. PLN19/0572) (Cont.)

Objective	To encourage design detail that respects the existing or preferred neighbourhood character.							
Clause 55.06-2 Front fences objective								
Standard B32	<p>The design of front fences should complement the design of the dwelling or residential building and any front fences on adjoining properties.</p> <p>A front fence within 3 metres of a street should not exceed:</p> <ul style="list-style-type: none"> The maximum height specified in a schedule to the zone, or <p>All schedules to all residential zones:</p> <p>“Maximum 1.5 metre height in streets in Road Zone Category 1 1.2 metre maximum height for other streets”</p> <ul style="list-style-type: none"> If no maximum height is specified in a schedule to the zone, the maximum height specified in Table B3. <p>Table B3 Maximum front fence height</p> <table border="1" data-bbox="651 1070 740 1615"> <thead> <tr> <th>Street Context</th> <th>Maximum front fence height</th> </tr> </thead> <tbody> <tr> <td>Streets in a Road Zone, Category 1</td> <td>2 metres</td> </tr> <tr> <td>Other streets</td> <td>1.5 metres</td> </tr> </tbody> </table>	Street Context	Maximum front fence height	Streets in a Road Zone, Category 1	2 metres	Other streets	1.5 metres	<p>✓ Standard met No front boundary fence is proposed, however, a 1.2 metre metal batten timber look fence is proposed to be setback 2.5 metres from the front boundary. The fence height complies with the 1.2 metre standard.</p> <p>✓ Standard met The fence is 1.2 metres in height.</p>
Street Context	Maximum front fence height							
Streets in a Road Zone, Category 1	2 metres							
Other streets	1.5 metres							
Decision Guidelines								
Objective	<p>Any relevant neighbourhood character objective, policy or statement set out in this scheme.</p> <p>The design response.</p> <p>The setback, height and appearance of front fences on adjacent properties.</p> <p>The extent to which slope and retaining walls reduce the effective height of the front fence.</p> <p>Whether the fence is needed to minimise noise intrusion.</p> <p>To encourage front fence design that respects the existing or preferred neighbourhood character.</p>							
Clause 55.06-3 Common property objectives								
Standard B33	<p>Developments should clearly delineate public, communal and private areas.</p> <p>Common property, where provided, should be functional and capable of efficient management.</p>	<p>✓ Standard met Private spaces are fenced.</p> <p>✓ Standard met Common property appears to be functional and capable of efficient management.</p>						

ORDINARY COUNCIL MEETING - AGENDA

2.2.1 Town Planning Application - No. 27 Wilma Avenue, Dandenong (Planning Application No. PLN19/0572) (Cont.)

Objectives	To ensure that communal open space, car parking, access areas and site facilities are practical, attractive and easily maintained.
	To avoid future management difficulties in areas of common ownership.
Clause 55.06-4 Site services objectives	
Standard B34	<p>The design and layout of dwellings and residential buildings should provide sufficient space (including easements where required) and facilities for services to be installed and maintained efficiently and economically.</p> <p>Bin and recycling enclosures, mailboxes and other site facilities should be adequate in size, durable, waterproof and blend in with the development.</p> <p>Bin and recycling enclosures should be located for convenient access by residents.</p> <p>Mailboxes should be provided and located for convenient access as required by Australia Post.</p> <p>The design response.</p> <p>To ensure that site services can be installed and easily maintained.</p> <p>To ensure that site facilities are accessible, adequate and attractive.</p>
Decision Guidelines	
Objectives	
	<p>✓ Standard met</p> <p>Bin storage area is proposed within the ground level car parking area. A Waste Management Plan has been provided. Mail boxes are located within the stack stone planter box at the front of the site.</p> <p>✓ Standard met</p> <p>Bin storage area is proposed within the ground level car parking area.</p> <p>✓ Standard met</p> <p>Mail boxes are located at the front of the site.</p>

The following Clauses apply to the apartments only (dwellings 1 and 2);

Clause 55.07-1 Energy efficiency objectives

Standard B35	<p>Buildings should be:</p> <ul style="list-style-type: none"> Orientated to make appropriate use of solar energy. Sited and designed to ensure that the energy efficiency of existing dwellings on adjoining lots is not unreasonably reduced. <p>Living areas and private open space should be located on the north side of the development, if practicable.</p>
Objectives	<p>✓ Standard met</p> <p>Where possible, living areas and balconies are located on the north. The shadow diagrams show that the proposal does not cause overshadowing on neighbouring properties.</p> <p>✓ Standard met</p> <p>Where possible, living areas and balconies are located on the north.</p>

2.2.1 Town Planning Application - No. 27 Wilma Avenue, Dandenong (Planning Application No. PLN19/0572) (Cont.)

	Developments should be designed so that solar access to north-facing windows is optimised.	✓ Standard met
	Dwellings should not exceed the following NatHERS maximum cooling load for climate zone 62 Moorabbin: 21 MJ/m ² per annum.	✓ Standard met
Decision Guidelines	The design response.	
	The size, orientation and layout of the site.	
	The existing amount of solar access to abutting properties.	
	The availability of solar access to north-facing windows on the site.	
	The annual cooling load for each dwelling.	
Objectives	To achieve and protect energy efficient dwellings and buildings.	
	To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy.	
	To ensure dwellings achieve adequate thermal efficiency.	

Clause 55.07-2 Communal open space objective

Standard B36	Developments with 40 or more dwellings should provide a minimum area of communal open space of 2.5 square metres per dwelling or 250 square metres, whichever ever is the lesser.	NA. The proposal is for 10 dwellings. Although not required, 96sqm of communal open space has been proposed.
	Communal open space should: <ul style="list-style-type: none"> • Provide passive surveillance opportunities, where appropriate. • Provide outlook for as many dwellings as practicable. • Avoid overlooking into habitable rooms and private open space of new dwellings. • Minimise noise impacts to new and existing dwellings. 	✓ Standard met Although not required, the communal open space is located on the north, with good access to sunlight. The space is useable, with areas for outdoor furniture, seating, pergola and large planter boxes.
	Be designed to protect any natural features on the site.	✓ Standard met Although not required, the communal open space is located on the north, with good access to sunlight. The space is useable, with areas for outdoor furniture, seating, pergola and large planter boxes
	Maximise landscaping opportunities.	✓ Standard met Although not required, the communal open space is located on the north, with good access to sunlight. The space is useable, with areas for outdoor furniture, seating, pergola and large planter boxes

ORDINARY COUNCIL MEETING - AGENDA

2.2.1 Town Planning Application - No. 27 Wilma Avenue, Dandenong (Planning Application No. PLN19/0572) (Cont.)

	Be accessible, useable and capable of efficient management.	<p>✓ Standard met</p> <p>Although not required, the communal open space is located on the north, with good access to sunlight. The space is useable, with areas for outdoor furniture, seating, pergola and large planter boxes</p>
Decision Guidelines	<p>Any relevant urban design objective, policy or statement set out in this scheme.</p> <p>The design response.</p> <p>The useability and amenity of the communal open space based on its size, location, accessibility and reasonable recreation needs of residents.</p> <p>The availability of and access to public open space.</p> <p>To ensure that communal open space is accessible, practical, attractive, easily maintained and integrated with the layout of the development.</p>	
Objective		

Clause 55.07-3 Solar access to communal outdoor open space objective

Standard B37	<p>The communal outdoor space should be located on the north side of a building, if practicable.</p> <p>At least 50 per cent or 125 square metres, whichever is the lesser, of the primary communal outdoor open space should receive a minimum of two hours of sunlight between 9am and 3pm on 21 June.</p> <p>The design response.</p> <p>The useability and amenity of the primary communal outdoor space areas based on the urban context, the orientation of the building, the layout of dwellings and the sunlight it will receive.</p> <p>To allow solar access into communal outdoor open space.</p>	<p>✓ Standard met</p> <p>Although not required, the communal open space is located on the north, with good access to sunlight.</p> <p>✓ Standard met</p> <p>Although not required, the communal open space is located on the north, with good access to sunlight.</p>
Decision Guidelines		
Objective		

Clause 55.07-4 Deep soil areas and canopy trees objective

Standard B38	<p>The landscape layout and design should:</p> <ul style="list-style-type: none"> • Be responsive to the site context. • Consider landscaping opportunities to reduce heat absorption such as green walls, green roofs and roof top gardens and improve on-site storm water infiltration. • Maximise deep soil areas for planting of canopy trees. • Integrate planting and water management. 	<p>✓ Standard met</p> <p>Deep soil area is maximised at the front, rear and sides of the proposed building.</p> <p>5% (49.8sqm) of the site area with minimum dimension of 3m is required for deep soil area. The application proposes 265.3 square metres of deep soil area.</p>
---------------------	---	--

