



**GREATER
DANDENONG**
City of Opportunity

AGENDA

25 MAY 2020

Statement – Coronavirus (COVID-19)

At the time of printing this Agenda and, as per advice received from the Federal and State Governments regarding public gatherings and social distancing, the Council Meeting to be held on Monday 25 May 2020 will proceed and remain open to the public.

However, we encourage all members of the public to view the meeting via Council's live webcast rather than attend the meeting in person.

To view the webcast please visit Council's website:

<https://greaterdandenong.com/cgdmeetinglive>

Please note that the advice provided above could change quickly as we are regularly updated by the Federal and State Governments. Please stay informed about the status of the Council Meeting by visiting Council's website at

<https://greaterdandenong.com/cgdagendasminutes>

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1 MEETING OPENING

1.1 ATTENDANCE

Apologies

Cr Youhorn Chea (LOA)

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 provided prior to the meeting by Sr Wijeyavani (Vani) Wijeyakumar from the Brahma Kumaris World Spiritual University, a member of the Greater Dandenong Interfaith Network.

1.4 CONFIRMATION OF MINUTES OF PREVIOUS MEETING

Ordinary Meeting of Council held 11 May 2020.

Recommendation

That the minutes of the Ordinary Meeting of Council held 11 May 2020 be confirmed.

1.5 ASSEMBLIES OF COUNCIL

The following assemblies of Council occurred in the period 11 May to 18 May 2020:

Date	Meeting Type	Councillors Attending	Councillors Absent	Topics Discussed & Disclosures of Conflict of Interest
11/05/20	Pre-Council Meeting	Peter Brown, Youhorn Chea, Tim Dark, Matthew Kirwan, Angela Long, Zaynoun Melhem (part), Jim Memeti, Sean O'Reilly, Maria Sampey (part), Sophie Tan, Loi Truong	Nil.	- Community Funding COVID-19 Transition Update. (Cr Youhorn Chea disclosed a conflict of interest in this item and left the room during discussion.) - Agenda items for the Council Meeting of 11 May 2020. (Cr Jim Memeti disclosed a conflict of interest when Item 4.3.1 of the Agenda which relates to the Dandenong Market was discussed. He left the room during discussion of this item.)

1.5 ASSEMBLIES OF COUNCIL (Cont.)

Date	Meeting Type	Councillors Attending	Councillors Absent	Topics Discussed & Disclosures of Conflict of Interest
18/05/2020	Councillor Briefing Session	Peter Brown, Youhorn Chea (part), Tim Dark, Matthew Kirwan, Angela Long, Zaynoun Melhem, Jim Memeti, Sean O'Reilly, Maria Sampey, Sophie Tan, Loi Truong	TBA	<ul style="list-style-type: none">- Presentation of draft concept plan for the Keysborough South Community Hub Design Project.- Changes under the new <i>Local Government Act 2020</i>.- Suggested names for new single member wards for submission to the Minister for Local Government before 25 May 2020.- Outcomes of a Dandenong Market Pty Ltd financial and governance audit (CONFIDENTIAL - Cr Jim Memeti disclosed a conflict of interest in this item and left the room during its discussion.)- Employment options under the Working for Victoria fund.- Likelihood of SnowFest event being held in 2020.- Agenda items for the Council Meeting of 25 May 2020.

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 SEALING

2.1.1 Documents for Sealing

File Id: A2683601
Responsible Officer: Director Corporate Services

Report Summary

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

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

Recommendation Summary

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

2.1.1 Documents for Sealing (Cont.)

Item Summary

There are two [2] items being presented to Council's meeting of 25 May 2020 for signing and sealing as follows:

1. A Tripartite Deed of Release between Greater Dandenong City Council (Council), Miramah Investment Pty Ltd (Miramah) and Australand C&I Land Holdings Pty Ltd as trustee for Frasers Property C&I Land Holdings (Dandenong South No. 3) Trust (Frasers) for the acquisition of land for Taylors Road extension, Dandenong South (Road Reserve); and
2. A letter of recognition to Michael Jessop, Engineering Services for 10 years of service to the City of Greater Dandenong.

Recommendation

That the listed documents be signed and sealed.

2.2 DOCUMENTS FOR TABLING

2.2.1 Petitions and Joint Letters

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

Report Summary

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

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

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

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

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

2.2.1 Petitions and Joint Letters (Cont.)

Petitions and Joint Letters Tabled

Council received no new petitions, no joint letters, no submissions and no petition update prior to the Council Meeting of 25 May 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.

2.2.1 Petitions and Joint Letters (Cont.)

DOCUMENTS FOR TABLING

PETITIONS AND JOINT LETTERS

ATTACHMENT 1

PETITIONS AND JOINT LETTERS

PAGES 6 (including cover)

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

ORDINARY COUNCIL MEETING - AGENDA

2.2.1 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 – Ardgowder 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>.....</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> <p>30/03/20 Council officers had a meeting scheduled with the kindergarten last week to discuss this matter; however, due the COVID-19, the kindergarten requested the meeting be postponed until term two. As soon as they are back up and running another meeting will be organised.</p>

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

2.2.1 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 cars.</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.

2.2.1 Petitions and Joint Letters (Cont.)

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

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

2.2.1 Petitions and Joint Letters (Cont.)

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

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

2.2.1 Petitions and Joint Letters (Cont.)

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2.3 STATUTORY PLANNING APPLICATIONS

2.3.1 Planning Decisions Issued by Planning Minister's Delegate - April 2020

File Id:	qA280444
Responsible Officer:	Director City Planning, Design and Amenity
Attachments:	Planning Declared Area Delegated Decisions - April 2020

Report Summary

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

It provides a listing of Town Planning applications that were either decided or closed under delegation or withdrawn by applicants in April 2020.

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

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

Recommendation

That the items be received and noted.

2.3.1 Planning Decisions Issued by Planning Minister's Delegate - April 2020 (Cont.)

STATUTORY PLANNING APPLICATIONS

**PLANNING DECISIONS ISSUED BY PLANNING MINISTER'S DELEGATE –
APRIL 2020**

ATTACHMENT 1

**PDA DELEGATED DECISIONS ISSUED APRIL
2020**

PAGES 2 (including cover)

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

2.3.1 Planning Decisions Issued by Planning Minister's Delegate - April 2020 (Cont.)

City of Greater Dandenong

PDA Delegated Decisions Issued 1/04/2020 to 30/04/2020

Application ID	Property Address	Applicant	Description	Notes	Authority	Decision	Decision Notified	Ward
PDA12/0013.02	1/60 Clow Street DANDENONG VIC 3175	Progress Planning Pty Ltd	AMENDMENT TO - Mixed Use Development (9 storeys) 254 x apartments, gymnasium, retail, medical centre, and basement carparking	Residential Growth Zone 1 The application proposes substantial changes to what was approved under permit PDA12/0013, including but not limited to a reduction in car parking, change to building heights and dwelling types, reduction in the number of dwellings, reduction in the number of basement levels for car parking.	Delegate	AmendPerm	27/04/2020	RedGum
Total :							1	

1/05/2020

1

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2.3.2 Planning Delegated Decisions Issued - April 2020

File Id:	qA280
Responsible Officer:	Director City Planning, Design and Amenity
Attachments:	Planning Delegated Decisions Issued - April 2020

Report Summary

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

It provides a listing of Town Planning applications that were either decided or closed under delegation or withdrawn by applicants in April 2020.

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

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

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

Recommendation

That the items be received and noted.

2.3.2 Planning Delegated Decisions Issued - April 2020 (Cont.)

STATUTORY PLANNING APPLICATIONS

PLANNING DELEGATED DECISIONS ISSUED – APRIL 2020

ATTACHMENT 1

**PLANNING DELEGATED DECISIONS ISSUED
APRIL 2020**

PAGES 7 (including cover)

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

2.3.2 Planning Delegated Decisions Issued - April 2020 (Cont.)

City of Greater Dandenong

Planning Delegated Decisions Issued from 01/04/2020 to 30/04/2020

Application ID	VicSmart	Property Address	Applicant	Description	Notes	Authority	Decision	Date	Ward
2001/0186.01	No	160 South Gippsland Highway DANDENONG SOUTH VIC 3175	Stentech Pty Ltd	This permit application seeks to amend the permit and plans endorsed to 2000/0186 pursuant to s.72 of the Planning and Environment Act by way of the following: To delete condition 1.1. To amend the plans endorsed to the permit.	Amend permit to allow new equipment	Delegate	AmendPerm	27/04/2020	RedGum
91/40.01	No	23 Balmoral Avenue SPRINGVALE VIC 3171	Springvale Dental Group	Amendment to Planning Permit 91/40	Delete Conditions relating to the number of consulting practitioners allowed	Delegate	AmendPerm	27/04/2020	Lightwood
PLN11/0777.02	No	112-118 Thomas Murrell Crescent DANDENONG SOUTH VIC 3175	Polytrade Recycling Pty Ltd	AMENDMENT TO: Amendment to planning permit PLN11/0777 which allowed for buildings and works comprising the construction of a building and the use of the land for materials recycling. The amendment seeks to amend the endorsed plans and amend the conditions of the permit.	Amend permit to allow installation of outdoor glass storage bays	Delegate	AmendPerm	24/04/2020	RedGum
PLN16/0062.01	No	525-531 Frankston Dandenong Road DANDENONG SOUTH VIC 3175	St Thomas Syro-Malabar Parish	AMENDMENT TO: Change of Use (Place of Worship)	Amend endorsed plans to show extension and facade changes	Delegate	AmendPerm	22/04/2020	RedGum
PLN17/0238.04	No	84-100 Pacific Drive KEYSBOROUGH VIC 3173	Stephen D'Andrea Pty Ltd	AMENDMENT TO: PLN17/0238.03 issued for the development and use of forty-nine (49) warehouses, to allow for buildings and works (mezzanine) and a reduction in the car parking requirements.	Amend permit to allow a maximum and reduction of car parking	Delegate	AmendPerm	30/04/2020	RedGum
PLN17/0386.01	No	10 Whitworth Avenue SPRINGVALE VIC 3171	Rarchitecture	AMENDMENT TO: To develop the land for five (5) double storey dwellings	Amend endorsed plans to allow multiple changes to the development	Delegate	AmendPerm	28/04/2020	Lightwood

01/05/2020

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ORDINARY COUNCIL MEETING - AGENDA

2.3.2 Planning Delegated Decisions Issued - April 2020 (Cont.)

Application ID	VicSmart	Property Address	Applicant	Description	Notes	Authority	Decision	Date	Ward
PLN17/0884.01	No	Vacant Land 103 Princes Highway DANDENONG SOUTH VIC 3175	Idle Architecture Studio	AMEND The development and use of the site as a child care centre and to reduce the car parking requirement	Amend permit Condition 8 relating to trading hours	Delegate	AmendPerm	06/04/2020	RedGum
PLN18/0325.01	No	1210 Heatherton Road NOBLE PARK VIC 3174	Jesse Ant Architects	AMENDMENT TO: Development of the land for six (6) double storey dwellings; Alteration of access to a road in a Road Zone Category 1; and Construction of a front fence exceeding the maximum height specified in clause 55.06-2 To allow amendments to the plans originally considered.	Amend endorsed plans to change the location of the parking due to location of sewerage pipe	Delegate	AmendPerm	03/04/2020	Paperbark
PLN18/0624.01	No	2 Young Street SPRINGVALE VIC 3171	The Ellis Group Architects Pty Ltd	AMENDMENT TO: Use and development of the land for a child care centre and to create or alter access to a road in a Road Zone, Category 1	Amend endorsed plans to allow proposed 600mm increase in building height and reconfiguration of car park layout	Delegate	AmendPerm	15/04/2020	Lightwood
PLN19/0154.01	No	468 Cheltenham Road KEYSBOROUGH VIC 3173	Ratio Consultants Pty Ltd	AMENDMENT TO: Use and development of the land for two (2) supermarkets, restricted retail premises, shop and a reduction in the car parking requirements	Amend permit preamble and endorsed plans, delete Condition 1	Delegate	AmendPerm	03/04/2020	RedGum
PLN19/0226.01	No	22 Stuart Street NOBLE PARK VIC 3174	SHK Noble Park 02 Pty Ltd	AMENDMENT TO: The development of the land for six (6) dwelling for the alteration of colours and materials and to the first floor windows	Amend permit to allow for amendment of plans, reduction of windows and doors on first floor and change of material finishes	Delegate	AmendPerm	17/04/2020	Paperbark
PLN19/0338	No	31 MacPherson Street DANDENONG VIC 3175	SMART Town Planning Pty Ltd	Development of the land for five (5) double-storey dwellings	The proposal fails to comply with Clause 15 (Building Design & Neighbourhood Character), Clause 21.05 (Built Form), Clause 22.09 (Residential Development & Neighbourhood Character), Clause 32.08 (Design Objectives), Clause 55 (Objectives & Standards) and Clause 32.06 (Garden Area)	Delegate	Refusal	30/04/2020	RedGum

01/05/2020

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2.3.2 Planning Delegated Decisions Issued - April 2020 (Cont.)