ORDINARY COUNCIL MEETING - AGENDA

2.2.1 Town Planning Application - No. 27 Wilma Avenue, Dandenong (Planning Application No. PLN19/0572) (Cont.)

	<p>Developments should provide the deep soil areas and canopies as specified in Table B5:</p> <table border="1"> <thead> <tr> <th>Site area</th> <th>Deep soil areas</th> <th>Minimum tree provision</th> </tr> </thead> <tbody> <tr> <td>750 - 1000 square metres</td> <td>5% of site area (minimum dimension of 3 metres)</td> <td>1 small tree (6-8 metres) per 30 square metres of deep soil</td> </tr> <tr> <td>1001 - 1500 square metres</td> <td>7.5% of site area (minimum dimension of 3 metres)</td> <td>1 medium tree (6-12 metres) per 50 square metres of deep soil or 1 large tree per 90 square metres of deep soil</td> </tr> <tr> <td>1501 - 2500 square metres</td> <td>10% of site area (minimum dimension of 6 metres)</td> <td>1 large tree (at least 12 metres) per 90 square metres of deep soil or 2 medium trees per 90 square metres of deep soil</td> </tr> <tr> <td>>2500 square metres</td> <td>15% of site area (minimum dimension of 6 metres)</td> <td>1 large tree (at least 12 metres) per 90 square metres of deep soil or 2 medium trees per 90 square metres of deep soil</td> </tr> </tbody> </table> <p><i>Where an existing canopy tree over 8 metres can be retained on a lot greater than 1000 square metres without damage during the construction period, the minimum deep soil requirement is 7% of the site area.</i></p> <p>If the development cannot provide the deep soil areas and canopy trees specified in Table B5, an equivalent canopy cover should be achieved by providing either:</p> <ul style="list-style-type: none"> • Canopy trees or climbers (over a pergola) with planter pits sized appropriately for the mature tree soil volume requirements. • Vegetated planters, green roofs or green facades. 	Site area	Deep soil areas	Minimum tree provision	750 - 1000 square metres	5% of site area (minimum dimension of 3 metres)	1 small tree (6-8 metres) per 30 square metres of deep soil	1001 - 1500 square metres	7.5% of site area (minimum dimension of 3 metres)	1 medium tree (6-12 metres) per 50 square metres of deep soil or 1 large tree per 90 square metres of deep soil	1501 - 2500 square metres	10% of site area (minimum dimension of 6 metres)	1 large tree (at least 12 metres) per 90 square metres of deep soil or 2 medium trees per 90 square metres of deep soil	>2500 square metres	15% of site area (minimum dimension of 6 metres)	1 large tree (at least 12 metres) per 90 square metres of deep soil or 2 medium trees per 90 square metres of deep soil	<p>✓ Standard met</p> <p>5% (49.8sqm) of the site area with minimum dimension of 3m is required for deep soil area. The application proposes 265.3 square metres of deep soil area.</p>
Site area	Deep soil areas	Minimum tree provision															
750 - 1000 square metres	5% of site area (minimum dimension of 3 metres)	1 small tree (6-8 metres) per 30 square metres of deep soil															
1001 - 1500 square metres	7.5% of site area (minimum dimension of 3 metres)	1 medium tree (6-12 metres) per 50 square metres of deep soil or 1 large tree per 90 square metres of deep soil															
1501 - 2500 square metres	10% of site area (minimum dimension of 6 metres)	1 large tree (at least 12 metres) per 90 square metres of deep soil or 2 medium trees per 90 square metres of deep soil															
>2500 square metres	15% of site area (minimum dimension of 6 metres)	1 large tree (at least 12 metres) per 90 square metres of deep soil or 2 medium trees per 90 square metres of deep soil															
<p>Decision Guidelines</p>	<p>The design response.</p> <p>The suitability of the proposed location and soil volume for canopy trees.</p> <p>The ongoing management of landscaping within a development.</p> <p>The soil type and drainage patterns of the site.</p>	<p>NA. Deep soil area is provided.</p>															
<p>Objective</p>	<p>To promote climate responsive landscape design and water management in developments to support thermal comfort and reduce the urban heat island effect.</p>																

ORDINARY COUNCIL MEETING - AGENDA

2.2.1 Town Planning Application - No. 27 Wilma Avenue, Dandenong (Planning Application No. PLN19/0572) (Cont.)

Clause 55.07-5 Integrated water and stormwater management objectives

Standard B39	Buildings should be designed to collect rainwater for non-drinking purposes such as flushing toilets, laundry appliances and garden use.	✓ Standard met The applicant has submitted a sustainability design assessment and BESS report committing to water tanks for collecting rainwater and reusing in garden irrigation, and toilet flushing. The water tanks have an overall capacity of 18000L.
	Buildings should be connected to a non-potable dual pipe reticulated water supply, where available from the water authority.	NA. non-potable reticulated supply not available in this area.
	The stormwater management system should be:	✓ Standard met
	<ul style="list-style-type: none"> Designed to meet the current best practice performance objective for stormwater quality as contained in the Urban Stormwater – Best Practice Environmental Guidelines (Victorian Stormwater Committee 1999) as amended. Designed to maximise infiltration of stormwater, water and drainage of residual flows into permeable surfaces, tree pits and treatment areas. 	The applicant has provided a STORM tool assessment. The development achieves a score of 118%.
Decision Guidelines	Any relevant water and stormwater management objective, policy or statement set out in this scheme.	
	The design response.	
	Whether the development has utilised alternative water sources and/or incorporated water sensitive urban design.	
	Whether discharge from the site to the stormwater will adversely affect water quality entering the drainage system.	
	The capacity of the drainage network to accommodate additional stormwater.	
	Whether the stormwater treatment areas can be effectively maintained.	
Objectives	To encourage the use of alternative water sources such as rainwater, stormwater and recycled water.	
	To facilitate stormwater collection, utilisation and infiltration with the development.	
	To encourage development that reduces the impact of stormwater run-off on the drainage system and filters sediment and waste from stormwater prior to discharge from the site.	

Clause 55.07-6 Noise impacts objectives

Standard B40	Noise sources, such as mechanical plants should not be located near bedrooms of immediately adjacent existing dwellings.	✓ Standard met Mechanical plant not located near bedrooms of adjacent dwellings.
---------------------	--	--

ORDINARY COUNCIL MEETING - AGENDA

2.2.1 Town Planning Application - No. 27 Wilma Avenue, Dandenong (Planning Application No. PLN19/0572) (Cont.)

	<p>The layout of new dwellings and buildings should minimise noise transmission within the site.</p> <p>Noise sensitive rooms (such as living areas and bedrooms) should be located to avoid noise impacts from mechanical plants, lifts, building services, non-residential uses, car parking, communal areas and other dwellings.</p> <p>New dwellings should be designed and constructed to include acoustic attenuation measures to reduce noise levels from off-site noise sources.</p> <p>Buildings within a noise influence area specified in Table B6 should be designed and constructed to achieve the following noise levels:</p> <ul style="list-style-type: none"> • Not greater than 35dB(A) for bedrooms, assessed as an LAeq,8h from 10pm to 6am. • Not greater than 40dB(A) for living areas, assessed as an LAeq,16h from 6am to 10pm <p>Table B6 Noise influence area</p> <table border="1"> <thead> <tr> <th>Noise source</th> <th>Noise influence area</th> </tr> </thead> <tbody> <tr> <td colspan="2">Zone interface</td> </tr> <tr> <td>Industry</td> <td>300 metres from the Industrial 1, 2 and 3 zone boundary</td> </tr> <tr> <td colspan="2">Roads</td> </tr> <tr> <td>Freeways, tollways and other roads carrying 40,000 Annual Average Daily Traffic Volume</td> <td>300 metres from the nearest trafficable lane</td> </tr> <tr> <td colspan="2">Railways</td> </tr> <tr> <td>Railway servicing passengers in Victoria</td> <td>80 metres from the centre of the nearest track</td> </tr> <tr> <td>Railway servicing freight outside Metropolitan Melbourne</td> <td>80 metres from the centre of the nearest track</td> </tr> <tr> <td>Railway servicing freight in Metropolitan Melbourne</td> <td>135 metres from the centre of the nearest track</td> </tr> </tbody> </table> <p><i>The noise influence area should be measured from the closest part of the building to the noise source.</i></p> <p>Buildings, or part of a building screened from a noise source by an existing solid structure, or the natural topography of the land, do not need to meet the specified noise level requirements.</p> <p>Noise levels should be assessed in unfurnished rooms with a finished floor and the windows closed.</p>	Noise source	Noise influence area	Zone interface		Industry	300 metres from the Industrial 1, 2 and 3 zone boundary	Roads		Freeways, tollways and other roads carrying 40,000 Annual Average Daily Traffic Volume	300 metres from the nearest trafficable lane	Railways		Railway servicing passengers in Victoria	80 metres from the centre of the nearest track	Railway servicing freight outside Metropolitan Melbourne	80 metres from the centre of the nearest track	Railway servicing freight in Metropolitan Melbourne	135 metres from the centre of the nearest track	<p>✓ Standard met Bedrooms not located near car parks or accessways or the communal open space.</p> <p>✓ Standard met Bedrooms not located adjacent to car parking areas.</p> <p>✓ Standard met No noise sources apparent.</p> <p>NA. The site is not within the noise influence areas.</p>
Noise source	Noise influence area																			
Zone interface																				
Industry	300 metres from the Industrial 1, 2 and 3 zone boundary																			
Roads																				
Freeways, tollways and other roads carrying 40,000 Annual Average Daily Traffic Volume	300 metres from the nearest trafficable lane																			
Railways																				
Railway servicing passengers in Victoria	80 metres from the centre of the nearest track																			
Railway servicing freight outside Metropolitan Melbourne	80 metres from the centre of the nearest track																			
Railway servicing freight in Metropolitan Melbourne	135 metres from the centre of the nearest track																			
<p>Decision Guidelines</p>	<p>The design response.</p> <p>Whether it can be demonstrated that the design treatment incorporated into the development meets the specified noise levels or an acoustic report by a suitably qualified specialist submitted with the application.</p>																			

ORDINARY COUNCIL MEETING - AGENDA

2.2.1 Town Planning Application - No. 27 Wilma Avenue, Dandenong (Planning Application No. PLN19/0572) (Cont.)

	<p>Whether the impact of potential noise sources within a development have been mitigated through design, location and siting.</p> <p>Whether the layout of rooms within a dwelling mitigates noise transfer within and between dwellings.</p> <p>Whether an alternative design meets the relevant objectives having regard to the amenity of the dwelling and the site context.</p>	
Objectives	<p>To contain noise sources in developments that may affect existing dwellings.</p> <p>To protect residents from external and internal noise sources.</p>	
<p>Clause 55.07-7 Accessibility objective</p>		
Standard B41	<p>At least 50 per cent of dwellings should have:</p> <ul style="list-style-type: none"> • A clear opening width of at least 850mm at the entrance to the dwelling and main bedroom. • A clear path with a minimum width of 1.2 metres that connects the dwelling entrance to the main bedroom, an adaptable bathroom and the living area. • A main bedroom with access to an adaptable bathroom. 	<p>✓ Standard met</p> <p>Apartment dwellings 1 and 2 comply with this standard.</p> <p>100% of the apartments comply with this standard.</p>

ORDINARY COUNCIL MEETING - AGENDA

2.2.1 Town Planning Application - No. 27 Wilma Avenue, Dandenong (Planning Application No. PLN19/0572) (Cont.)

	<p>At least 50 per cent of dwellings should have:</p> <ul style="list-style-type: none"> At least one adaptable bathroom that meets all of the requirements of either Design A or Design B specified in Table B7. <p>Table B7 Bathroom design</p> <table border="1"> <thead> <tr> <th></th> <th>Design option A</th> <th>Design option B</th> </tr> </thead> <tbody> <tr> <td>Door opening</td> <td>A clear 850mm wide door opening.</td> <td>A clear 820mm wide door opening located opposite the shower.</td> </tr> <tr> <td>Door design</td> <td>Either: <ul style="list-style-type: none"> A slide door, or A door that opens outwards, or A door that opens inwards that is clear of the circulation area and has readily removable hinges. </td> <td>Either: <ul style="list-style-type: none"> A slide door, or A door that opens outwards, or A door that opens inwards and has readily removable hinges. </td> </tr> <tr> <td>Circulation area</td> <td>A clear circulation area that is: <ul style="list-style-type: none"> A minimum area of 1.2 metres by 1.2 metres. Located in front of the shower and the toilet. Clear of the toilet, basin and the door swing. The circulation area for the toilet and shower can overlap. </td> <td>A clear circulation area that is: <ul style="list-style-type: none"> A minimum width of 1 metre. The full length of the bathroom and a minimum length of 2.7 metres. Clear of the toilet and basin. The circulation area can include a shower area. </td> </tr> <tr> <td>Path to circulation area</td> <td>A clear path with a minimum width of 900mm from the door opening to the circulation area.</td> <td>Not applicable.</td> </tr> <tr> <td>Shower</td> <td>A hobless (step-free) shower.</td> <td>A hobless (step-free) shower that has a removable shower screen and is located on the furthest wall from tile door opening.</td> </tr> <tr> <td>Toilet</td> <td>A toilet located in the corner of the room.</td> <td>A toilet located closest to the door opening and clear of the circulation area.</td> </tr> </tbody> </table>		Design option A	Design option B	Door opening	A clear 850mm wide door opening.	A clear 820mm wide door opening located opposite the shower.	Door design	Either: <ul style="list-style-type: none"> A slide door, or A door that opens outwards, or A door that opens inwards that is clear of the circulation area and has readily removable hinges. 	Either: <ul style="list-style-type: none"> A slide door, or A door that opens outwards, or A door that opens inwards and has readily removable hinges. 	Circulation area	A clear circulation area that is: <ul style="list-style-type: none"> A minimum area of 1.2 metres by 1.2 metres. Located in front of the shower and the toilet. Clear of the toilet, basin and the door swing. The circulation area for the toilet and shower can overlap.	A clear circulation area that is: <ul style="list-style-type: none"> A minimum width of 1 metre. The full length of the bathroom and a minimum length of 2.7 metres. Clear of the toilet and basin. The circulation area can include a shower area.	Path to circulation area	A clear path with a minimum width of 900mm from the door opening to the circulation area.	Not applicable.	Shower	A hobless (step-free) shower.	A hobless (step-free) shower that has a removable shower screen and is located on the furthest wall from tile door opening.	Toilet	A toilet located in the corner of the room.	A toilet located closest to the door opening and clear of the circulation area.	<p>✓ Standard met Apartment dwellings 1 and 2 comply with this standard. 100% of the apartments comply with this standard.</p>
	Design option A	Design option B																					
Door opening	A clear 850mm wide door opening.	A clear 820mm wide door opening located opposite the shower.																					
Door design	Either: <ul style="list-style-type: none"> A slide door, or A door that opens outwards, or A door that opens inwards that is clear of the circulation area and has readily removable hinges. 	Either: <ul style="list-style-type: none"> A slide door, or A door that opens outwards, or A door that opens inwards and has readily removable hinges. 																					
Circulation area	A clear circulation area that is: <ul style="list-style-type: none"> A minimum area of 1.2 metres by 1.2 metres. Located in front of the shower and the toilet. Clear of the toilet, basin and the door swing. The circulation area for the toilet and shower can overlap.	A clear circulation area that is: <ul style="list-style-type: none"> A minimum width of 1 metre. The full length of the bathroom and a minimum length of 2.7 metres. Clear of the toilet and basin. The circulation area can include a shower area.																					
Path to circulation area	A clear path with a minimum width of 900mm from the door opening to the circulation area.	Not applicable.																					
Shower	A hobless (step-free) shower.	A hobless (step-free) shower that has a removable shower screen and is located on the furthest wall from tile door opening.																					
Toilet	A toilet located in the corner of the room.	A toilet located closest to the door opening and clear of the circulation area.																					
<p>Objective</p>	<p>To ensure the design of dwellings meets the needs of people with limited mobility.</p>																						
<p>Clause 55.07-8 Building entry and circulation objectives Standard B42</p>	<p>Entries to dwellings and buildings should:</p> <ul style="list-style-type: none"> Be visible and easily identifiable. Provide shelter, a sense of personal address and a transitional space around the entry. 	<p>✓ Standard met The entry to the building is visible, easily identifiable, provides shelter, a sense of personal address and transitional space around the entry.</p>																					

ORDINARY COUNCIL MEETING - AGENDA

2.2.1 Town Planning Application - No. 27 Wilma Avenue, Dandenong (Planning Application No. PLN19/0572) (Cont.)

	<p>The layout and design of buildings should:</p> <ul style="list-style-type: none"> Clearly distinguish entrances to residential and non-residential areas. Provide windows to building entrances and lift areas. Provide visible, safe and attractive stairs from the entry level to encourage use by residents. Provide common areas and corridors that: <ul style="list-style-type: none"> Include at least one source of natural light and natural ventilation. Avoid obstruction from building services. Maintain clear sight lines. 	<p>✓ Standard met Only residential proposed. Windows are provided to the stair. Common hallway is provided with light and ventilation.</p>
Decision Guidelines	<p>The design response. The useability and amenity of internal communal areas based on daylight access and the natural ventilation it will receive.</p>	
Objectives	<p>To provide each dwelling and building with its own sense of identity. To ensure the internal layout of buildings provide for the safe, functional and efficient movement of residents. To ensure internal communal areas provide adequate access to daylight and natural ventilation.</p>	

Clause 55.07-9 Private open space above ground floor objective

Standard B43	<p>A dwelling should have private open space consisting of:</p> <ul style="list-style-type: none"> An area of 15 square metres, with a minimum dimension of 3 metres at a podium or other similar base and convenient access from a living room, or A balcony with an area and dimensions specified in Table B8 and convenient access from a living room. <p>Table B8 Balcony size</p> <table border="1" data-bbox="922 1070 1034 1624"> <thead> <tr> <th>Dwelling type</th> <th>Minimum area</th> <th>Minimum dimension</th> </tr> </thead> <tbody> <tr> <td>Studio or 1 bedroom dwelling</td> <td>8 square metres</td> <td>1.8 metres</td> </tr> <tr> <td>2 bedroom dwelling</td> <td>8 square metres</td> <td>2 metres</td> </tr> <tr> <td>3 or more bedroom dwelling</td> <td>12 square metres</td> <td>2.4 metres</td> </tr> </tbody> </table> <p>If a cooling or heating unit is located on a balcony, the balcony should provide an additional area of 1.5 square metres.</p>	Dwelling type	Minimum area	Minimum dimension	Studio or 1 bedroom dwelling	8 square metres	1.8 metres	2 bedroom dwelling	8 square metres	2 metres	3 or more bedroom dwelling	12 square metres	2.4 metres	<p>✓ Standard met All dwellings comply. Dwelling 1: Ground level 60sqm private open space. Has minimum dimension of 3 metres and convenient access from a living room. Dwelling 2: Balcony 10sqm with minimum dimension of 2 metres and convenient access from a living room.</p>
Dwelling type	Minimum area	Minimum dimension												
Studio or 1 bedroom dwelling	8 square metres	1.8 metres												
2 bedroom dwelling	8 square metres	2 metres												
3 or more bedroom dwelling	12 square metres	2.4 metres												
Decision	<p>The design response.</p>	<p>✓ Standard met Dwelling 1 requires 8sqm. The dwelling is provided with 10sqm. Therefore, the proposal would comply if a cooling or heating unit is located on the balcony.</p>												