Application ID	VicSmart	Property Address	Applicant	Description	Notes	Authority	Decision	Date	Ward
PLN19/0468	No	5 Treesbank Avenue SPRINGVALE VIC 3171	Designwork Architects	Development of the land for three (3) dwellings (two (2) double storey dwellings and one (1) single storey dwelling to the rear)	General Residential 1 Zone, 696sqm	Delegate	PlanPermit	03/04/2020	Lightwood
PLN19/0491	No	245 Perry Road KEYSBOROUGH VIC 3173	Aduro Australia Pty Ltd	The development of the land for twelve (12) warehouse buildings in stages, a reduction to the car parking requirements pursuant to Clause 52.06, the creation of a reserve, and the lopping of native vegetation.	Industrial 1 Zone, 7159sqm, warehouse x 12	Delegate	PlanPermit	28/04/2020	RedGum
PLN19/0540	No	38 Dunblane Road NOBLE PARK VIC 3174	Oday Alsharbaty	Development of the land into three (3) double storey dwellings	General Residential 1 Zone, 670sqm	Delegate	PlanPermit	30/04/2020	Paperbark
PLN19/0543	No	1 Clay Court DANDENONG NORTH VIC 3175	Abhisek & Vishali Mukhi	Development of the land for one (1) single storey dwelling to the rear of an existing single storey dwelling and alterations to the existing dwelling	General Residential 1 Zone, 605sqm	Delegate	PlanPermit	21/04/2020	Silverleaf
PLN19/0544	No	25 Newcomen Road SPRINGVALE VIC 3171	Sut Chuen Kwok	Development of the land for two (2) double storey dwellings	General Residential 1 Zone, 593sqm	Delegate	PlanPermit	22/04/2020	Lightwood
PLN19/0547	No	165 Cheiltenham Road DANDENONG VIC 3175	Jason Broadfoot	To Display Business Identification Signage	Industrial 1 Zone, business identification	Delegate	PlanPermit	24/04/2020	RedGum
PLN19/0550	No	27 Agnes Street NOBLE PARK VIC 3174	One Degree Odessa Pty Ltd	The development of the land for four (4) double storey dwellings with basement level	Proposal fails to comply with Clauses 15 (Built Environment & Heritage), 21.04 (Land Use), 21.05 (Built Form), 32.08 (Schedule to General Residential Zone), 22.09-3.1-3.3 (Design Principles) and Clause 55 (Objectives & Standards)	Delegate	Refusal	09/04/2020	Paperbark
PLN19/0579	No	37 Union Grove SPRINGVALE VIC 3171	Kiem Phuong	Development of the land for two (2) double storey dwellings	Residential Growth 1 Zone, 557sqm	Delegate	PlanPermit	03/04/2020	Lightwood

01/05/2020

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ORDINARY COUNCIL MEETING - AGENDA

2.3.2 Planning Delegated Decisions Issued - April 2020 (Cont.)

Application ID	VicSmart	Property Address	Applicant	Description	Notes	Authority	Decision	Date	Ward
PLIN19/0581	No	35-45 Frankston Dandenong Road DANDENONG SOUTH VIC 3175	Robert Davis	Buildings and works to construct three (3) warehouses and removal of native vegetation	Industrial 1 Zone, 165500sqm	Delegate	PlanPermit	02/04/2020	RedGum
PLIN19/0582	No	8 Joan Court NOBLE PARK NORTH VIC 3174	Schored Projects	Development of the land for three (3) dwellings (two (2) double storey dwellings and one (1) single storey dwelling to the rear)	General Residential 1 Zone, 662sqm	Delegate	PlanPermit	16/04/2020	Silverleaf
PLIN19/0607	No	32 Curtin Crescent DANDENONG NORTH VIC 3175	VKAS Design Group Pty Ltd	Development of the land for two (2) dwellings (one (1) single storey dwelling to the rear of one (1) double storey dwelling)	General Residential 1 Zone, 557sqm	Delegate	PlanPermit	23/04/2020	RedGum
PLIN19/0632	No	268 Corrigan Road NOBLE PARK VIC 3174	Abacus Designs & Planning	Development of the land for three (3) dwellings (two (2) double storey dwellings and one (1) single storey dwelling to the rear of the lot)	Neighbourhood Residential 1 Zone, 733sqm	Delegate	PlanPermit	30/04/2020	Lightwood
PLIN19/0649	No	59 Bowmore Road NOBLE PARK VIC 3174	Strait-Line Builders & Drafters Pty Ltd	The development of the land for four (4) double storey dwellings	General Residential 1 Zone, 1011sqm	Delegate	PlanPermit	30/04/2020	Paperbark
PLIN20/0014	No	256 Hutton Road KEYSBOROUGH VIC 3173	Buide Pty Ltd	Buildings and Works (Front Fence)	No response to further information request	Delegate	Lapsed	27/04/2020	RedGum
PLIN20/0031	No	16-24 Princes Highway DANDENONG VIC 3175	ODC Design c/- Ratio Consultants Pty Ltd	To display non-illuminated business identification signage DECLARED AREA	Comprehensive Development 2 Zone, business identification signage	Delegate	PlanPermit	22/04/2020	RedGum
PLIN20/0038	No	250 Fernside Drive BANGHOLME VIC 3175	Bao Guo Yang c/- KLM Spatial	Subdivision of land into two (2) lots SPEAR	Farming Zone - Agricultural	Delegate	PlanPermit	03/04/2020	RedGum
PLIN20/0042	No	452 Cheltenham Road KEYSBOROUGH VIC 3173	SB & G-452 Cheltenham Road Keysborough Pty Ltd	Multi lot subdivision SPEAR	Commercial	Delegate	PlanPermit	03/04/2020	RedGum
EANTOS				4				01/05/2020	

2.3.2 Planning Delegated Decisions Issued - April 2020 (Cont.)

Application ID	VicSmart	Property Address	Applicant	Description	Notes	Authority	Decision	Date	Ward
PLIN20/0061	No	79A Herbert Street DANDENONG VIC 3175	Fatemiya Cultural Centre Inc	Use of the land for a place of assembly (cultural centre) and display of business identification signage	General Residential 1 Zone, 10-19 patrons, business identification sign	Delegate	PlanPermit	23/04/2020	RedGum
PLIN20/0072	Yes	45 Healey Road DANDENONG SOUTH VIC 3175	Metro Building Designers	To carry out works VICSMART	Industrial 1 Zone, demolition of shed and alterations to existing warehouse	Delegate	PlanPermit	14/04/2020	RedGum
PLIN20/0080	No	Storage Yard 3/10-36 Abbots Road DANDENONG SOUTH VIC 3175	Goodman Property Services (Aust) Pty Ltd	Buildings and Works (Earthworks) and the Removal of Easements and the Creation of Easements	Industrial 1 Zone, bulk earthworks and realignment of drainage easement	Applicant	Withdrawn	23/04/2020	RedGum
PLIN20/0082	No	10 Brindley Street DANDENONG SOUTH VIC 3175	Quality First Designs Pty Ltd	Buildings and Works (Warehouse)	Industrial 3 Zone, 1263sqm, warehouse and ancillary office	Delegate	PlanPermit	21/04/2020	RedGum
PLIN20/0086	No	100-130 Abbots Road DANDENONG SOUTH VIC 3175	Diadem	To display a pylon sign	Industrial 1 Zone, property identification sign	Delegate	PlanPermit	27/04/2020	RedGum
PLIN20/0091	No	Vacant Land 87 Princes Highway DANDENONG SOUTH VIC 3175	Lushida Investments Pty Ltd	Creation of a Reserve SPEAR	Commercial	Delegate	PlanPermit	15/04/2020	RedGum
PLIN20/0096	No	30 Springvalley Crescent KEYSBOROUGH VIC 3173	MG Land Surveyors	Subdivision of the land into three (3) lots SPEAR	Residential	Delegate	PlanPermit	24/04/2020	Paperbark
PLIN20/0099	No	81 Princes Highway DANDENONG SOUTH VIC 3175	Diadem	The development and display of a business identification sign	Commercial 2 Zone, business identification signage	Delegate	PlanPermit	17/04/2020	RedGum
PLIN20/0108	No	309 Stud Road DANDENONG NORTH VIC 3175	Linear Land Surveying Pty Ltd	Subdivision of the land into four (4) lots SPEAR	Residential	Delegate	PlanPermit	15/04/2020	Silverleaf

01/05/2020

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ORDINARY COUNCIL MEETING - AGENDA

2.3.2 Planning Delegated Decisions Issued - April 2020 (Cont.)

Application ID	VicSmart	Property Address	Applicant	Description	Notes	Authority	Decision	Date	Ward
PLN20/0109	No	1 Princess Avenue SPRINGVALE VIC 3171	Nobelius Land Surveyors Pty Ltd	Subdivision of the land into three (3) lots SPEAR	Residential	Delegate	PlanPermit	22/04/2020	Lightwood
PLN20/0125	No	17 Raymond Street NOBLE PARK VIC 3174	Nacha Moore Land Surveyors Pty Ltd	Subdivision of the land into four (4) lots SPEAR	Residential	Delegate	PlanPermit	22/04/2020	Paperbark
PLN20/0134	No	382 Greens Road KEYSBOROUGH VIC 3173	Stephen D'Andrea Pty Ltd	Buildings and Works (Warehouse)	Industrial 1 Zone, 5281sqm, warehouse and ancillary office	Delegate	PlanPermit	30/04/2020	RedGum
PLN20/0144	No	4 Mary Street SPRINGVALE VIC 3171	Nilsen Noel & Holmes (Surveyors) Pty Ltd	Subdivision of the land into four (4) lots SPEAR	Residential	Delegate	PlanPermit	23/04/2020	Lightwood
PLN20/0148	Yes	1/2 Darby Way DANDENONG SOUTH VIC 3175	Evie Ridgway	Development of the land for a shelter and an outdoor area VICSMART	Industrial 3 Zone, 7.4sqm	Delegate	PlanPermit	03/04/2020	RedGum
PLN20/0154	No	5 Yarra Court DANDENONG NORTH VIC 3175	Hiran Kurukulasuriya Marius Dominic Letian	Subdivision of the land into two (2) lots SPEAR	Residential	Delegate	PlanPermit	23/04/2020	Silverleaf
PLN20/0158	Yes	150-180 Greens Road DANDENONG SOUTH VIC 3175	Generate Property Group	Buildings and works to construct a crossover and accessway VICSMART	Industrial 1 Zone, crossover & internal accessway	Delegate	PlanPermit	22/04/2020	RedGum

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EANTOS

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01/05/2020

2.3.3 Town Planning Application - No. 58 Ellen Street, Springvale (Planning Application No. PLN19/0643)

File Id:	106895
Responsible Officer:	Director City Planning, Design and Amenity
Attachments:	Submitted Plans Location of Objectors Clause 22.09 Assessment Clause 52.06 Assessment Clause 55 Assessment

Application Summary

Applicant:	Chung Dao
Proposal:	Development of the land for three (3) double storey dwellings
Zone:	General Residential Zone – Schedule 1
Overlay:	Nil
Ward:	Lightwood

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

The application proposes to develop the land for three (3) double storey dwellings on a lot.

A permit is required pursuant to:

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

Objectors Summary

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

- Overshadowing;
- North facing habitable room windows and solar panels;
- Overdevelopment of the site;
- Traffic and parking;
- Neighbourhood character.

2.3.3 Town Planning Application - No. 58 Ellen Street, Springvale (Planning Application No. PLN19/0643) (Cont.)**Assessment Summary**

The site is located within an established residential area and is well suited for low to medium density housing given that the site is zoned for incremental change. The proposal seeks to provide a medium housing density development which is generally consistent with the emerging pattern of development and the surrounding neighbourhood character. It is noted that the development complies with most of the design principles, as demonstrated in the attachments outlined in this report.

The development is generally compliant with Clause 55, responding to site context and site circumstances, while respecting the existing and preferred neighbourhood character envisaged by Clause 22.09.

Recommendation Summary

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

**2.3.3 Town Planning Application - No. 58 Ellen Street, Springvale (Planning Application No. PLN19/0643)
(Cont.)**

Subject Site and Surrounds

Subject Site

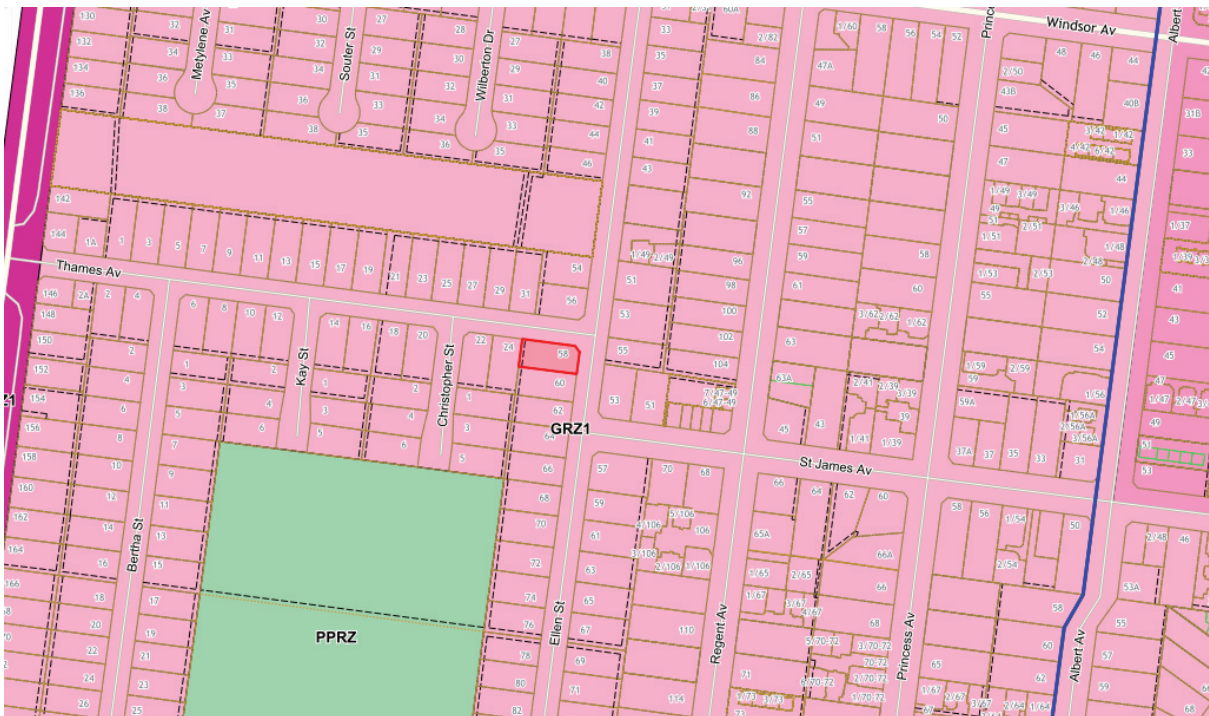
- The subject site is located on the corner of Ellen Street and Thames Avenue in Springvale;
- The site is orientated to the east with a frontage of 13.33 metres to Ellen Street and to the north with a frontage of 31.09 metres with an overall area of 554 square metres;
- A drainage easement runs along the western boundary of the site containing a Council drainage asset;
- The site currently has a single storey detached brick dwelling with a large iron garage and outbuilding to the west and limited landscaping;
- The site is currently accessed via a single width crossover from Thames Avenue.