2.2.1 Town Planning Application - No. 27 Wilma Avenue, Dandenong (Planning Application No. PLN19/0572) (Cont.)

Guidelines	<p>The useability and functionality of the private open space, including its size and accessibility.</p> <p>The amenity of the private open space based on the orientation of the lot, the wind conditions and the sunlight it will receive.</p> <p>The availability of and access to public or communal open space.</p>																
Objective	<p>To provide adequate private open space for the reasonable recreation and service needs of residents.</p>																
Clause 55.07-10 Storage objective																	
Standard B44	<p>Each dwelling should have convenient access to useable and secure storage space.</p>	<p>✓ Standard met</p>															
	<p>The total minimum storage space (including kitchen, bathroom and bedroom storage) should meet the requirements specified in Table B9.</p> <p>Table B9 Storage</p> <table border="1" data-bbox="576 1066 743 1615"> <thead> <tr> <th>Dwelling type</th> <th>Total minimum storage volume</th> <th>Minimum storage volume within the dwelling</th> </tr> </thead> <tbody> <tr> <td>Studio</td> <td>8 cubic metres</td> <td>5 cubic metres</td> </tr> <tr> <td>1 bedroom dwelling</td> <td>10 cubic metres</td> <td>6 cubic metres</td> </tr> <tr> <td>2 bedroom dwelling</td> <td>14 cubic metres</td> <td>9 cubic metres</td> </tr> <tr> <td>3 or more bedroom dwelling</td> <td>18 cubic metres</td> <td>12 cubic metres</td> </tr> </tbody> </table>	Dwelling type	Total minimum storage volume	Minimum storage volume within the dwelling	Studio	8 cubic metres	5 cubic metres	1 bedroom dwelling	10 cubic metres	6 cubic metres	2 bedroom dwelling	14 cubic metres	9 cubic metres	3 or more bedroom dwelling	18 cubic metres	12 cubic metres	<p>✓ Standard met</p> <p>Permit conditions can require storage spaces to comply.</p>
Dwelling type	Total minimum storage volume	Minimum storage volume within the dwelling															
Studio	8 cubic metres	5 cubic metres															
1 bedroom dwelling	10 cubic metres	6 cubic metres															
2 bedroom dwelling	14 cubic metres	9 cubic metres															
3 or more bedroom dwelling	18 cubic metres	12 cubic metres															
Decision Guidelines	<p>The design response.</p> <p>The useability, functionality and location of storage facilities provided for the dwelling.</p>																
Objective	<p>To provide adequate storage facilities for each dwelling.</p>																

ORDINARY COUNCIL MEETING - AGENDA

2.2.1 Town Planning Application - No. 27 Wilma Avenue, Dandenong (Planning Application No. PLN19/0572) (Cont.)

Clause 55.07-11 Waste and recycling objectives

<p>Standard B45</p>	<p>Developments should include dedicated areas for:</p> <ul style="list-style-type: none"> • Waste and recycling enclosures which are: <ul style="list-style-type: none"> - Adequate in size, durable, waterproof and blend in with the development. - Adequately ventilated. - Located and designed for convenient access by residents and made easily accessible to people with limited mobility. • Adequate facilities for bin washing. These areas should be adequately ventilated. • Collection, separation and storage of waste and recyclables, including where appropriate opportunities for on-site management of food waste through composting or other waste recovery as appropriate. • Collection, storage and reuse of garden waste, including opportunities for on-site treatment, where appropriate, or off-site removal for reprocessing. • Adequate circulation to allow waste and recycling collection vehicles to enter and leave the site without reversing. • Adequate internal storage space within each dwelling to enable the separation of waste, recyclables and food waste where appropriate. 	<p>✓ Standard met</p> <p>Waste Management Plan has been submitted.</p> <p>The Waste Management Plan estimates that 4 garbage bins, 8 recycling bins and 1 garden waste bin are required.</p> <p>The bins will be stored in a shared area within the car parking area. The plans show sufficient space for the bins.</p> <p>The plan specifies that the operator will transfer the bins to the Kerb.</p> <p>The plan proposes to use Councils Kerbside collection service.</p> <p>The Waste Management Plan states that the bin storage space will be well ventilated in accordance with Australian Standards, use tight fitting doors and either provide a bin wash area or commit to off site bin washing by the operator.</p> <p>Permit conditions can require the waste management to be in accordance with the Waste Management Plan.</p>
<p>Decision Guidelines</p>	<p>Waste and recycling management facilities should be designed and managed in accordance with a Waste Management Plan approved by the responsible authority and:</p> <ul style="list-style-type: none"> • Be designed to meet the best practice waste and recycling management guidelines for residential development adopted by Sustainability Victoria. • Protect public health and amenity of residents and adjoining premises from the impacts of odour, noise and hazards associated with waste collection vehicle movements. 	<p>✓ Standard met</p> <p>Permit conditions can require the waste management to be in accordance with the Waste Management Plan.</p>
<p>Objectives</p>	<p>The design response.</p> <p>Any relevant waste and recycling objective, policy or statement set out in this scheme.</p> <p>To ensure dwellings are designed to encourage waste recycling.</p> <p>To ensure that waste and recycling facilities are accessible, adequate and attractive.</p> <p>To ensure that waste and recycling facilities are designed and managed to minimise impacts on residential amenity, health and the public realm.</p>	

2.2.1 Town Planning Application - No. 27 Wilma Avenue, Dandenong (Planning Application No. PLN19/0572) (Cont.)

Clause 55.07-12 Functional layout objective

Standard B46	Bedrooms should: <ul style="list-style-type: none"> Meet the minimum internal room dimensions specified in Table B10. Provide an area in addition to the minimum internal room dimensions to accommodate a wardrobe. 	✓ Standard met All dwellings comply.									
	Table B10 Bedroom dimensions <table border="1" data-bbox="352 1066 440 1615"> <thead> <tr> <th>Bedroom type</th> <th>Minimum width</th> <th>Minimum depth</th> </tr> </thead> <tbody> <tr> <td>Main bedroom</td> <td>3 metres</td> <td>3.4 metres</td> </tr> <tr> <td>All other bedrooms</td> <td>3 metres</td> <td>3 metres</td> </tr> </tbody> </table>	Bedroom type	Minimum width	Minimum depth	Main bedroom	3 metres	3.4 metres	All other bedrooms	3 metres	3 metres	
Bedroom type	Minimum width	Minimum depth									
Main bedroom	3 metres	3.4 metres									
All other bedrooms	3 metres	3 metres									
	Living areas (excluding dining and kitchen areas) should meet the minimum internal room dimensions specified in Table B11.	✓ Standard met All dwellings comply.									
	Table B11 Living area dimensions <table border="1" data-bbox="528 1066 616 1615"> <thead> <tr> <th>Dwelling type</th> <th>Minimum width</th> <th>Minimum area</th> </tr> </thead> <tbody> <tr> <td>Studio and 1 bedroom dwelling</td> <td>3.3 metres</td> <td>10 sqm</td> </tr> <tr> <td>2 or more bedroom dwelling</td> <td>3.6 metres</td> <td>12 sqm</td> </tr> </tbody> </table>	Dwelling type	Minimum width	Minimum area	Studio and 1 bedroom dwelling	3.3 metres	10 sqm	2 or more bedroom dwelling	3.6 metres	12 sqm	
Dwelling type	Minimum width	Minimum area									
Studio and 1 bedroom dwelling	3.3 metres	10 sqm									
2 or more bedroom dwelling	3.6 metres	12 sqm									
Decision Guidelines	The design response. The useability, functionality and amenity of habitable rooms.										
Objective	To ensure dwellings provide functional areas that meet the needs of residents.										

Clause 55.07-13 Room depth objective

Standard B47	Single aspect habitable rooms should not exceed a room depth of 2.5 times the ceiling height.	✓ Standard met All dwellings comply.
	The depth of a single aspect, open plan, habitable room may be increased to 9 metres if all the following requirements are met: <ul style="list-style-type: none"> The room combines the living area, dining area and kitchen. The kitchen is located furthest from the window. The ceiling height is at least 2.7 metres measured from finished floor level to finished ceiling level. This excludes where services are provided above the kitchen. 	✓ Standard met All dwellings comply.
	The room depth should be measured from the external surface of the habitable room window to the rear wall of the room.	✓ Standard met All dwellings comply.
Decision	The design response.	

2.2.1 Town Planning Application - No. 27 Wilma Avenue, Dandenong (Planning Application No. PLN19/0572) (Cont.)

Guidelines	The extent to which the habitable room is provided with reasonable daylight access through the number, size, location, and orientation of windows. The useability, functionality and amenity of the dwelling based on layout, siting, size and orientation of habitable rooms. Any overhang above habitable room windows that limits daylight access.
Objective	To allow adequate daylight into single aspect habitable rooms.

Clause 55.07-14 Windows objective

Standard B48	Habitable rooms should have a window in an external wall of the building.	Standard met Dwellings 1 and 2 comply.
	A window may provide daylight to a bedroom from a smaller secondary area within the bedroom where the window is clear to the sky. The secondary area should be: <ul style="list-style-type: none"> • A minimum width of 1.2 metres. • A maximum depth of 1.5 times the width, measured from the external surface of the window. 	NA. No secondary areas proposed.
Decision Guidelines	The design response. The extent to which the habitable room is provided with reasonable daylight access through the number, size, location and orientation of windows. The useability and amenity of the dwelling based on the layout, size, siting, size and orientation of habitable rooms.	
Objective	To allow adequate daylight into new habitable room windows.	

Clause 55.07-15 Natural ventilation objectives

Standard B49	The design and layout of dwellings should maximise openable windows, doors or other ventilation devices in external walls of the building, where appropriate. At least 40 per cent of dwellings should provide effective cross ventilation that has: <ul style="list-style-type: none"> • A maximum breeze path through the dwelling of 18 metres. • A minimum breeze path through the dwelling of 5 metres. • Ventilation openings with approximately the same area. The breeze path is measured between the ventilation openings on different orientations of the dwelling. The design response.	Standard met Dwelling 1 complies. 50% of the apartment dwellings comply. Standard met
Decision		

2.2.1 Town Planning Application - No. 27 Wilma Avenue, Dandenong (Planning Application No. PLN19/0572) (Cont.)

Guidelines	The size, orientation, slope and wind exposure of the site.	
	The extent to which the orientation of the building and the layout of dwellings maximises opportunities for cross ventilation.	
	Whether an alternative design meets the relevant objectives having regard to the amenity of the dwelling and the site context.	
Objectives	To encourage natural ventilation of dwellings.	
	To allow occupants to effectively manage natural ventilation of dwellings.	

2.2.1 Town Planning Application - No. 27 Wilma Avenue, Dandenong (Planning Application No. PLN19/0572) (Cont.)

STATUTORY PLANNING APPLICATIONS

**TOWN PLANNING APPLICATION - NO. 27 WILMA AVENUE, DANDENONG
(PLANNING APPLICATION NO. PLN19/0572)**

ATTACHMENT 4

CLAUSE 52 ASSESSMENT

PAGES 11 (including cover)

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

2.2.1 Town Planning Application - No. 27 Wilma Avenue, Dandenong (Planning Application No. PLN19/0572) (Cont.)

Assessment Table - Clause 52

Clause 52.06-7 Application requirements and decision guidelines for applications to reduce the car parking requirement

An application to reduce (including to reduce to zero) the number of car parking spaces required under Clause 52.06-5 or in a schedule to the Parking Overlay must be accompanied by a Car Parking Demand Assessment.

The Car Parking Demand Assessment must assess the car parking demand likely to be generated by the proposed:

- new use; or
- increase in the floor areas or site area of the existing use; or
- increase to the existing use by the measure specified in Column C of Table 1 in Clause 52.06-5 for that use.

The Car Parking Demand Assessment must address the following matters, to the satisfaction of the responsible authority:

Car Parking Demand	Assessment	Requirement met/Requirement not met/NA
Car Parking Demand Assessment	<ul style="list-style-type: none"> • The likelihood of multi-purpose trips within the locality which are likely to be combined with a trip to the land in connection with the proposed use. • The variation of car parking demand likely to be generated by the proposed use over time. • The short-stay and long-stay parking demand likely to be generated by the proposed use. • The availability of public transport in the locality of the land. 	NA. Proposal is for dwellings.
		NA. Proposal is for dwellings.
		NA. Proposal is for dwellings.
		The site is well connected to public transport. The Dandenong Train Station is within 20 minute walk of the subject site. Bus services 814, 848, 813 and 813 operate along Hemmings Street (approximately 280 metres south east of the subject site) connecting to the Dandenong Train Station, Waverley Gardens Shopping Centre, Springvale and Noble Park. Bus service 812 operates along Railway Parade (approximately 400 metres south of the subject site), connecting to Dandenong Train Station and Brighton Bus Service 800 operates along Potter Street (Approximately 500 metres north east of the subject site), connecting to Dandenong Train Station and Chadstone.

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

ORDINARY COUNCIL MEETING - AGENDA

2.2.1 Town Planning Application - No. 27 Wilma Avenue, Dandenong (Planning Application No. PLN19/0572) (Cont.)

	<ul style="list-style-type: none"> The convenience of pedestrian and cyclist access to the land. The provision of bicycle parking and end of trip facilities for cyclists in the locality of the land. The anticipated car ownership rates of likely or proposed visitors to or occupants (residents or employees) of the land. Any empirical assessment or case study. 	<p>There are no dedicated bicycle lanes in the immediate vicinity of the subject site, however, the Eastlink Trail and the Djerring Trail, are in close proximity to the subject site and are easily accessible.</p> <p>The proposal provides for 10 secure bicycle parking spaces for residents and 2 bicycle parking spaces for visitors. This is well in excess of the statutory requirement of total 3 spaces.</p> <p>The applicant has provided empirical data for car parking demand associated with similar types of social housing, showing that the car parking demand for social and public housing is lower than standard residential dwellings.</p> <p>The applicant has stated that car parking spaces will be allocated on a needs basis to individual tenants. Tenants requiring additional car spaces will be accommodated elsewhere in alternate housing provided by Aboriginal Housing Victoria, where ample car parking is available.</p> <p>The applicant has provided empirical data for car parking demand associated with similar types of social housing, showing that the car parking demand for social and public housing is lower than standard residential dwellings.</p>
--	---	---

Before granting a permit to reduce the number of spaces, the responsible authority must consider the following, as appropriate:

<p>Car Parking</p> <p>Car Parking Reduction</p>	<p>Assessment</p> <ul style="list-style-type: none"> The Car Parking Demand Assessment. Any relevant local planning policy or incorporated plan. 	<p>Requirement met/Requirement not met/NA</p> <p>The proposed car parking reduction is supported for the</p>
---	---	---

ORDINARY COUNCIL MEETING - AGENDA

2.2.1 Town Planning Application - No. 27 Wilma Avenue, Dandenong (Planning Application No. PLN19/0572) (Cont.)

<ul style="list-style-type: none"> • The availability of alternative car parking in the locality of the land, including: <ul style="list-style-type: none"> ▪ Efficiencies gained from the consolidation of shared car parking spaces. ▪ Public car parks intended to serve the land. ▪ On street parking in non residential zones. ▪ Streets in residential zones specifically managed for non-residential parking. • On street parking in residential zones in the locality of the land that is intended to be for residential use. • The practicality of providing car parking on the site, particularly for lots of less than 300 square metres. • Any adverse economic impact a shortfall of parking may have on the economic viability of any nearby activity centre. • The future growth and development of any nearby activity centre. • Any car parking deficiency associated with the existing use of the land. • Any credit that should be allowed for car parking spaces provided on common land or by a Special Charge Scheme or cash-in-lieu payment. • Local traffic management in the locality of the land. • The impact of fewer car parking spaces on local amenity, including pedestrian amenity and the amenity of nearby residential areas. • The need to create safe, functional and attractive parking areas. • Access to or provision of alternative transport modes to and from the land. • The equity of reducing the car parking requirement having regard to any historic contributions by existing businesses. • The character of the surrounding area and whether reducing the car parking provision would result in a quality/positive urban design outcome. • Any other matter specified in a schedule to the Parking Overlay. • Any other relevant consideration. 	<p>following reasons:</p> <ul style="list-style-type: none"> • The applicant has provided empirical data for car parking demand associated with similar types of social housing, showing that the car parking demand for social and public housing is lower than standard residential dwellings. • The applicant has stated that car parking spaces will be allocated on a needs basis to individual tenants. Tenants requiring additional car spaces will be accommodated elsewhere in alternate housing provided by Aboriginal Housing Victoria, where ample car parking is available. Permit conditions can require a Parking Management Plan (PMP) to be submitted outlining the actions that will be undertaken by the site manager to ensure that car parking demand does not exceed supply. Permit conditions can also require a Section 173 Agreement to be entered into to ensure that the site continues to be owned and operated by a registered social housing provider. • The site is well connected to public transport. The Dandenong Train Station is within 20 minute walk of the subject site. Bus services operate along Hemmings Street, Railway Parade and Potter Street connecting to Dandenong Train Station, Springvale, Noble Park, Waverley Garden Shopping Centre, Chadstone and Brighton. • The proposal provides for 10 secure bicycle parking spaces for residents and 2 bicycle parking spaces for visitors. This is well in excess of the statutory requirement of total 3 spaces.
--	--

ORDINARY COUNCIL MEETING - AGENDA

2.2.1 Town Planning Application - No. 27 Wilma Avenue, Dandenong (Planning Application No. PLN19/0572) (Cont.)

Clause 52.06-10 Decision guidelines

Before deciding that a plan prepared under Clause 52.06-8 is satisfactory the responsible authority must consider, as appropriate:

Design Guidelines	Assessment	Requirement met/Requirement not met/NA
<p>Design guidelines</p>	<ul style="list-style-type: none"> • The role and function of nearby roads and the ease and safety with which vehicles gain access to the site. • The ease and safety with which vehicles access and circulate within the parking area. • The provision for pedestrian movement within and around the parking area. • The provision of parking facilities for cyclists and disabled people. • The protection and enhancement of the streetscape. • The provision of landscaping for screening and shade. • The measures proposed to enhance the security of people using the parking area particularly at night. • The amenity of the locality and any increased noise or disturbance to dwellings and the amenity of pedestrians. • The workability and allocation of spaces of any mechanical parking arrangement. • The design and construction standards proposed for paving, drainage, line marking, signage, lighting and other relevant matters. • The type and size of vehicle likely to use the parking area. • Whether the layout of car parking spaces and access lanes is consistent with the specific standards or an appropriate variation. • The need for the required car parking spaces to adjoin the premises used by the occupier/s, if the land is used by more than one occupier. • Whether the layout of car spaces and accessways are consistent with Australian Standards AS2890.1-2004 (off street) and AS2890.6-2009 (disabled). • The relevant standards of Clauses 56.06-2, 56.06-4, 56.06-5, 56.06-7 and 56.06-8 for residential developments with accessways longer than 60 metres or serving 16 or more dwellings. • Any other matter specified in a schedule to the Parking Overlay. 	<p>The car parking plan within the ground floor plan is considered appropriate for the movement and parking of vehicles. The car parking area meets the design standards in Clause 52.06-9 in relation to dimensions, turning circles, clearance heights, etc.</p>

2.2.1 Town Planning Application - No. 27 Wilma Avenue, Dandenong (Planning Application No. PLN19/0572) (Cont.)

Clause 52.06-9 Design standards for car parking

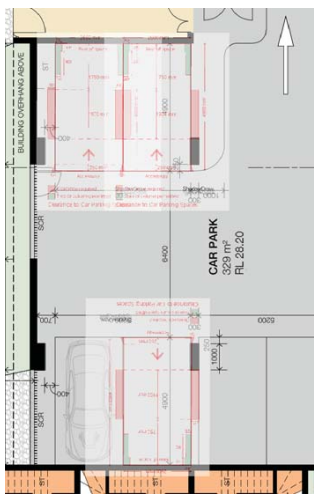
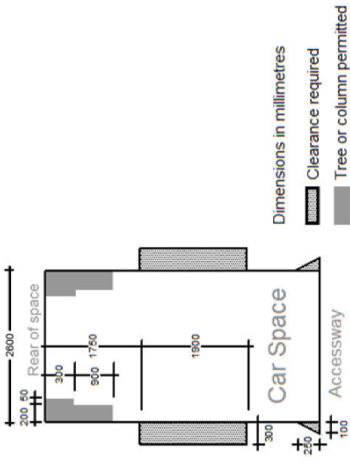
Plans prepared in accordance with Clause 52.06-8 must meet the design standards of Clause 52.06-9, unless the responsible authority agrees otherwise. Design standards 1, 3, 6 and 7 do not apply to an application to construct one dwelling on a lot.