Surrounding Area

- The subject site is located within an established residential area containing a predominant character of single storey detached brick dwellings on a lot;
- The built form is generally single storey with incremental multi-unit development emerging along Regent Avenue, 100 metres to the east of the site;
- The Springvale Activity Centre is located approximately 310 metres to the east of the site;
- The site is located within proximity of the following community services:
 - 1050 metres from Springvale Train Station;
 - 860 metres from bus routes 813, 814, 885 and 902 along Springvale Road;
 - 280 metres from bus route 824 along Westall Road;
 - 220 metres from Windsor Avenue local shops within a Commercial 1 Zone;
 - 65 metres from Norman Luth Reserve.

2.3.3 Town Planning Application - No. 58 Ellen Street, Springvale (Planning Application No. PLN19/0643) (Cont.)

Locality Plan



Background

Previous Applications

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

Subject Application

Proposal

The application proposes the development of the land for three (3) double storey dwellings. The details of the proposal are as follows:

Type of proposal	Multi-dwelling development
Number of dwellings	Three (3) dwellings in total
Levels	Double storey
Height	Maximum height of 7.2 metres
Orientated to	Dwelling One (1): Oriented to Ellen Street

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	Dwelling Two (2) and Three (3): Oriented to Thames Avenue
External materials	Ground floor: Face brick and rendered finish First floor: Rendered finish, horizontal cladding Garage: Timber sectional panel lift door
Setbacks	North (side – Thames Avenue): 3.0 metres minimum setback East (front – Ellen Street): 7.5 metres minimum setback South (side): 1.2 metres West (rear): 1.83 metres
Private open space type	Ground floor private open space Dwelling One (1) A total area of 113.9 square metres to the front and side of the dwelling, including a minimum area of 30.5 square metres of secluded private open space to the side with a minimum dimension of 5.04 metres and convenient access to the main living area. Dwelling Two (2) A total area of 51 square metres provided to the front and rear of the dwelling, including a minimum area of 30.1 square metres of secluded private open space to the rear with a minimum dimension of 5 metres and convenient access to the main ground floor living area Dwelling Three (3) A total area of 73.8 square metres to the front side and rear of the dwelling, including a minimum area of 31.2 square metres of secluded private open space with a minimum dimension of 5 metres and convenient access to the main living area
Number of bedrooms per dwelling	Dwelling One (1) - Three bedrooms Dwelling Two (2) - Two bedrooms Dwelling Three (3) - Three bedrooms

2.3.3 Town Planning Application - No. 58 Ellen Street, Springvale (Planning Application No. PLN19/0643) (Cont.)

Number of car parking spaces required	One (1) car parking space required for each one or two bedroom dwelling. Two (2) car parking spaces required for each three or more bedroom dwelling. A total of five (5) car parking spaces are required.
Number of car parking spaces provided	A total of six (6) car parking spaces are provided for the dwellings.
Type of car parking	Dwelling One (1) is provided with a single garage and tandem car space. Dwelling Two (2) and Three (3) are provided with a single carport and tandem space.
Access	Two crossovers are proposed to be located to the north connecting to Thames Avenue and one crossover to the east connecting to Ellen Street. There will be one accessway per dwelling frontage, each with a minimum width of 3 metres.
Front fence	No front fence is proposed.
Garden area required	166 square metres and 30%
Garden area provided	253 square metres and 45%

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:

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

2.3.3 Town Planning Application - No. 58 Ellen Street, Springvale (Planning Application No. PLN19/0643) (Cont.)

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.

The purpose of the General Residential Zone outlined at Clause 32.08-6 is:

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

Pursuant to Clause 32.08-6 a permit is required to construct two or more dwellings on a lot. The development must also provide a minimum garden area of 30% pursuant to Clause 32.08-4 as the lot exceed 600 square metres.

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

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

Overlay Controls

No overlays affect the subject site or surrounding area.

Planning Policy Framework

The **Operation of the Planning Policy Framework** outlined at Clause 10 seeks to ensure that the objectives of planning in Victoria are fostered through appropriate land use and development planning policies and practices which integrate relevant environmental, social and economic factors in the interests of net community benefit and sustainable development. The objectives of Planning in Victoria are noted as:

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

2.3.3 Town Planning Application - No. 58 Ellen Street, Springvale (Planning Application No. PLN19/0643) (Cont.)

(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).

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

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

Settlement (Clause 11)

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

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

Built Environment and Heritage (Clause 15)

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

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

Housing (Clause 16)

Clause 16 – Housing – contains the following relevant objectives:

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

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

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

Clause 18 - Transport

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

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

Local Planning Policy Framework

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

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

- *There is considerable diversity within Greater Dandenong’s housing stock. Most housing stock is between 30 to 50 years old, though there are some areas with dwellings in excess of 100 years old. Areas of newer housing are located in the north-east and central southern areas, with in-fill development occurring across the municipality (Clause 21.02-3).*
- *Higher density housing is generally located in proximity to railway stations and major shopping centres, in particular in central Dandenong (Clause 21.02-3).*

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

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

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

Clause 21.04-1 Housing and community

- *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).*
- *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 new residential development that incorporates adequate space for the planting and the long term viability of safe retention of canopy trees.*
- *Respect the valued, existing neighbourhood character within incremental and minimal change areas.*

Clause 21.05-1 Urban Design, character, streetscapes and landscapes – contains the following relevant objectives and strategies:

- *To facilitate high quality building design and architecture.*
 - *Ensure building design is consistent with the identified future character of an area and fully integrates with surrounding environment.*
 - *Encourage high standards of building design and architecture, which allows for flexibility and adaptation in use.*
 - *Encourage innovative architecture and building design.*

2.3.3 Town Planning Application - No. 58 Ellen Street, Springvale (Planning Application No. PLN19/0643) (Cont.)

- *Encourage development to incorporate sustainable design elements that enhance occupant comfort and environmental performance*

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

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

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

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

- *To guide the location and design of different types of residential development within Greater Dandenong, having regard to State and local planning policies, while respecting the valued characteristics and identified future character of residential neighbourhoods.*
- *To ensure that new residential development is consistent with the identified future character and preferred built form envisaged for the three Future Change Areas.*
- *To provide certainty about which areas are identified for, or protected from, increased residential development consistent with the purpose of the applicable zone.*
- *To facilitate high quality, well designed residential development and on-site landscaping.*

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

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

Clause 22.09-3.3 (Incremental Change Areas) provides design principles, some of which also relate to the variances to the requirements of standards to Clause 55 under the schedule to the General Residential Zone. The guidelines are as follows:

- *Preferred housing type – The preferred housing type for the Incremental Change Area is medium density.*
- *Building Height – The preferred maximum building height for land within the GRZ1 and GRZ2 is up to 2 storeys, including ground level.*
- *Landscaping – Residential development should use landscaping to create a landscaped character, particularly canopy trees in front and rear gardens; and to protect the outlook of adjoining properties.*
- *Setbacks, front boundary and width – Parking, paving and car access within the front boundary setback should be limited in order to maximise the opportunity for soft landscaping and prevent the over dominance of carport and garages in the street.*
- *Private Open Space – Residential development should provide secluded private open space at the side or rear of each dwelling to avoid the need for excessive screening or high front fencing.*
- *Bulk – Residential development should:*
 - *Ensure that the built form respects the scale of existing prevailing built form character and responds to site circumstances and streetscape;*
 - *Provide separation between dwellings at upper level;*

2.3.3 Town Planning Application - No. 58 Ellen Street, Springvale (Planning Application No. PLN19/0643) (Cont.)

- *Retain spines of open space at the rear of properties to maximise landscaping opportunities and protect private secluded open space;*
- *Position more intense and higher elements of built form towards the front and centre of a site, transitioning to single storey elements to the rear of the lot.*
- *The rearmost dwelling on a lot should be single storey to ensure the identified future character of the area and the amenity of adjoining properties is respected by maximising landscaping opportunities and protecting adjoining private secluded open space.*
- *Two storey dwellings to the rear of a lot may be considered where:*
 - *The visual impact of the building bulk does not adversely affect the identified future character of the area;*
 - *Overlooking and/or overshadowing does not adversely affect the amenity of neighbouring properties;*
 - *The building bulk does not adversely affect the planting and future growth of canopy trees to maturity;*
 - *Sufficient side and rear boundary landscaping can be provided to screen adjoining properties;*
 - *Upper storey components are well recessed from adjoining sensitive interfaces.*
- *Residential development should be well articulated through the use of contrast, texture, variation in forms, materials and colours.*

Particular Provisions

Car Parking (Clause 52.06)

The purposes of this provision, Clause 52.06, are:

- *To ensure that car parking is provided in accordance with the Municipal Planning Strategy and the 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.*

Clause 52.06-2 notes that a new use must not commence or the floor area of an existing use must not be increased until the required car spaces have been provided on the land.

The required spaces are identified in the table to Clause 52.06-5. Clause 52.06-3 further notes that a permit may be granted to reduce or waive the number of car spaces required by the table.

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The table at Clause 52.06-5 notes that a dwelling with 1 or 2 bedrooms requires 1 car space and a dwelling with 3 or more bedrooms requires 2 spaces to each dwelling.

Car parking is to be designed and constructed in accordance with the requirements of Clause 52.06-9 and 52.06-11 of the Scheme.

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

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

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

The purposes of this clause are:

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

A development:

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

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

General Provisions

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

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

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

Diversity (Access & Equity)

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

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Community Safety

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

Safe Design Guidelines

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

Referrals

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

Internal

The application was internally referred to Council's Asset Planning, Civil Development and Transport Planning Departments for their consideration. The comments provided will be considered in the assessment of the application.

Internal Referrals	
Asset Planning	No objections, subject to conditions on permit
Civil Development	No objections, subject to conditions on permit
Transport Planning	No objections.

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 two (2) signs on site, one (1) sign facing Thames Avenue and one (1) sign facing Ellen Street.

The notification has been carried out correctly.

Council has received two (2) objection to date.

The location of the objectors is shown in Attachment 2.

2.3.3 Town Planning Application - No. 58 Ellen Street, Springvale (Planning Application No. PLN19/0643) (Cont.)

Summary of Grounds of Submissions/Objections

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

- **Overshadowing**

Shadow diagrams have been submitted with the application for the 22 September equinox between 9am to 4pm. The shadow diagrams show that the proposed development would result in the overshadowing of the adjoining dwellings to the west during the morning and to the south during the afternoon. It is noted that the prime areas of secluded private open space are unaffected at all times of day with any shadows to the open space areas caused by the existing boundary fencing.

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

- **North facing habitable room windows and solar panels**

The existing dwelling located to the south of the subject site has two (2) north facing habitable room windows shown and a number of north facing solar panels. As raised by the objector, the solar panels are not shown on the plans.

The application was assessed against all relevant Standards of Clause 55 which relate to solar access of adjoining properties and is compliant with Clause 55.04-1 – Side & Rear Setbacks objective (Standard B17), Clause 55.04-2 – Walls on Boundaries objective (Standard B18), Clause 55.04-3 – Daylight to Existing Windows objective (Standard B19) and Clause 55.04-4 North Facing Windows objective (Standard B20).

In particular, Clause 55.04-4 – North Facing Windows objective (Standard B20) is to allow for adequate solar access to existing north facing habitable room windows. If a north facing habitable room window is within 3 metres of a boundary to an abutting lot, Standard B20 sets out a numerical setback requirement based on the height of the proposed wall to the development. The proposed height of the wall to the first floor of Dwelling One (1) is 5.7 metres, requiring a 2.2 metre setback as per the calculation. The provided 2.7 metre setback within the arch of the existing habitable room window is compliant with the Standard and as such it is considered that this concern has been addressed.

To assess the overshadowing of solar panels, an assessment against Clause 55.03-5 – Energy efficiency was conducted to ensure that the energy efficiency of an existing dwelling on an adjoining lot is not unreasonably reduced and the extent to which an existing rooftop solar energy system on an adjoining lot is overshadowed.

As the overshadowing affects the solar panels between the hours of 12pm and 4pm, with approximately 50% overshadowed at 12pm, it is considered that this is an unacceptable amount of overshadowing and the proposal does not comply with the Standard or decision guidelines. It is noted that the cause of the shadows are from the location and built form of the first floor to proposed Dwelling One (1). A condition is to be placed onto the permit to increase the setback

2.3.3 Town Planning Application - No. 58 Ellen Street, Springvale (Planning Application No. PLN19/0643) (Cont.)

from the southern boundary of the first floor of Dwelling One (1) to prevent excessive overshadowing and address this concern. This minor change will still allow for the proposed development to work with an increase in sunlight to the existing solar panels.

- **Overdevelopment of the site**

The proposal of three double storey dwellings is considered to be keeping with the local policy of Clause 22.09 Residential Development and Neighbourhood Character for a site located within an Incremental Change Area. As the proposal has accommodated each dwelling with an appropriate response to areas of open space, setbacks and landscaping, it is considered that the subject site is suitable for this type of development and the proposal is not an overdevelopment of the site.

- **Traffic and parking**

Concerns have been raised with respect to an increase in car parking, street congestion and limited on-street availability. All car parking spaces have been provided in accordance with Clause 52.06 and Council's Transport Department have not raised any further concern with respect to on-street parking, congestion or the like. It is therefore considered that the proposal is highly unlikely to result in unacceptable traffic and parking issues.

- **Neighbourhood Character**

An objector raised a concern relating to the impacts of the proposed development on the streetscape neighbourhood character. The proposal complies with the Design Principles to Clause 22.09 Residential Development and Neighbourhood Character and is keeping with the preferred character of medium density development. The proposed separation at the first floor, pitched roof forms and front setbacks respond to the surrounding streetscape character.

Assessment

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

The proposal capitalises on the corner site position and access to two street frontages. The design of the dwellings is in keeping with the neighbourhood character and first floor setbacks serve to limit visual bulk impacts on adjacent properties and on the streetscape. Although the development is double storey across the site, because of its corner position it is considered acceptable.

2.3.3 Town Planning Application - No. 58 Ellen Street, Springvale (Planning Application No. PLN19/0643) (Cont.)

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

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

The proposal complies with all requirements of Clause 55, except in the following instances:

Clause 55.03-5 – Energy Efficiency (Standard B10)

Relevant objective:

- *To achieve and protect energy efficient dwellings and residential buildings.*
- *To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy.*

The proposal has not been designed to limit the overshadowing of existing solar energy systems to comply with the standard and decision guidelines to Clause 55.03-5. The standard to the objective requires buildings of new developments to be sited and designed to ensure that the performance of existing rooftop solar energy systems on dwellings on adjoining lots are not unreasonably reduced. It is considered unreasonable that the first floor to Dwelling One overshadows approximately 50% of the north facing solar panels at 12pm. The bedroom one to Dwelling One is required to be setback an additional 0.5 metres to be in line with the Clause 55.04-4 north facing windows minimum setback requirement of 2.2 metres for a wall 5.7 metres high. The additional setback would ensure that the effect of overshadowing does not unreasonably reduce the existing solar energy system and protect the energy efficiency of the dwelling (Condition 1.1.).

Secondly, the proposal fails to provide the maximum amount of northern solar access into the development. The internal layout unreasonably restricts possible daylight into the ground floor main living areas of dwellings two and three with the location of the laundry and cupboard. An open plan ground floor (by rearranging the location of the laundry) would allow for sufficient northern solar access (Condition 1.2).

Clause 55.03-10 – Parking Location (Standard B15)

Relevant objective:

- *To provide convenient parking for residents and visitor vehicles.*

The proposal has failed to comply with the Standard to Clause 55.03-10 which states that car parking facilities should be secure. The carports to Dwellings Two and Three do not have any habitable room windows to allow passive surveillance and are open to Thames Avenue. The inclusion of the two

2.3.3 Town Planning Application - No. 58 Ellen Street, Springvale (Planning Application No. PLN19/0643) (Cont.)

roller doors would also improve the visual appearance of the development. A condition to the permit will require the applicable carports to dwellings two and three to have the inclusion of a roller door (Condition 1.3).

Clause 55.03-8 – Landscaping (Standard B13)

Relevant objective:

- *To provide appropriate landscaping.*

It is currently unclear what surface is proposed to the primary area of secluded private open space to dwelling one on the landscaping plan. A condition is required to ensure that the primary area of secluded private open space is permeable (Condition 1.4). In addition, a condition of permit will require the submission of an amended landscaping plan for the overall site (Condition 2).

Clause 22.09 – Residential Development and Neighbourhood Character

The proposal complies with all requirements of Clause 22.09, except in the following instances:

Safety

Relevant principle:

- *Incorporate active frontages including ground floor habitable room windows.*

The ground floor habitable room windows of Dwellings Two (2) and Three (3) have limited active and passive surveillance to the street and car parking areas due to the location of the internal laundry area. A condition is required to be included to the permit to amalgamate the laundry into the bathroom, allowing for views onto the street from the main living/dining areas (Condition 1.2).

Site Design

Relevant principle:

- *Residential developments should maximise thermal performance and energy efficiency of the built form by addressing orientation, passive design and fabric performance.*

The proposed laundry area to the ground floors of Dwellings Two (2) and Three (3) restrict north facing solar access into the main living/dining areas. A condition to amalgamate the laundry into the bathroom would allow for enhanced passive thermal performance (Condition 1.2).

Clause 22.06 – Environmentally Sustainable Development

The proposal complies with the requirements of Clause 22.06 by providing a Sustainable Design Assessment (SDA), a Built Environment Sustainability Scorecard (BESS) and a Stormwater Calculation, all completed by qualified professionals. The provided BESS score complies with a score of 50% for best practice encompassing the full life of the build and identifying the methods used for the best

2.3.3 Town Planning Application - No. 58 Ellen Street, Springvale (Planning Application No. PLN19/0643) (Cont.)

environmental performance outcome. Having regard to the sites opportunities and restraints, the proposal has included the necessary water tanks, and roof catchment areas, sufficient energy star ratings for fixtures, heating and cooling systems and double glazed habitable room windows.

Clause 52.06 – Car Parking

The proposal complies with all requirements of Clause 52.06, except in the following instances:

Design Standard 5: Urban Design

Relevant principle:

- *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.*

The open style car ports to Dwellings Two (2) and Three (3) are inappropriately open and not obscured or screened in any way. A condition is to be placed onto the permit to include a roller door to each carport to enhance the streetscape visual interest and screen the car parking spaces (Condition 1.3).

Conclusion

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

Recommendation

That Council resolves to issue a Notice of Decision to grant a permit in respect of the land known and described as Lot 39, No. 58 Ellen Street, Springvale, for the development of the land into three (3) double storey dwellings, in accordance with the plans submitted with the application subject to the following conditions:

- 1. Prior to the endorsement of plans, two (2) copies of amended plans drawn to scale and dimensioned, must be submitted to the Responsible Authority for approval. No buildings or works must be commenced until the plans have been approved and endorsed by the Responsible Authority. The endorsed copy of the plans forms part of this permit. The plans must be in accordance with the plans submitted with the application, but modified to show:**
 - 1.1. Increase Dwelling One (1) bedroom 1 first floor setback from the southern boundary by 0.5 metres and all changes to be absorbed within the approved building envelope;**
 - 1.2. Relocate the ground floor laundry and cupboard to create an open plan study living area to Dwellings Two (2) and Three (3);**

**2.3.3 Town Planning Application - No. 58 Ellen Street, Springvale (Planning Application No. PLN19/0643)
(Cont.)**

1.3. Inclusion of a roller door to the front of the carports to Dwelling Two (2) and Three (3);

1.4 The area of secluded private open space to Dwelling One (1) to be of permeable paving and grass on the landscaping plan.

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

2. Before the approved development starts, and before any trees or vegetation are removed, an amended landscape plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. The amended landscape plan must be prepared by a person or firm with suitable qualifications to the satisfaction of the Responsible Authority, drawn to scale with dimensions. The amended landscape plan must be generally in accordance with the landscape plan submitted with the application but modified to show:

2.1. plans to accord with Condition 1 of this permit;

2.2. the site at a scale of 1:100/200, including site boundaries, existing and proposed buildings, neighbouring buildings, car parking, access and exit points, indicative topography and spot levels at the site corners, existing and proposed vegetation, nature strip trees, easements and landscape setbacks;

2.3. details of the proposed layout, type and height of fencing;

2.4. legend of all plant types, surfaces, materials and landscape items to be used including the total areas of garden and lawn;

2.5. a plant schedule giving a description of botanical name, common name, mature height and spread, pot size, purchase height (if a tree) and individual plant quantities;

2.6. any paving or deck areas within the secluded open space area of the proposed dwelling on a permeable base.

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

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

Landscaping in accordance with the endorsed landscaping plan and schedule must be completed before the building is occupied, to the satisfaction of the Responsible Authority.

3. Except with the prior written consent of the Responsible Authority, the layout of the land and the size, design and location of the buildings and works permitted must always accord with the endorsed plan and must not be altered or modified.

2.3.3 Town Planning Application - No. 58 Ellen Street, Springvale (Planning Application No. PLN19/0643) (Cont.)

4. **Except with the prior written consent of the Responsible Authority, the approved building must not be occupied until all buildings and works and the conditions of this permit have been complied with.**
5. **Provision must be made for the drainage of the site including landscaped and pavement areas, all to the satisfaction of the Responsible Authority.**
6. **Stormwater discharge is to be retained on site to the pre-development level of peak stormwater discharge, to the satisfaction of the Responsible Authority.**
7. **Before the approved building is occupied, all piping and ducting above the ground floor storey of the building, except downpipes, must be concealed to the satisfaction of the Responsible Authority.**
8. **Standard concrete vehicular crossing/s must be constructed to suit the proposed driveway/s in accordance with the Council's standard specifications. Any vehicle crossing no longer required must be removed and the land, footpath and kerb and channel reinstated, to the satisfaction of the Responsible Authority.**
9. **Except with the prior written consent of the Responsible Authority, floor levels shown on the endorsed plan/s must not be altered or modified.**
10. **Before the approved building is occupied, the development must be provided with external lighting capable of illuminating access to each garage, car parking space and pedestrian walkway. Lighting must be located, directed and shielded to the satisfaction of the Responsible Authority so as to prevent any adverse effect outside the land.**
11. **Before the approved building is occupied, the obscure glazing to the windows shown on the endorsed plans must be provided through frosted glass or similarly treated glass. Adhesive film or similar removable material must not be used.**
All glazing must at all times be maintained to the satisfaction of the Responsible Authority.
12. **Before the approved buildings are occupied, the privacy screens and other measures to prevent overlooking as shown on the endorsed plans must be installed to the satisfaction of the Responsible Authority.**
All privacy screens and other measures to prevent overlooking as shown on the endorsed plans must at all times be maintained to the satisfaction of the Responsible Authority.
13. **Before the approved building is occupied, all boundary walls in the development must be constructed, cleaned and finished to the satisfaction of the Responsible Authority.**

**2.3.3 Town Planning Application - No. 58 Ellen Street, Springvale (Planning Application No. PLN19/0643)
(Cont.)**

14. This permit will expire if:

- 14.1. The development or any stage of it does not start within two (2) years of the date of this permit, or**
- 14.2. The development or any stage of it is not completed within four (4) years of the date of this permit.**

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

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

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

Permit Notes

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

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

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

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

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

**2.3.3 Town Planning Application - No. 58 Ellen Street, Springvale (Planning Application No. PLN19/0643)
(Cont.)**

STATUTORY PLANNING APPLICATIONS

**TOWN PLANNING APPLICATION – 58 ELLEN STREET, SPRINGVALE
(PLANNING APPLICATION NO. PLN19/0643)**

ATTACHMENT 1

SUBMITTED PLANS

PAGES 10 (including cover)

2.3.3 Town Planning Application - No. 58 Ellen Street, Springvale (Planning Application No. PLN19/0643) (Cont.)

ELEVATIONS

THAMES AVENUE (TH01, TH02, TH03)

ELLEN STREET (TH04)

SITE PLAN

THAMES AVENUE, ELLEN STREET, JAMES AVENUE

LOCAL AMENITIES

PRIMARY SCHOOLS	PUBLIC TRANSPORT
① West Primary School - 0.8km	① Dandenong Station - 1.5km
② Springvale West Primary School - 1.2km	② Springvale Station - 1.5km
③ West Primary School - 1.2km	③ Springvale Station - 1.5km
SECONDARY SCHOOLS	PARKS & REC.
① West Primary School - 1.2km	① Springvale Recreation Centre - 1.2km
② Springvale West Primary School - 1.2km	② Springvale Recreation Centre - 1.2km
③ West Primary School - 1.2km	③ Springvale Recreation Centre - 1.2km

SITE AREA ANALYSIS

LAND AREA	2,100 sqm
PERMITTED GROSS FLOOR AREA	2,100 sqm
PERMITTED GROSS FLOOR AREA (WITH OVERHANG)	2,100 sqm
PERMITTED GROSS FLOOR AREA (WITH OVERHANG AND TERRACE)	2,100 sqm
PERMITTED GROSS FLOOR AREA (WITH OVERHANG AND TERRACE AND BALCONY)	2,100 sqm