Design Standards	Assessment	Requirement met/Requirement not met/NA
Design standard 1 - Accessways	Accessways must: <ul style="list-style-type: none"> • Be at least 3 metres wide. 	✓ Standard met The accessway is at least 3 metres wide.
	<ul style="list-style-type: none"> • Have an internal radius of at least 4 metres at changes of direction or intersection or be at least 4.2 metres wide. 	✓ Standard met
	<ul style="list-style-type: none"> • Allow vehicles parked in the last space of a dead-end accessway in public car parks to exit in a forward direction with one manoeuvre. 	✓ Standard met Cars can exit forwards
	<ul style="list-style-type: none"> • Provide at least 2.1 metres headroom beneath overhead obstructions, calculated for a vehicle with a wheel base of 2.8 metres. 	✓ Standard met 2.8 metres headroom provided.

2.2.1 Town Planning Application - No. 27 Wilma Avenue, Dandenong (Planning Application No. PLN19/0572) (Cont.)

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

2.2.1 Town Planning Application - No. 27 Wilma Avenue, Dandenong (Planning Application No. PLN19/0572) (Cont.)

<p>✓ Standard met</p>  <p>CAR PARK 329 m² PL 28.20</p>	<p>NA. Garage or carport not proposed.</p> <p>NA. No tandem spaces proposed.</p> <p>NA. 6 shared spaces proposed. All under cover.</p> <p>NA. Disables car parking space not proposed.</p>
<p>A wall, fence, column, tree, tree guard or any other structure that abuts a car space must not encroach into the area marked 'clearance required' on Diagram 1, other than:</p> <ul style="list-style-type: none"> • A column, tree or tree guard, which may project into a space if it is within the area marked 'tree or column permitted' on Diagram 1. • A structure, which may project into the space if it is at least 2.1 metres above the space. <p>Diagram 1 Clearance to car parking spaces</p>  <p>Dimensions in millimetres Clearance required Tree or column permitted</p>	<p>Car spaces in garages or carports must be at least 6 metres long and 3.5 metres wide for a single space and 5.5 metres wide for a double space measured inside the garage or carport.</p> <p>Where parking spaces are provided in tandem (one space behind the other) an additional 500mm in length must be provided between each space.</p> <p>Where two or more car parking spaces are provided for a dwelling, at least one space must be under cover.</p> <p>Disabled car parking spaces must be designed in accordance with Australian Standard AS2890.6-2009 (disabled) and the Building Code of Australia. Disabled car parking spaces may encroach into an accessway width specified in Table 2 by 500mm.</p>

ORDINARY COUNCIL MEETING - AGENDA

2.2.1 Town Planning Application - No. 27 Wilma Avenue, Dandenong (Planning Application No. PLN19/0572) (Cont.)

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

2.2.1 Town Planning Application - No. 27 Wilma Avenue, Dandenong (Planning Application No. PLN19/0572) (Cont.)

	<p>Car parking within buildings (including visible portions of partly submerged basements) must be screened or obscured where possible, including through the use of occupied tenancies, landscaping, architectural treatments and artworks.</p> <p>Design of car parks must take into account their use as entry points to the site.</p> <p>Design of new internal streets in developments must maximise on street parking opportunities.</p> <p>Car parking must be well lit and clearly signed.</p>	<p>✓ Standard met Car parking is located behind a garage door, behind dwelling 1 and the main entry to the building.</p> <p>✓ Standard met</p> <p>NA. No internal street proposed.</p>
<p>Design standard 6: Safety</p>	<p>The design of car parks must maximise natural surveillance and pedestrian visibility from adjacent buildings.</p> <p>Pedestrian access to car parking areas from the street must be convenient.</p> <p>Pedestrian routes through car parking areas and building entries and other destination points must be clearly marked and separated from traffic in high activity parking areas.</p>	<p>✓ Standard met Permit conditions can require lighting.</p> <p>✓ Standard met</p> <p>✓ Standard met Pedestrian access through the entry foyer and lobby.</p> <p>NA. Only 6 car parking spaces proposed within the car parking area. The car parking area is not a high activity area.</p>
<p>Design standard 7: Landscaping</p>	<p>The layout of car parking areas must provide for water sensitive urban design treatment and landscaping.</p> <p>Landscaping and trees must be planted to provide shade and shelter, soften the appearance of ground level car parking and aid in the clear identification of pedestrian paths.</p> <p>Ground level car parking spaces must include trees planted with flush grilles. Spacing of trees must be determined having regard to the expected size of the selected species at maturity.</p>	<p>NA. Car parking is located within the building.</p> <p>NA. Car parking is located within the building.</p> <p>NA. Car parking is located within the building.</p>

2.2.1 Town Planning Application - No. 27 Wilma Avenue, Dandenong (Planning Application No. PLN19/0572) (Cont.)

STATUTORY PLANNING APPLICATIONS

**TOWN PLANNING APPLICATION - NO. 27 WILMA AVENUE, DANDENONG
(PLANNING APPLICATION NO. PLN19/0572)**

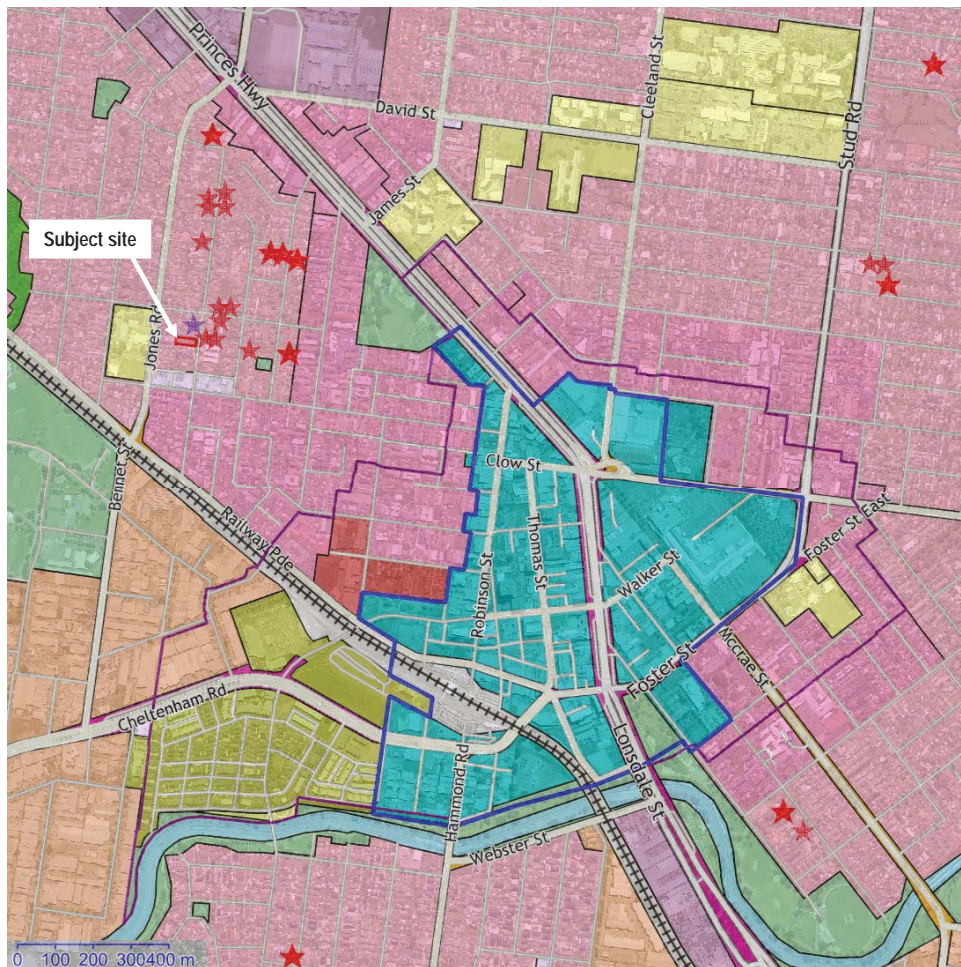
ATTACHMENT 5

LOCATION OF OBJECTORS

PAGES 2 (including cover)

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

2.2.1 Town Planning Application - No. 27 Wilma Avenue, Dandenong (Planning Application No. PLN19/0572) (Cont.)



- ★ = Location of objectors
- ★ = Location of supporter

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 1819-57 Public Lighting Maintenance Services

File Id: qA 397940
Responsible Officer: Director Business, Engineering & Major Projects

Report Summary

This report outlines the tender process undertaken to select a panel of suitably qualified and experienced contractors for the provision of the **Public Lighting Maintenance Services** within the City of Greater Dandenong.

The initial contract term is two (2) years from the date of commencement, with an option to extend the contract by three (3), twelve (12) month extensions at the sole and absolute discretion of Council.

This is a Schedule of Rates based contract.