BUILDING AREA ANALYSIS

GROUND FL.	1,050 sqm
1ST FLOOR	1,050 sqm
2ND FLOOR	1,050 sqm
3RD FLOOR	1,050 sqm
4TH FLOOR	1,050 sqm
5TH FLOOR	1,050 sqm
TOTAL F.O.A.	5,250 sqm
TOTAL F.O.A. (WITH OVERHANG)	5,250 sqm
TOTAL F.O.A. (WITH OVERHANG AND TERRACE)	5,250 sqm
TOTAL F.O.A. (WITH OVERHANG AND TERRACE AND BALCONY)	5,250 sqm

REVISIONS

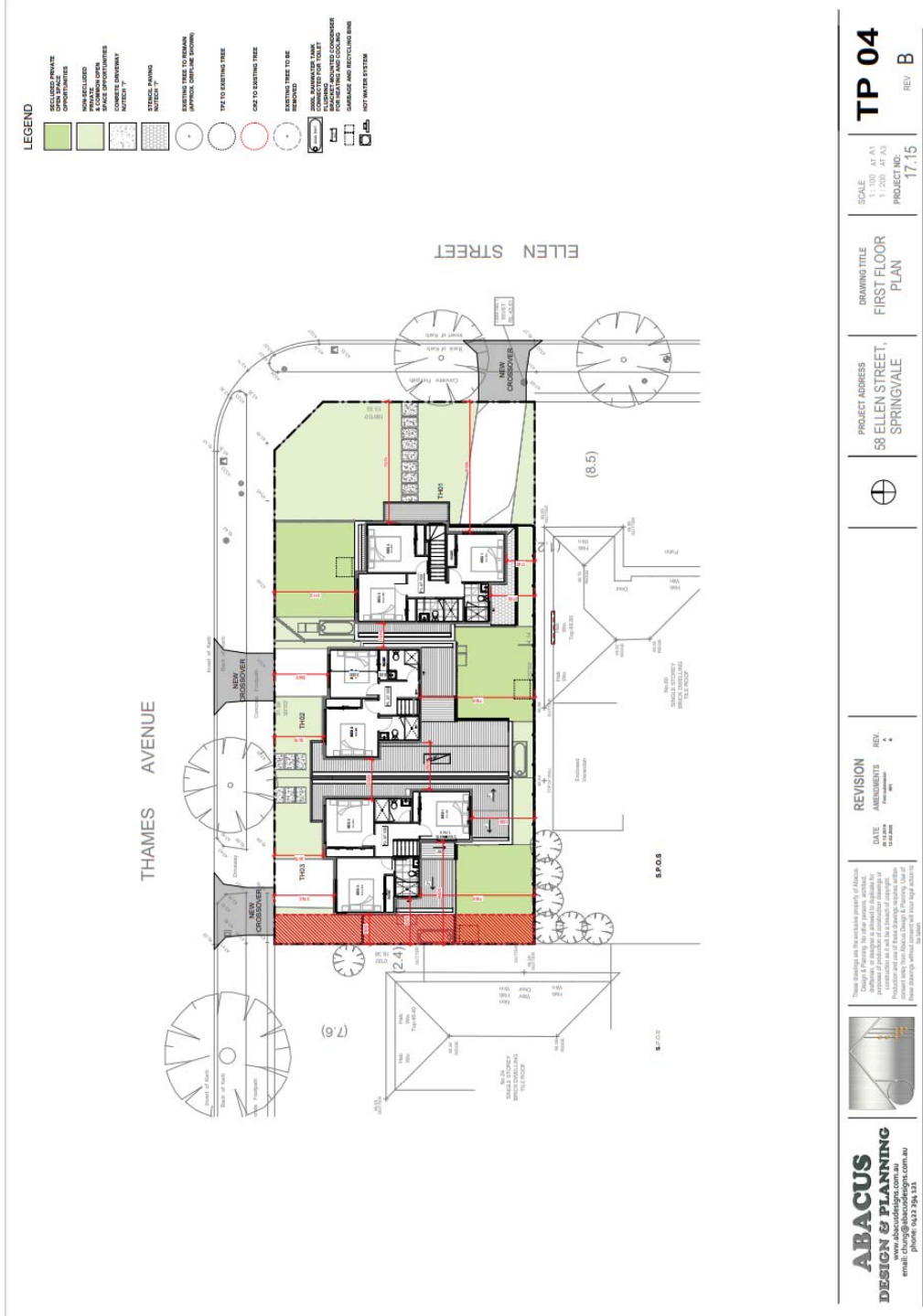
DATE	REVISION	BY
15/12/19	AS PER APPROVED	AD

ABACUS DESIGN & PLANNING

www.abacusdesign.com.au
110/112 Dandenong Road, Springvale, VIC 3173
PHONE: 03 9313 1313

TP 02
SCALE: 1:100
PROJECT NO.: 17.15
REV B

2.3.3 Town Planning Application - No. 58 Ellen Street, Springvale (Planning Application No. PLN19/0643) (Cont.)



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DATE	REVISION	REV.
10/05/20	AMENDMENTS	1
10/05/20	Final	2



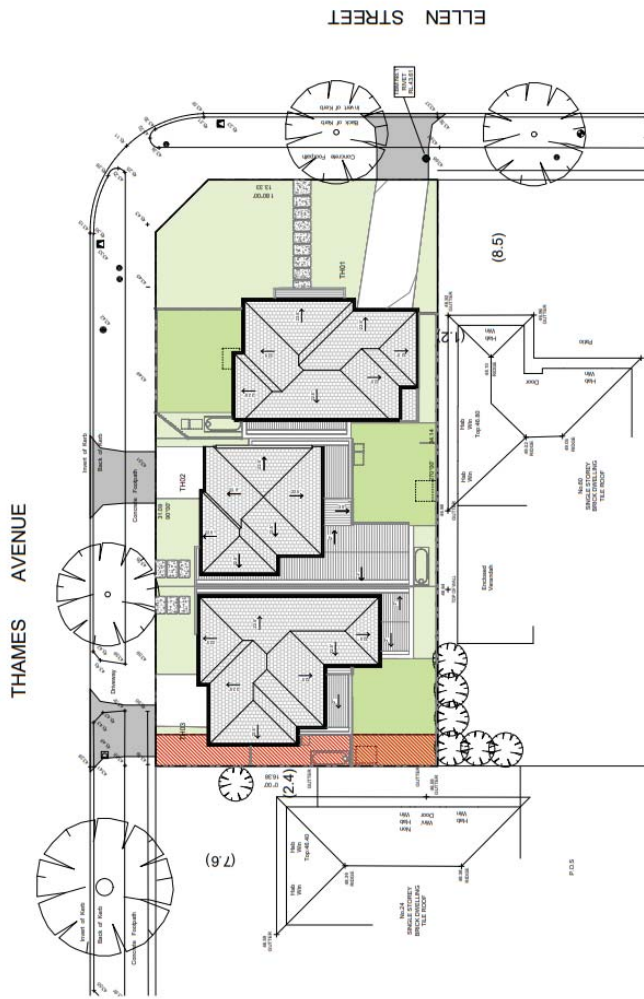
PROJECT ADDRESS
 58 ELLEN STREET,
 SPRINGVALE

DRAWING TITLE
 FIRST FLOOR
 PLAN

SCALE
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 1:200 AT A3
 PROJECT NO.
 17-15

TP 04
 REV B

2.3.3 Town Planning Application - No. 58 Ellen Street, Springvale (Planning Application No. PLN19/0643) (Cont.)



 <p>ABACUS DESIGN & PLANNING email: chris@abacusdesign.com.au phone: 0433 594 331</p>	DATE: 10/05/20 AMENDMENTS: REVISIONS:	REVISIONS: AMENDMENTS: REVISIONS:	PROJECT ADDRESS: 58 ELLEN STREET, SPRINGVALE	DRAWING TITLE: ROOF PLAN	SCALE: 1:100 AT A1 1:200 AT A3 PROJECTING: 17.15	TP 05 REV B
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2.3.3 Town Planning Application - No. 58 Ellen Street, Springvale (Planning Application No. PLN19/0643) (Cont.)

ELEVATION 1 (NORTH)

ELEVATION 2 (EAST)

ELEVATION 3 (WEST)

ELEVATION 4 (SOUTH)

ELEVATION 5 (WEST)

ELEVATION 6 (EAST)

ELEVATION 7 (EAST)

ELEVATION 8 (WEST)

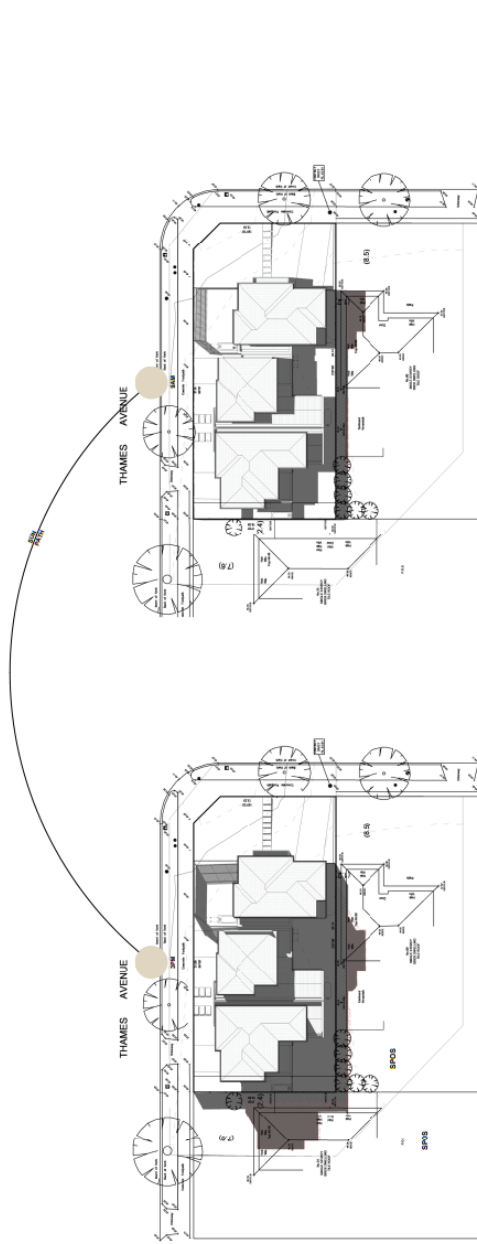
MATERIALS & FINISHES SCHEDULE

1. FACE BRICKWORK	2a. RENDERED WALL	3a. RENDERED WALL	4. SECTIONAL GARAGE DOOR	7. FENCE & GATE
2b. RENDERED WALL	3b. RENDERED WALL	3c. LOW-FREQUENCY CLADDING	5. FLOORING	8. OBSCURED GLASS PANEL
3d. LOW-FREQUENCY CLADDING	4. SECTIONAL GARAGE DOOR	5. FLOORING	6. ROOF FINE STRINGS	9. FIXED GLASS PANEL
6. ROOF FINE STRINGS	7. FENCE & GATE	8. OBSCURED GLASS PANEL	9. FIXED GLASS PANEL	

SOUTHERN SPDS COMPLIANCE

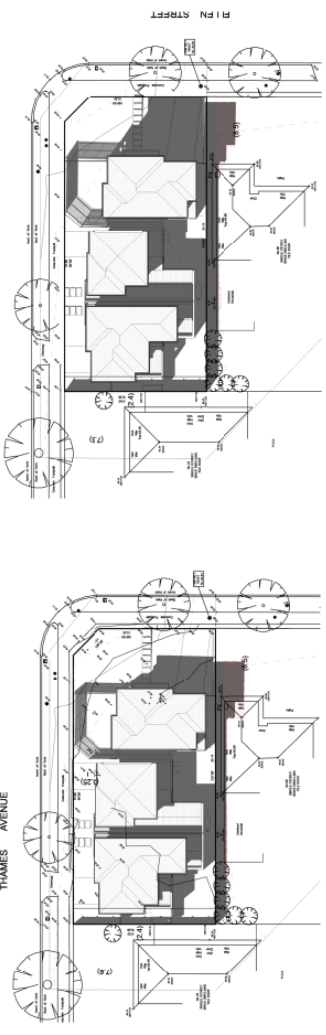
<p>ABACUS DESIGN & PLANNING email: chris@abacusdesigns.com.au phone: 0417 596 121</p>	<p>These drawings are the property of Abacus Design & Planning. No part of these drawings, including the design, shall be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Abacus Design & Planning.</p>	<p>REVISION</p> <table border="1"> <tr> <th>DATE</th> <th>AMENDMENTS</th> <th>REV.</th> </tr> <tr> <td></td> <td></td> <td>1</td> </tr> </table>	DATE	AMENDMENTS	REV.			1	<p>PROJECT ADDRESS</p> <p>58 ELLEN STREET SPRINGVALE</p>	<p>DRAWING TITLE</p> <p>ELEVATIONS B&W</p>	<p>SCALE</p> <p>300 @ A1 1:100 @ A2 1:150 @ A3</p>	<p>PROJECT NO.</p> <p>17.15</p>	<p>TP 06</p>
	DATE	AMENDMENTS	REV.										
		1											
							<p>REV B</p>						

2.3.3 Town Planning Application - No. 58 Ellen Street, Springvale (Planning Application No. PLN19/0643) (Cont.)



TP - SHADOW DIAGRAM @ 9am

TP - SHADOW DIAGRAM @ 12pm



TP - SHADOW DIAGRAM @ 2pm

TP - SHADOW DIAGRAM @ 3pm

SHADOWS TAKEN AT SPRING EQUINOX 22nd
 SEPTEMBER

LEGEND
 SHADOWS CAST BY
 EXISTING BUILDING
 SHADOWS CAST BY
 PROPOSED DEVELOPMENT
 ADDITIONAL OVERSHADOWING
 DEVELOPMENT

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REVISION
 AMENDMENTS
 DATE: 10/09/2019
 BY: [Signature]

PROJECT ADDRESS
 58 ELLEN STREET,
 SPRINGVALE

SCALE
 1:200 AT A1
 1:400 AT A3
 PROJECT NO.
 17.15

TP 07
 REV B

2.3.3 Town Planning Application - No. 58 Ellen Street, Springvale (Planning Application No. PLN19/0643) (Cont.)

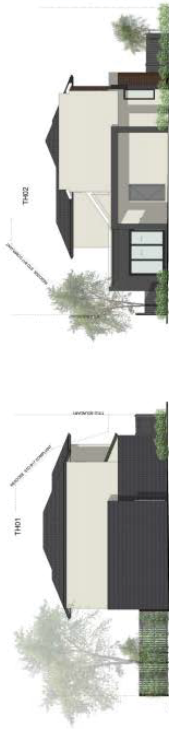


ELEVATION 3 (WEST)

ELEVATION 1 (NORTH)

ELEVATION 4 (SOUTH)

ELEVATION 2 (EAST)



ELEVATION 6 (EAST)

ELEVATION 5 (WEST)

MATERIALS & FINISHES SCHEDULE

- 1. BRICK BACKSPOURING
Brickwork
- 2A. BLENDED WALL
"Barnstone"
- 2B. BLENDED WALL
"Mansfield"
- 3A. LIGHTWEIGHT CLADDING
"White" - 100mm profile
"White" - 150mm profile
- 3B. LIGHTWEIGHT CLADDING
"White" - 100mm profile
"White" - 150mm profile
- 4. SECTIONAL CLADDING DOOR
"THERMOR"
- 4. ROOF TIN - Single
French Slate
- 5. FIXED GLASS PANEL
- 6. FRENCH & SILEX
"Combed" "Barnstone"
(Refers to all elevations)
- 7. OBSOLETE GLASS PANEL

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DATE	REVISION	AMENDMENTS	REV.
17/15	1	1	1

PROJECT ADDRESS
**58 ELLEN STREET,
 SPRINGVALE**

DRAWING TITLE
**COLOUR
 ELEVATIONS**

SCALE
 1:100 AT A1
 1:200 AT A3
 PROJECT NO:
17/15

TP 08
 REV. B

2.3.3 Town Planning Application - No. 58 Ellen Street, Springvale (Planning Application No. PLN19/0643) (Cont.)



MATERIALS & FINISHES SCHEDULE

- 1. FINE WOODEN CLADDING
 2. BRICKWORK WALL
 3. STONE WALL
 4. SECTIONAL GARAGE DOOR
 5. TERRAZZO
 6. POLISHED SLATE PANEL
 7. FIBRE GLASS PANEL



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DATE	REVISION	AMENDMENTS	REV.
10/05/20	1	ISSUE FOR PERMIT	1
	2		2

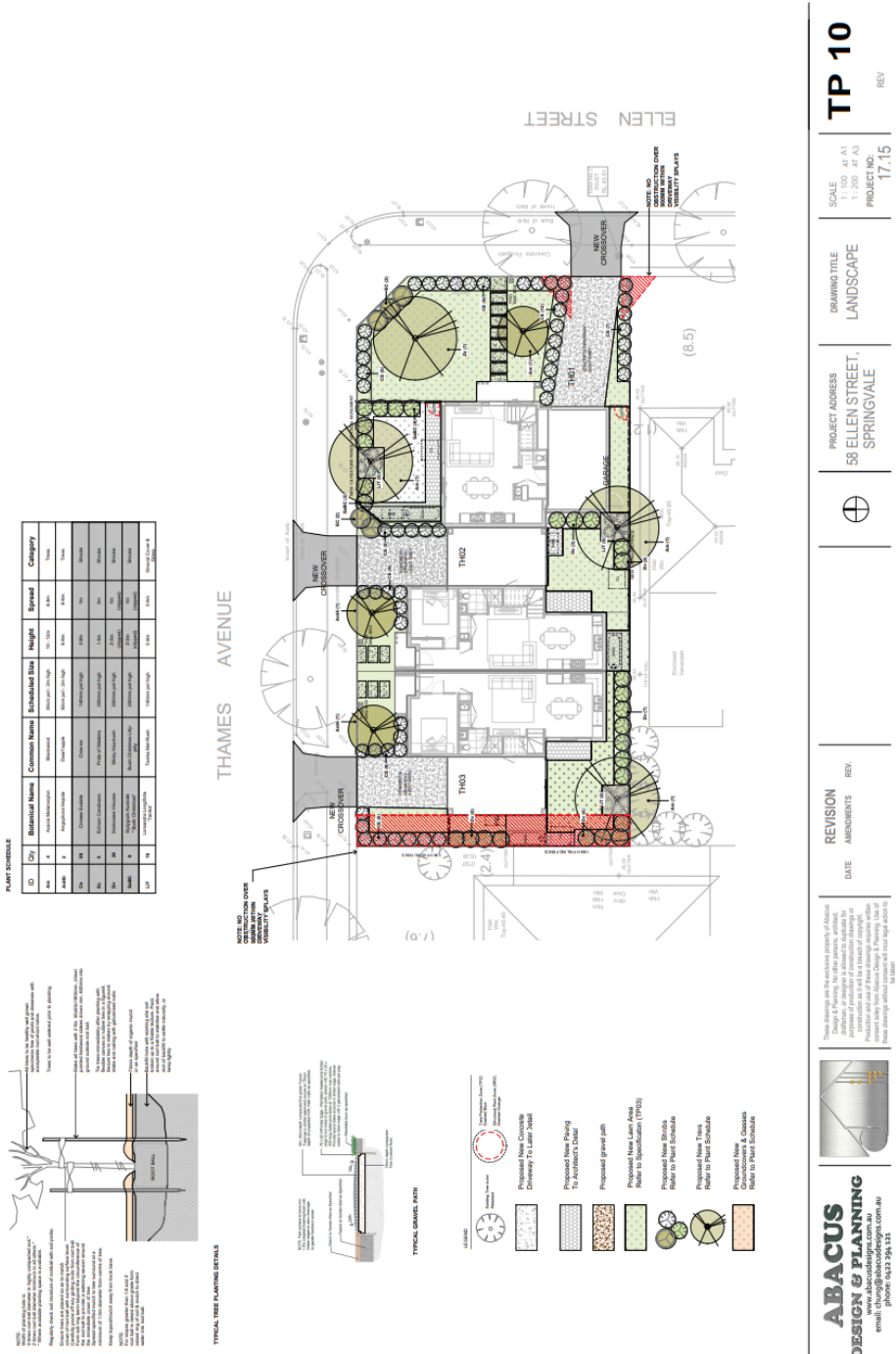
PROJECT ADDRESS
**58 ELLEN STREET,
 SPRINGVALE**

SCALE
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 1:200 AT A3
 PROJECTING
 17:15

TP 09
 REV B

DRAWING TITLE
**3D PERSPECTIVE
 VIEWS**

2.3.3 Town Planning Application - No. 58 Ellen Street, Springvale (Planning Application No. PLN19/0643) (Cont.)



**2.3.3 Town Planning Application - No. 58 Ellen Street, Springvale (Planning Application No. PLN19/0643)
(Cont.)**

STATUTORY PLANNING APPLICATIONS

**TOWN PLANNING APPLICATION – 58 ELLEN STREET, SPRINGVALE
(PLANNING APPLICATION NO. PLN19/0643)**

ATTACHMENT 2

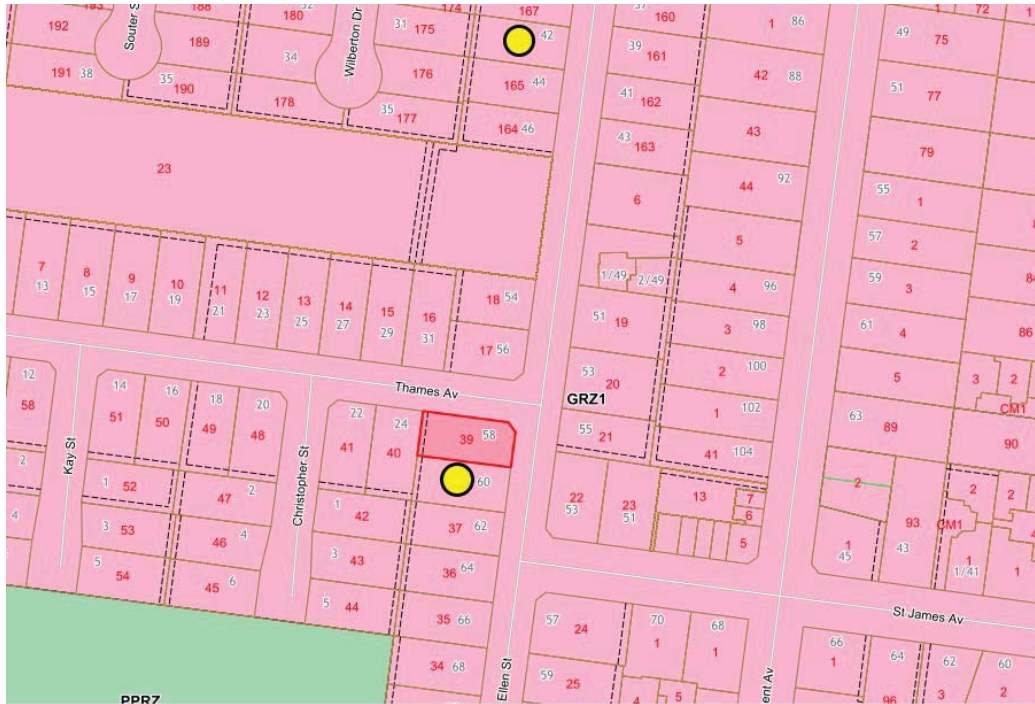
LOCATION OF OBJECTORS

PAGES 2 (including cover)

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

ORDINARY COUNCIL MEETING - AGENDA

2.3.3 Town Planning Application - No. 58 Ellen Street, Springvale (Planning Application No. PLN19/0643) (Cont.)



**2.3.3 Town Planning Application - No. 58 Ellen Street, Springvale (Planning Application No. PLN19/0643)
(Cont.)**

STATUTORY PLANNING APPLICATIONS

**TOWN PLANNING APPLICATION NO. 58 ELLEN STREET, SPRINGVALE
(PLANNING APPLICATION NO. PLN19/0643)**

ATTACHMENT 3

CLAUSE 22.09 ASSESSMENT

PAGES 10 (including cover)

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

2.3.3 Town Planning Application - No. 58 Ellen Street, Springvale (Planning Application No. PLN19/0643) (Cont.)

Assessment Table for Clause 22.09

Clause 22.09-3.1 Design Principles for all residential developments

Title /Objective	Principles	Principle met/Principle not met/NA
Safety	<p>To encourage the provision of safer residential neighbourhoods, new development should enable passive surveillance through designs that:</p> <p>Incorporate active frontages including ground floor habitable room windows.</p>	<p>* Principle not met</p> <p>Habitable room windows overlook public and private realms to dwelling one (1). The ground floor of dwellings two (2) and three (3) have limited active surveillance to the street due to the location of the internal laundry area.</p> <p>A condition has been placed to the permit to amalgamate this into the bathroom to either side allowing for views onto the street from the main living/dining areas.</p>
	<p>Maximise the number of habitable room windows on all levels of residential buildings that overlook the public realm, streets, laneways, internal access ways and car parking areas.</p>	<p>✓ Principle met</p> <p>The proposal has maximised habitable room windows to overlook the public and private realms where possible within the development.</p>
	<p>Use semi-transparent fences to the street frontage.</p>	<p>✓ Principle met</p> <p>No front fencing proposed</p>
	<p>Light communal spaces including main entrances and car parking areas with high mounted sensor-lights.</p>	<p>✓ Principle met</p> <p>External lighting provided</p>
	<p>Ensure that all main entrances are visible and easily identifiable from the street.</p>	<p>✓ Principle met</p> <p>Each dwelling is accommodated with a well defined entry point</p>
	<p>Locate non-habitable rooms such as bathrooms, away from entrances and street frontage.</p>	<p>✓ Principle met</p> <p>Non habitable rooms are located to the sides and rear of the proposal</p>