Recommendation Summary

This report recommends that Council awards Contract 1819-57 to a panel of three contractors for work mode(s) based on their most competitive rates / prices as described below:

1. **Eco Electrical Services Pty Ltd** for Mode 1 – Proactive Maintenance Works for Open Space, Carparks & Sports Fields and Mode 2 - Reactive Maintenance Works;
2. **Elec-Trix Contractors Pty Ltd (trading as O'Brien Electrical Narre Warren & Hallam)** for Mode 1 - Proactive Maintenance Works for Central Business Districts (CBD's) Dandenong, Springvale and Noble Park and Mode 2 - Reactive Maintenance Works; **and**
3. **WOW Electrical Services Pty Ltd** for Mode 2 - Reactive Maintenance Works

The estimated annual budget expenditure for this contract is Two Hundred and Eleven Thousand Dollars (**\$211,000.00**) excluding GST.

Council's Contract Superintendent will allocate work to gain the Best Value for Greater Dandenong.

4.1.1 1819-57 Public Lighting Maintenance Services (Cont.)

Background / Introduction

Council is responsible for the management, maintenance and operation of over 1204 Metered Public Lights located in Streets, Parks, Reserves, Sports Fields and Walkways within the City of Greater Dandenong.

This contract is for the Proactive and Reactive maintenance of these lighting assets to ensure their good condition and proper working order.

Public Lighting Maintenance –

Mode 1 - Proactive Maintenance Works provides for regular inspections and servicing of all lighting assets to maintain the serviceability, safety, structural integrity and appearance of these lighting assets. Tenderers were requested to provide their rate / price for Proactive Maintenance under two separate categories of service, they are Functional Inspections and Structural Audits in the following areas within the municipality;

1. Central Business District's (CBD's) Dandenong, Springvale and Noble Park
2. Open Spaces, Car parks & Sports Fields.

Mode 2 - Reactive Maintenance Works provides a fault/response service by attending to Council requests to assess and repair damaged lighting assets.

The works to be undertaken for this contract will include the provision of all labour, transportation, materials, equipment and accessories required to perform the duties specified herein. All works to be compliant with AS/NZS, VESI and United Energy Standards and Codes of Practice where applicable.

Tender Process

This tender was advertised in the Age Newspaper and on Council's website on Saturday 2 March 2019 and at the close of tenders at 2:00PM Tuesday 26 March 2019 three (3) tender submissions were received as follows:

1. **Eco Electrical Services Pty Ltd,**
2. **Elec-Trix Contractors Pty Ltd (trading as O'Brien's Electrical Narre Warren and Hallam),**
and
3. **WOW Electrical Services Pty Ltd.**

Tenderers were requested to submit a separate rate per hour for the services specified in **Tender Schedule 1 - Mode 1 - Proactive Maintenance Works** and **Mode 2 – Reactive Maintenance Works for Public Lighting Maintenance.**

The rate / prices specified are not subject to cost adjustment (rise and fall) in the first year of the contract term. Thereafter, the specified unit rate / prices are subject to cost adjustment in accordance with the Services General Conditions – Short Form and the Australian Bureau of Statistics Consumer Price Index.

4.1.1 1819-57 Public Lighting Maintenance Services (Cont.)

Tender Evaluation

The evaluation panel consisted of Council’s Service Unit Leader - Works, Fleet & Cleansing, Team Leader Works Services Unit, Infrastructure & Utilities Contracts Coordinator and the Contracts Officer, with Occupational Health & Safety and Environmental Management consultants providing specialist advice.

Note – Delayed Evaluation Process:

The evaluation of tender submissions was delayed for various reasons including:

- The requirement for all tenderers to revise their Occupational Health & Safety Management System (OH&S) documentation;
- The need to expand the pricing schedules per work mode to clearly indicate the rate per work task, and
- Due to the expiry of the price guarantee period of 60 days all tenderers were requested to re confirm their rate / pricing for all services.

One (1) tenderer confirmed their rates while the other two (2) tenderers made minor increases to their rates / pricing. These increases were acceptable to the evaluation panel and the Contract Superintendent.

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

	Evaluation Criteria	Weighting
1	Price	40%
2	Relevant Experience	20%
	• <i>Years in Business</i>	10%
	• <i>Years in this Industry</i>	10%
3	Capability	30%
	• <i>Similar – Previous & Existing Contracts</i>	30%
4	Local Industry / Content	5%
5	Social Procurement	5%
6	OH&S Management Systems (OH&S)	Pass / Fail
7	Environmental Management Systems (EMS)	Pass / Fail

4.1.1 1819-57 Public Lighting Maintenance Services (Cont.)

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

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

Each submission was assessed against all evaluation criteria, to ensure that the tenderers met the standards required for Council contractors. The weighted attribute points scores resulting from the assessment are shown in the following table:

Tenderer	Price Points	Non-Price Points	OH&S	EMS	Total Score
Elec-Trix	1.00	2.80	PASS	PASS	3.80
Eco Electrical	1.08	1.80	PASS	PASS	2.88
WOW Electrical	0.53	2.05	PASS	PASS	2.58

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

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

Financial Implications

This is a Schedule of Rates Contract.

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

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

4.1.1 1819-57 Public Lighting Maintenance Services (Cont.)

Social Procurement

WOW Electrics – did not provide a response regarding Social Procurement, however they did sign the tender schedule.

Elec-Trix – are located in Narre Warren. They have provided an Employment Practices statement and a Corporate Social Responsibility statement with their tender submission.

Eco Electrical- are a local Dandenong business.

Eco states that they employ a diverse workforce and they are a member of the Dandenong Chamber of Commerce. They say that they support Scope and say that in the last 7 years, they have contributed to Scope through ongoing yearly donations as well as hands on working bees, assisting in charity fundraisers, assisting Scope to meet their mission of supporting people with physical, intellectual and multiple disabilities achieve their goals in life.

Local Industry

WOW Electrics - are located in Glen Iris. None of their employees live within the Greater Dandenong boundary. WOW Electrics - has nominated four Dandenong businesses where they will purchase electrical equipment and supplies during the life of this contract.

Elec-Trix – are located in Narre Warren, two of their employees live within the Greater Dandenong boundary. Elec-Trix has nominated four Dandenong businesses where they will purchase electrical equipment and supplies during the life of this contract.

Eco Electrical - are a local Dandenong business. Eco has nominated three Dandenong businesses where they will purchase electrical equipment during the life of this contract. Their office and depot are located in Dandenong and they have 8 employees who live within the Greater Dandenong boundary.

Consultation

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

Conclusion

At the conclusion of the tender evaluation process the evaluation panel agreed that contracts should be awarded to a panel of three contractors based on their most competitive rates / prices for the work mode areas as described below;

1. **Eco Electrical Services Pty Ltd** for Mode 1 - Proactive Maintenance Works for Open Space, Carparks & Sports Fields and Mode 2 - Reactive Maintenance Works;

4.1.1 1819-57 Public Lighting Maintenance Services (Cont.)

2. **Elec-Trix Contractors Pty Ltd** (trading as O'Brien Electrical Narre Warren & Hallam) for Mode 1 - Proactive Maintenance Works for Central Business Districts (CBD's) Dandenong, Springvale and Noble Park and Mode 2 - Reactive Maintenance Works; and
3. **WOW Electrical Services Pty Ltd** for Mode 2 – Reactive Maintenance Works;

WOW Electrical Services and O'Brien Electrical Narre Warren are both well known to Council. Both companies have been providing similar electrical services to the requirements of this contract to Council for many years.

Eco Electrical Pty Ltd is a small electrical contractor located in Dandenong. They attended a pre selection interview / meeting. During the meeting the project manager understood that their expertise would be of benefit to Council as a contract panel member.

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

The evaluation panel is satisfied that the tenderers recommended for appointment have the relevant experience and resources to carry out the works in a timely and efficient manner. Engaging a panel of three contractors will ensure that any emergency works are not delayed should a contract panel member not be available.

All companies have provided this type of service to Council and other Local Government Council's for many years and are expected to provide a Best Value Service to Council for this contract.

All tenderers have received a Pass for their Occupational Health and Safety (OH&S) and Environmental Management Systems (EMS)

4.1.1 1819-57 Public Lighting Maintenance Services (Cont.)

Recommendation

That Council:

1. **awards Contract No. 1819-57 for Public Lighting Maintenance Services within the City of Greater Dandenong to a panel of three (3) contractor's for work mode(s) based on their most competitive rates / prices as described below:**
 - **Eco Electrical Services Pty Ltd for Mode 1 – Proactive Maintenance Works for Open Space, Carparks & Sports Fields and Mode 2 - Reactive Maintenance Works;**
 - **Elec-Trix Contractors Pty Ltd (trading as O'Brien Electrical Narre Warren and Hallam) for Mode 1 - Proactive Maintenance Works for Central Business Districts (CBD's) Dandenong, Springvale and Noble Park and Mode 2 - Reactive Maintenance Works; and**
 - **WOW Electrical Services Pty Ltd for Mode 2 - Reactive Maintenance Works.**

at the tendered rates for an initial period of two (2) years;
2. **reserves the option to extend the initial contract term by three (3), twelve (12) month extensions at the sole and absolute discretion of Council; and**
3. **signs and seals the contract documents when prepared.**

4.2 OTHER

4.2.1 Future of Material Aid Coordination

File Id: A6301569
Responsible Officer: Director Community Services
Attachments:

Report Summary

At the Council meeting on 23 July 2018 Council endorsed a pilot Material Aid Collective Impact Grant Program utilising unallocated funds from the Community Partnership Funding Program 2018-2019. A one year extension was endorsed by Council at the meeting on 11 June 2019.

The pilot responded to the expected increased demand for material aid created by Federal Government cuts to the Status Resolution Support Services (SRSS) income support for up to 2000 people seeking asylum in Greater Dandenong. These cuts were expected to place great strain on already stretched material aid and emergency relief services locally.

The consortium approach has significantly improved collaboration between partnering agencies. This has improved referral efficiency and the distribution of material aid to ensure more aid reaches the community. The program has enhanced data sharing with Council and resulted in learning to inform future collective impact grant program implementation and the future of material aid coordination.

The key learning from the pilot is the provision of local material aid and emergency relief should be incorporated into a broader Anti-Poverty Strategy that links services into a framework addressing the root causes of poverty.

Recommendation Summary

This report recommends that \$160,000 per annum for two years be allocated from the existing Community Partnership Funding Budget to an Anti- Poverty Collective Impact Grant program. The report further recommends this program be supported in principle with the two year appointment of a dedicated officer by expanding the role description of the proposed Housing Officer position, with this funding to be considered as part of Councils Long Term Financial Strategy.

4.2.1 Future of Material Aid Coordination (Cont.)

Background

Council endorsed a pilot collective impact program in July 2018 to partner with agencies offering material aid and emergency relief, and those organisations providing service and support for people seeking asylum. The pilot was initiated in response to cuts to Federal Government SRSS payments that were expected to place greater strain on already stretched agencies.

The pilot was implemented over three phases to ensure emerging coordination challenges could be addressed and learning incorporated into future implementation. The phases included a development and initial rollout phase, expanded rollout, and Year Two extension.

Outcomes

The pilot has produced several key outcomes to date including:

- Eleven agencies working together to strengthen resource sharing and referrals to ensure greater access and service for the community. This has further led to increased mutual understanding and collaboration between participating agencies.
- Effective data sharing by agencies via the project specific database or agencies sharing de-identified data. This data has supported Council's advocacy efforts to ensure greater investment in services by the State Government.
- Increased coordination and availability of supporting data as evidence assisted agencies obtain approximately \$80,000 in donations through corporate donations and other fundraisers.

A further outcome has been the development of important learnings to improve future collective impact grant programs, and effective provision and coordination of material aid and emergency relief for the community.

Learning

The key learning for improving future material aid and emergency relief coordination includes:

- **Dependency** - there is a risk that material aid and emergency relief can create dependency in beneficiaries. This risk for former refugees is explicitly noted by the United Nations High Commissioner for Refugees.
- **Collaboration supports efficiency** - working on material aid and emergency relief in supported collaboration breaks down silos between agencies to ensure more resources reach the community.
- **Address root causes** - Council has several plans and strategies that address disadvantage in the community however these plans do not specifically address poverty. Linking these plans and strategies into a broader framework will assist participating agencies wanting to work outside the silo of material aid/emergency relief to address these root causes.
- **Incorporate the voice of lived experience in planning and implementation** – doing so ensures the implementation of Council plans, strategies and initiatives are appropriate, relevant and provide better outcomes for the community. This will also strengthen Council's advocacy efforts.

4.2.1 Future of Material Aid Coordination (Cont.)

Poverty Snapshot

A key factor in poverty alleviation is the availability of affordable social and community housing.

Housing affordability in Greater Dandenong has decreased over the years with a corresponding increase in rental stress. This has led to Greater Dandenong having the highest rate of homelessness in Victoria, being second in the state for rent related poverty and a significant number of families living below the poverty line in rental households.

The City of Greater Dandenong has over 6100 residents on Newstart allowances and approximately 3000 residents on Youth allowance.

The severely disadvantaged population mentioned in the data above live in rented accommodation, including public housing and rooming houses. These vulnerable members of our community can only address their socio-economic disadvantages if the homes they live in are healthy, safe, secure, affordable and are secured by fair lease conditions.

Proposal

The report proposes \$160,000 per annum from the Community Funding Partnership 2020-2021 and 2021-22 budget be allocated to the Anti-Poverty Collective Impact Grant Program.

The Anti-Poverty Collective Impact Grant Program will significantly build on the success and learning from the Material Aid Pilot to expand and deepen Council's partnership with the existing and future consortium agencies. A targeted Anti-Poverty Strategy will be developed that intentionally links with initiatives that address root causes of poverty.

The current Housing Strategy will be reviewed and revised by 30 June 2021 to link within the broader Anti-Poverty Strategy.

A targeted Anti-Poverty Strategy explicitly links to relevant Council and other government initiatives. Creation and implementation of the strategy will be supported by an internal working group, a reference group of community members with experience of poverty, and a multi-stakeholder Steering Committee.

The program would be resourced by Council with Secretariat support to coordinate with internal and external stakeholders. This requires expanding the role description of the proposed Housing Officer position, with this funding to be considered as part of Councils Long Term Financial Strategy.

A collective impact grant program (estimated at \$160,000 per year) will support initiatives by consortium members to achieve program outcomes.

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:

4.2.1 Future of Material Aid Coordination (Cont.)

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
- *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

Opportunity

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

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

- People Seeking Asylum and Refugee Action plan 2018-21
- Community Wellbeing Plan 2017-21
- Community safety Plan 2015-22
- Youth Strategy Action Plan 2016-19.

4.2.1 Future of Material Aid Coordination (Cont.)

Related Council Policies

Community Partnership Funding Policy 2019

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

Appointment of a Band 6 Housing Officer position for the 2020-21 and 2021-22 financial year which will be considered by council as part of the Long Term Financial Strategy. This role will be expanded to include the Anti-Poverty requirements.

Consultation

Continuous consultation has been undertaken with agencies working in the material aid and emergency relief field, and with agencies providing support for people within the community.

Council has undertaken consultation with community members as opportunity has allowed, and when appropriate to do so.

Conclusion

This report recommends that Council allocate \$160,000 per annum for two years in funds from the Community Partnership Funding Program 2020-2021 and 2021-2022 budget to create an Anti-Poverty Collective Impact Grant Program.

The report also recommends appointment of a Band 6 Housing Officer position for 2020-21 and 2021-2022 financial years which will be considered by Council as part of the Long Terns Financial Strategy. This role will be expanded to include the Anti-Poverty requirements.

Recommendation

That:

- 1. Council endorses the allocation of \$160,000 per annum over two years in funds from the Community Partnership Funding Program 2020-21 and 2021-22 budget to create an Anti-Poverty Collective Impact Grant program; and**
- 2. Council supports in principle the appointment of a Band 6 Housing Officer Position for the 2020-21 and 2021-22 financial year, which will be considered as part of the Long Term Financial Strategy. This role will be expanded to include the Anti-Poverty requirements.**

4.2.2 Report on Matters Discussed at Councillor Briefing Sessions & Pre-Council Meetings - 10 & 17 February 2020

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 February 2020.

Recommendation Summary

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

4.2.2 Report on Matters Discussed at Councillor Briefing Sessions & Pre-Council Meetings - 10 & 17 February 2020 (Cont.)**Matters Presented for Discussion**

Item		Councillor Briefing Session/Pre-Council Meeting
1	<p>General Discussion</p> <p>Councillors and Council officers briefly discussed the following topics:</p> <p>a) Strategic property acquisitions (CONFIDENTIAL). Cr Tim Dark disclosed a conflict of interest in this item and left the meeting during discussion.</p> <p>b) Anti-social behaviour in Dandenong Activity Centre.</p> <p>c) Agenda items for the Council Meeting of 10 February 2020.</p>	10 February 2020
2	Leisure Facilities Management Model - CONFIDENTIAL	17 February 2020
3	<p>Response to Notice of Motion No. 74 – Noble Park Community Centre</p> <p>Councillors were presented with current management and governance arrangements of the Noble Park Community Centre. Discussion followed on various alternative management and governance options for that Centre.</p>	17 February 2020
4	Future of Yarraman Site - CONFIDENTIAL	17 February 2020
5	I-Cook Foods Briefing - CONFIDENTIAL	17 February 2020
6	<p>General Discussion</p> <p>Councillors and Council officers briefly discussed the following topics:</p> <p>a) Housing Choices Australia upcoming event.</p> <p>b) Meeting with VicPol regarding anti-social activities at Langhorne Street bus interchange.</p> <p>c) Voting method for 2020 Council election.</p> <p>d) Agenda items for the Council Meeting of 24 February 2020.</p>	17 February 2020

4.2.2 Report on Matters Discussed at Councillor Briefing Sessions & Pre-Council Meetings - 10 & 17 February 2020 (Cont.)

Apologies

- Cr Matthew Kirwan, Cr Sophie Tan & Cr Loi Truong submitted apologies for the Pre-Council Meeting on 10 February 2020.
- Cr Angela Long submitted an apology for the Councillor Briefing Session on 17 February 2020.

That:

1. **the information contained in this report be received and noted; and**
2. **the information discussed at the above listed Councillor Briefing Sessions that was declared confidential in Item 1(a), 2, 4 & 5 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.**

4.2.3 List of Registered Correspondence to Mayor and Councillors

File Id:	qA283304
Responsible Officer:	Director Corporate Services
Attachments:	Correspondence Received 17 February - 28 February 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 17 February-28 February 2020.

Recommendation

That the listed items provided in Attachment 1 for the period 17 February-28 February 2020 be received and noted.

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

OTHER

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

ATTACHMENT 1

**CORRESPONDENCE RECEIVED
17 FEBRUARY – 28 FEBRUARY 2020**

PAGES 3 (including cover)

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

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



Correspondences addressed to the Mayor and Councillors received between 17/02/20 & 28/02/20 - for officer action - total = 1

Correspondence Name	Correspondence Dated	Date Record Created	Objective ID	User Assigned
An email from a business impacted by roadworks along Eltonera Road, Noble Park regarding the safety of customers and staff. (This email was received directly by a Councillor)	07-Feb-20	07-Feb-20		City Improvement Services

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

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



Correspondences addressed to the Mayor and Councillors received between 17/02/20 & 28/02/20 - for information only - total = 0

Correspondence Name Correspondence Dated Date Record Created Objective ID User Assigned

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

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.

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.