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

ORDINARY COUNCIL MEETING - AGENDA

2.3.3 Town Planning Application - No. 58 Ellen Street, Springvale (Planning Application No. PLN19/0643) (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.	✓ Principle met
	Provide substantial, high quality landscaping along vehicular accessways.	✓ Principle met Landscaping provided along accessways
	Include the planting of at least one substantial canopy tree to each front setback and ground level secluded private open space area.	✓ Principle met Landscaping plan includes canopy trees to the front and to the area of private open space for each dwelling
	Planting trees that are common to and perform well in the area.	✓ Principle met
	Avoid the removal of existing mature trees by incorporating their retention into the site design.	✓ Principle met No existing mature trees to the site
	Use landscaping to soften the appearance of the built form when viewed from the street and to respect the amenity of adjoining properties.	✓ Principle met Sufficient landscaping provided to the street, side and rear setbacks
	Ensure that landscaping also addresses the Safety Design Principles.	✓ Principle met
	Canopy trees should be planted in well proportioned setbacks/private open space that are sufficient to accommodate their future growth to maturity.	✓ Principle met
	Landscaping should minimise the impact of increased storm water runoff through water sensitive urban design and reduced impervious surfaces.	✓ Principle met Permeable paving provided to areas of secluded private open space
Landscaping should be sustainable, drought tolerant, and include indigenous species and be supported through the provision of rainwater tanks.	✓ Principle met	
Car parking	The existing level of on-street car parking should be maintained by avoiding second crossovers on allotments with frontage widths less than 17 metres.	✓ Principle met One crossover to a frontage of 13 metres and two crossovers to a frontage of 30 metres

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ORDINARY COUNCIL MEETING - AGENDA

2.3.3 Town Planning Application - No. 58 Ellen Street, Springvale (Planning Application No. PLN19/0643) (Cont.)

	<p>On-site car parking should be:</p> <ul style="list-style-type: none"> Well integrated into the design of the building, Generally hidden from view or appropriately screened where necessary, Located to the side or rear of the site so as to not dominate the streetscape and to maximise soft landscaping opportunities at ground level. <p>Where car parking is located within the front setback it should be:</p> <ul style="list-style-type: none"> Fully located within the site boundary, and Capable of fully accommodating a vehicle between a garage or carport and the site boundary. <p>Developments with basement car parking should consider flooding concerns where applicable.</p>	<p>✓ Principle met Car parking spaces are integrated into the sides of each dwelling</p> <p>✓ Principle met Car parking spaces are fully located within the site boundary</p> <p>NA</p>
<p>Setbacks, front boundary and width</p>	<p>Residential developments should: Provide a front setback with fence design and height in keeping with the predominant street pattern.</p> <p>Maintain the apparent frontage width pattern.</p> <p>Provide appropriate side setbacks between buildings to enable screen planting where required, and at least one generous side setback to enable the retention of trees and/or the planting and future growth of trees to maturity.</p> <p>Provide open or low scale front fences to allow a visual connection between landscaping in front gardens and street tree planting.</p>	<p>✓ Principle met One dwelling fronting Ellen Street and two fronting Thames Avenue is keeping with the existing predominant street pattern with no front fencing corresponding with the existing low scale character</p> <p>✓ Principle met</p> <p>✓ Principle met Appropriate setbacks provided for landscaping</p> <p>✓ Principle met No front fence proposed</p>
<p>Private open space</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>✓ Principle met Private open space areas are easily accessible from the main ground floor living and dining areas</p>

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ORDINARY COUNCIL MEETING - AGENDA

2.3.3 Town Planning Application - No. 58 Ellen Street, Springvale (Planning Application No. PLN19/0643) (Cont.)

	<p>Ground level private open space areas should be able to accommodate boundary landscaping, domestic services and outdoor furniture so as to maximise the useability of the space.</p> <p>Private open space should be positioned to maximise solar access.</p> <p>Upper floor levels of the same dwelling should avoid encroaching secluded private open space areas to ensure the solar access, useability and amenity of the space is not adversely affected.</p> <p>Upper level dwellings should avoid encroaching the secluded private open space of a separate lower level dwelling so as to ensure good solar access and amenity for the lower level dwelling.</p>	<p>✓ Principle met Private open spaces are appropriately dimensioned to accommodate domestic services and outdoor furniture</p> <p>✓ Principle met Sufficient setbacks are met to allow for solar access</p> <p>✓ Principle met First floors do not encroach onto areas of private open space</p> <p>✓ Principle met</p> <p>✓ Principle met Pitched roof forms, varying materials and well proportioned window to wall space proposed to correspond with the streetscape</p>
	<p>All residential developments should respect the dominant façade pattern of the streetscape by:</p> <ul style="list-style-type: none"> Using similarly proportioned roof forms, windows, doors and verandahs; and Maintaining the proportion of wall space to windows and door openings. <p>Balconies should be designed to reduce the need for screening from adjoining dwellings and properties.</p>	<p>NA</p> <p>NA</p>
	<p>The development of new dwellings to the rear of existing retained dwellings is discouraged where:</p> <ul style="list-style-type: none"> The siting of the retained dwelling would not enable an acceptable future site layout for either the proposed or future dwelling; or The retention of the existing dwelling detracts from the identified future character. <p>On sites adjacent to identified heritage buildings, infill development should respect the adjoining heritage by:</p> <ul style="list-style-type: none"> Not exceeding the height of the neighbouring significant building; Minimising the visibility of higher sections of the new building; and Setting higher sections back at least the depth of one room from the frontage. 	<p>NA</p>
Site Design	Residential development should:	

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ORDINARY COUNCIL MEETING - AGENDA

2.3.3 Town Planning Application - No. 58 Ellen Street, Springvale (Planning Application No. PLN19/0643) (Cont.)

	<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>Ensure that building height, massing articulation responds sensitively to existing residential interfaces, site circumstances, setbacks and streetscape and reduces the need for screening.</p> <p>Provide sufficient setbacks (including the location of basements) to ensure the retention of existing trees and to accommodate the future growth of new trees.</p> <p>Provide suitable storage provisions for the management of operational waste</p> <p>Appropriately located suitable facilities to encourage public transport use, cycling and walking.</p>	<p>✓ Principle met No overlooking or overshadowing issues as assessed under Clause 55</p> <p>✗ Principle not met The proposed laundry areas to the ground floors of dwellings two (2) and three (3) restrict north facing solar access into the main living/dining area. A condition is required to amalgamate the laundry and bathroom to the side allowing for enhanced passive thermal performance</p> <p>✓ Principle met The double storey form responds to existing dwellings as the first floor setbacks are well recessed from the sensitive interfaces of areas of secluded private open space and habitable room windows</p> <p>✓ Principle met Bin storage is conveniently located</p> <p>✓ Principle met</p>
Materials & Finishes	<p>Residential development should:</p> <p>Use quality, durable building materials and finishes that are designed for residential purposes.</p>	<p>✓ Principle met Materials are suited for residential development</p>
	<p>Avoid the use of commercial or industrial style building materials and finishes.</p>	<p>✓ Principle met</p>

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ORDINARY COUNCIL MEETING - AGENDA

2.3.3 Town Planning Application - No. 58 Ellen Street, Springvale (Planning Application No. PLN19/0643) (Cont.)

<p>✓ Principle met Varying materials are used creating visual interest</p> <p>✓ Principle met A consistent colour pallet is proposed</p> <p>✓ Principle met The proposed materials are durable and typical for this type of development</p>	<p>Avoid using materials such as rendered cement sheeting, unarticulated surfaces and excessive repetitive use of materials.</p> <p>Use a consistent simple palette of materials, colours finishes and architectural detailing.</p> <p>Maximise the ongoing affordability and sustainability of residential developments through the selection of low maintenance, resource and energy efficient materials and finishes that can be reasonably expected to endure for the life of the building.</p>	
<p>✓ Principle met Bin and recycling enclosures, mailboxes, clotheslines, and water tanks are all provided and are easily accessible for each dwelling</p> <p>✓ Principle met Domestic services are predominantly located to the side and rear boundaries</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>Domestic services normal to a dwelling and Building services</p>
<p>✓ Principle met Main living areas and private open spaces have good connectivity</p> <p>✓ Principle met</p> <p>✓ Principle met</p>	<p>Residential development should:</p> <p>Ensure that dwelling layouts have connectivity between the main living area and private open space.</p> <p>Be designed to avoid reliance on borrowed light to habitable rooms.</p> <p>Ensure that balconies and habitable room windows are designed and located to reduce the need for excessive screening.</p>	<p>Internal Amenity</p>

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**2.3.3 Town Planning Application - No. 58 Ellen Street, Springvale (Planning Application No. PLN19/0643)
(Cont.)**

	Ensure that dwellings without ground level main living areas meet the Standards of Clauses 55.03-5, 55.04-1, 6 & 7, 55.05-3, 4 & 5.	* Principle not met Clause 55.03-5 and the principle is met through a permit condition
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If the details of the attachment are unclear please contact Governance on 8571 5309.

2.3.3 Town Planning Application - No. 58 Ellen Street, Springvale (Planning Application No. PLN19/0643) (Cont.)

Clause 22.09-3.3 Design principles for Incremental Change Areas – General Residential Zone (GRZ)	
Titles & Objectives	Principles
Preferred housing type	<p>The preferred housing type for the Incremental Change Area is medium density.</p> <p>✓ Principle met The proposal is for a medium density development</p>
Building Height	<p>The preferred maximum building height for land within the GRZ1 and GRZ2 is up to 2 storeys, including ground level.</p> <p>✓ Principle met The maximum height is double storey</p>
Landscaping	<p>Residential development should use landscaping to create a landscaped character, particularly canopy trees in front and rear gardens; and to protect the outlook of adjoining properties</p> <p>✓ Principle met</p>
Setbacks, front boundary and width	<p>Parking, paving and car access within the front boundary setback should be limited in order to maximise the opportunity for soft landscaping and prevent the over dominance of carports and garages in the street.</p> <p>✓ Principle met Carports and garages are fully located to the sides of the development</p>
Private open space	<p>Residential development should provide secluded private open space at the side or rear of each dwelling to avoid the need for excessive screening or high front fencing.</p> <p>✓ Principle met Private open spaces are to the sides and rears of dwellings and appropriately located for the orientation and layout of the proposal</p>
Bulk & Built Form	<p>Residential development should:</p> <p>Ensure that the built form respects the scale of existing prevailing built form character and responds to site circumstances and streetscape;</p> <p>✓ Principle met The built form responds sensitively to the neighbourhood character, site circumstances and streetscape. The first floors are well recessed from areas of secluded private open space and the front setbacks correspond with the existing site circumstances and preferred character</p>

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

ORDINARY COUNCIL MEETING - AGENDA

2.3.3 Town Planning Application - No. 58 Ellen Street, Springvale (Planning Application No. PLN19/0643) (Cont.)

	<p>Provide separation between dwellings at the upper level;</p> <p>Retain spines of open space at the rear of properties to maximise landscaping opportunities and protect private secluded open space;</p> <p>Position more intense and higher elements of built form towards the front and centre of a site, transitioning to single storey elements to the rear of the lot.</p> <p>The rearmost dwelling on a lot should be single storey to ensure the identified future character of the area and the amenity of adjoining properties is respected by maximising landscaping opportunities and protecting adjoining private secluded open space.</p> <p>Two storey dwellings to the rear of a lot may be considered where:</p> <ul style="list-style-type: none"> • The visual impact of the building bulk does not adversely affect the identified future character of the area; • Overlooking and/or overshadowing does not adversely affect the amenity of neighbouring properties; • The building bulk does not adversely affect the planting and future growth of canopy trees to maturity; • Sufficient side and rear boundary landscaping can be provided to screen adjoining properties; • Upper storey components are well recessed from adjoining sensitive interfaces. <p>Residential development should be well articulated through the use of contrast, texture, variation in forms, materials and colours.</p>	<p>✓ Principle met Sufficient separation provided at the first floor</p> <p>✓ Principle met Private open spaces are provided to the rears of dwellings two (2) and three (3) to retain spines of open space</p> <p>✓ Principle met The double storey form is predominantly located to the two street frontages with increased first floor setbacks from the west and south</p> <p>✓ Principle met The proposed double storey form across the site is considered to be acceptable. The first floor to dwellings two (2) and three (3) are well setback to 7.165 metres with a section of dwelling three to 3.93 metres reducing to bulk from the rear of the site and allowing for landscaping opportunities to grow to full maturity.</p> <p>The directly abutting sites to the west and south both have built form along the boundaries with the areas of secluded private open spaces to the south. The proposal does not overshadow or overlook these areas.</p> <p>✓ Principle met</p>
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Note: Other requirements also apply. These can be found at the schedule to the applicable zone.

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

**2.3.3 Town Planning Application - No. 58 Ellen Street, Springvale (Planning Application No. PLN19/0643)
(Cont.)**

STATUTORY PLANNING APPLICATIONS

**TOWN PLANNING APPLICATION NO. 58 ELLEN STREET, SPRINGVALE
(PLANNING APPLICATION NO. PLN19/0643)**

ATTACHMENT 4

CLAUSE 52.06 ASSESSMENT

PAGES 6 (including cover)

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

2.3.3 Town Planning Application - No. 58 Ellen Street, Springvale (Planning Application No. PLN19/0643) (Cont.)

Assessment Table - Clause 52.06

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:	✓ Standard met
	<ul style="list-style-type: none"> Be at least 3 metres wide. 	Each 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. 	NA
	<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. 	NA
	<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 No apparent obstructions
	<ul style="list-style-type: none"> If the accessway serves four or more car spaces or connects to a road in a Road Zone, the accessway must be designed to that cars can exit the site in a forward direction. 	NA
	<ul style="list-style-type: none"> Provide a passing area at the entrance at least 5 metres wide and 7 metres long if the accessway serves ten or more car parking spaces and is either more than 50 metres long or connects to a road in Road Zone. 	NA
	<ul style="list-style-type: none"> Have a corner splay or area at least 50 percent clear of visual obstructions extending at least 2 metres along the frontage road from the edge of an exit lane and 2.5 metres along the exit lane from the frontage, to provide a clear view of pedestrians on the footpath of the frontage road. The area clear of visual obstructions may include an adjacent entry or exit lane where more than one lane is provided, or adjacent landscaped areas, provided the landscaping in those areas is less than 900mm in height. 	✓ Standard met
	<p>If an accessway to four or more car parking spaces is from land in a Road Zone, the access to the car spaces must be at least 6 metres from the road carriageway.</p>	NA
	<p>If entry to the car space is from a road, the width of the accessway may include the road.</p>	✓ Standard met

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

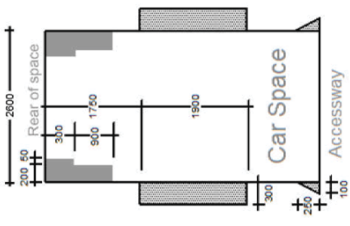
ORDINARY COUNCIL MEETING - AGENDA

2.3.3 Town Planning Application - No. 58 Ellen Street, Springvale (Planning Application No. PLN19/0643) (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>Single garage and carports each dimensioned a minimum 3.5 metres by 6 metres, clear of all obstructions</p> <p>Each tandem space dimensioned 2.6 metres by 4.9 metres</p>
Angle of car parking spaces to access way	Accessway width	Car space width	Car space length																															
Parallel	3.6 m	2.3 m	6.7 m																															
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ORDINARY COUNCIL MEETING - AGENDA

2.3.3 Town Planning Application - No. 58 Ellen Street, Springvale (Planning Application No. PLN19/0643) (Cont.)

<p>✓ Standard met No structures encroaching</p>	<p>A wall, fence, column, tree, tree guard or any other structure that abuts a car space must not encroach into the area marked 'clearance required' on Diagram 1, other than:</p> <ul style="list-style-type: none"> • A column, tree or tree guard, which may project into a space if it is within the area marked 'tree or column permitted' on Diagram 1. • A structure, which may project into the space if it is at least 2.1 metres above the space. <p>Diagram 1 Clearance to car parking spaces</p>  <p>Dimensions in millimetres Clearance required Tree or column permitted</p>
<p>✓ Standard met</p>	<p>Car spaces in garages or carports must be at least 6 metres long and 3.5 metres wide for a single space and 5.5 metres wide for a double space measured inside the garage or carport.</p>
<p>✓ Standard met At least 0.5 metres separation provided to each tandem space</p>	<p>Where parking spaces are provided in tandem (one space behind the other) an additional 500mm in length must be provided between each space.</p>
<p>✓ Standard met Each dwelling is accommodated with an undercover car 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>NA</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

2.3.3 Town Planning Application - No. 58 Ellen Street, Springvale (Planning Application No. PLN19/0643) (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>✓ Standard met Accessway grades are less than 1:10</p>													
<p>Design standard 4: Mechanical parking</p>	<p>Table 3: Ramp gradients</p> <table border="1" data-bbox="400 875 608 1552"> <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> <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. 	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</p> <p>NA</p> <p>NA</p> <p>NA</p> <p>✓ Standard met</p> <p>✓ Standard met</p> <p>NA</p> <p>NA</p> <p>NA</p>
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Private or residential car parks	20 metres or less	1:4 (25%)													
	longer than 20 metres	1:5 (20%)													
<p>Design standard 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 spaces are to the sides of the development</p>													

ORDINARY COUNCIL MEETING - AGENDA

2.3.3 Town Planning Application - No. 58 Ellen Street, Springvale (Planning Application No. PLN19/0643) (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 not met The carports to dwelling two (2) and three (3) are inappropriately open and not screened in any way. A condition is to be placed on the permit to have roller doors to the streetscape to enhance the streetscape design and screen the car parking spaces</p> <p>✓ Standard met Car parking spaces are easily accessible</p> <p>NA</p>
<p>Design standard 6: Safety</p>	<p>Car parking must be well lit and clearly signed.</p> <p>The design of car parks must maximise natural surveillance and pedestrian visibility from adjacent buildings.</p> <p>Pedestrian access to car parking areas from the street must be convenient.</p> <p>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 External lighting provided</p> <p>✓ Standard met</p> <p>✓ Standard met Pedestrian access is convenient to car parking areas</p> <p>✓ Standard met</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>✓ Standard met</p> <p>✓ Standard met Landscaping is provided to either sides of accessways</p> <p>✓ Standard met</p>

**2.3.3 Town Planning Application - No. 58 Ellen Street, Springvale (Planning Application No. PLN19/0643)
(Cont.)**

STATUTORY PLANNING APPLICATIONS

**TOWN PLANNING APPLICATION NO. 58 ELLEN STREET, SPRINGVALE
(PLANNING APPLICATION NO. PLN19/0643)**

ATTACHMENT 5

CLAUSE 55 ASSESSMENT

PAGES 42 (including cover)

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

2.3.3 Town Planning Application - No. 58 Ellen Street, Springvale (Planning Application No. PLN19/0643) (Cont.)

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

Clause 55.02-1 Neighbourhood character objectives

Title & Objective	Standard (Summarised)	Standard Met/Standard Not Met/NA
Standard B1	<p>The design response must be appropriate to the neighbourhood and the site.</p> <p>The proposed design response must respect the existing or preferred neighbourhood character and respond to the features of the site.</p>	<p>Standard met</p> <p>The proposed development is site responsive for a corner site within an incremental change area with sufficient setbacks, private open space areas and landscaping to correspond with the surrounding existing character</p> <p>Standard met</p> <p>The design respects the existing character and responds sensitively to abutting areas of open space and habitable room windows with increased setbacks to the side and rear of the site and clear separation between each dwelling to the first floor.</p>
Decision Guidelines	<p>Any relevant neighbourhood character objective, policy or statement set out in this scheme.</p> <p>The neighbourhood and site description.</p> <p>The design response.</p>	
Objectives	<p>To ensure that the design respects the existing neighbourhood character or contributes to a preferred neighbourhood character.</p> <p>To ensure that development responds to the features of the site and the surrounding area.</p>	<p>Objectives met</p>

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

2.3.3 Town Planning Application - No. 58 Ellen Street, Springvale (Planning Application No. PLN19/0643) (Cont.)

Clause 55.02-2 Residential policy objectives

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

2.3.3 Town Planning Application - No. 58 Ellen Street, Springvale (Planning Application No. PLN19/0643) (Cont.)

Clause 55.02-3 Dwelling diversity objective

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B3	Developments of ten or more dwellings should provide a range of dwelling sizes and types, including: <ul style="list-style-type: none"> • Dwellings with a different number of bedrooms. • At least one dwelling that contains a kitchen, bath or shower, and a toilet and wash basin at ground floor level. 	NA
Objective	To encourage a range of dwellings sizes and types in developments of ten or more dwellings.	

ORDINARY COUNCIL MEETING - AGENDA

2.3.3 Town Planning Application - No. 58 Ellen Street, Springvale (Planning Application No. PLN19/0643) (Cont.)

Clause 55.02-4 Infrastructure objectives

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

2.3.3 Town Planning Application - No. 58 Ellen Street, Springvale (Planning Application No. PLN19/0643) (Cont.)

Clause 55.02-5 Integration with the street objective

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B5	<p>Developments should provide adequate vehicle and pedestrian links that maintain or enhance local accessibility.</p> <p>Developments should be oriented to front existing and proposed streets.</p> <p>High fencing in front of dwellings should be avoided if practicable.</p> <p>Development next to existing public open space should be laid out to complement the open space.</p>	<p>Standard met Adequate vehicle and pedestrian links provided</p> <p>Standard met Dwelling one is orientated towards Ellen Street with dwellings two and three towards Thames Avenue</p> <p>Standard met No front fence proposed</p> <p>Standard met The development is not next to open space</p>
Decision Guidelines	<p>Any relevant urban design objective, policy or statement set out in this scheme. The design response.</p>	
Objective	<p>To integrate the layout of development with the street.</p>	<p>Objectives met</p>

ORDINARY COUNCIL MEETING - AGENDA

2.3.3 Town Planning Application - No. 58 Ellen Street, Springvale (Planning Application No. PLN19/0643) (Cont.)

Clause 55.03-1 Street setback objective

Title & Objective	Standards	Standard Met/Standard Not Met/NA															
<p>Standard B6</p>	<p>Walls of buildings should be set back from streets at least the distance specified in a schedule to the zone: <u>RGZ</u>: 5 metres or as per <i>Table B1, whichever is the lesser.</i> <u>GRZ</u>: 7.5 metres or as per <i>Table B1, whichever is the lesser.</i> <u>NRZ</u>: As per <i>Table B1.</i> Table B1 Street setback</p> <table border="1"> <thead> <tr> <th data-bbox="443 1518 497 1624">Development context</th> <th data-bbox="443 1124 497 1518">Minimum setback from front street (metres)</th> <th data-bbox="443 900 497 1124">Minimum setback from a side street (metres)</th> </tr> </thead> <tbody> <tr> <td data-bbox="497 1518 630 1624">There is an existing building on both the abutting allotments facing the same street, and the site is not on a corner.</td> <td data-bbox="497 1124 630 1518">The average distance of the setbacks of the front walls of the existing buildings on the abutting allotments facing the front street or 9 metres, whichever is the lesser.</td> <td data-bbox="497 900 630 1124">Not applicable</td> </tr> <tr> <td data-bbox="630 1518 750 1624">There is an existing building on one abutting allotment facing the same street and no existing building on the other abutting allotment facing the same street, and the site is not on a corner.</td> <td data-bbox="630 1124 750 1518">The same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 9 metres, whichever is the lesser.</td> <td data-bbox="630 900 750 1124">Not applicable</td> </tr> <tr> <td data-bbox="750 1518 821 1624">There is no existing building on either of the abutting allotments facing the same street, and the site is not on a corner.</td> <td data-bbox="750 1124 821 1518">6 metres for streets in a Road Zone, Category 1, and 4 metres for other streets.</td> <td data-bbox="750 900 821 1124">Not applicable</td> </tr> <tr> <td data-bbox="821 1518 1185 1624">The site is on a corner.</td> <td data-bbox="821 1124 1185 1518">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.</td> <td data-bbox="821 900 1185 1124">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.</td> </tr> </tbody> </table>	Development context	Minimum setback from front street (metres)	Minimum setback from a side street (metres)	There is an existing building on both the abutting allotments facing the same street, and the site is not on a corner.	The average distance of the setbacks of the front walls of the existing buildings on the abutting allotments facing the front street or 9 metres, whichever is the lesser.	Not applicable	There is an existing building on one abutting allotment facing the same street and no existing building on the other abutting allotment facing the same street, and the site is not on a corner.	The same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 9 metres, whichever is the lesser.	Not applicable	There is no existing building on either of the abutting allotments facing the same street, and the site is not on a corner.	6 metres for streets in a Road Zone, Category 1, and 4 metres for other streets.	Not applicable	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.	<p>Standard met</p> <p>GRZ1 7.5 m or as per table B1, whichever the lesser</p> <p>Front street = Ellen Street</p> <p>If there is a building facing the front street, the same or 9 metres, whichever the lesser</p> <ul style="list-style-type: none"> Dwelling one (1) front wall setback Proposed setback = 7.5 metres Abutting dwelling = 8.5 metres Required = 7.5 metres <p>Complies</p> <p>Side Street = Thames Avenue</p> <p>Front walls on side street same distance as the front wall of abutting allotments or 3 metres</p> <p>Side walls on side street same distance as the front wall of abutting allotments or 2 metres</p> <ul style="list-style-type: none"> Dwelling one (1) side wall setback Proposed setback = 5 metres Abutting dwelling = 7.6 metres Required = 2 metres minimum Dwelling two (2) front wall setback Proposed = 3 metres Abutting dwelling = 7.6 metres Required = 3 metres minimum Dwelling three (3) front wall setback Proposed = 3 metres Abutting dwelling = 7.6 metres Required = 3 metres minimum
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.															

ORDINARY COUNCIL MEETING - AGENDA

2.3.3 Town Planning Application - No. 58 Ellen Street, Springvale (Planning Application No. PLN19/0643) (Cont.)

		<p><i>Porches, pergolas and verandahs that are less than 3.6 metres high and eaves may encroach not more than 2.5 metres into the setbacks of this standard.</i></p> <p>The porches to both dwellings two (2) and three (3) extend to 2.5 metres and are 3.57 metres high.</p> <p>Complies</p>
<p>Decision Guidelines</p>	<p>Any relevant neighbourhood character objective, policy or statement set out in this scheme.</p> <p>The design response.</p> <p>Whether a different setback would be more appropriate taking into account the prevailing setbacks of existing buildings on nearby lots.</p> <p>The visual impact of the building when viewed from the street and from adjoining properties.</p> <p>The value of retaining vegetation within the front setback.</p> <p>To ensure that the setbacks of buildings from a street respect the existing or preferred neighbourhood character and make efficient use of the site.</p>	
<p>Objective</p>		<p>✓ Objectives met</p>

ORDINARY COUNCIL MEETING - AGENDA

2.3.3 Town Planning Application - No. 58 Ellen Street, Springvale (Planning Application No. PLN19/0643) (Cont.)

Clause 55.03-2 Building height objective

Title & Objective	Standards	Standard Met/Standard Not Met/NA
<p>Standard B7</p>	<p>The maximum building height should not exceed the maximum height specified in the zone, schedule to the zone or an overlay that applies to the land.</p> <p>RGZ: 13.5 metres <i>discretionary maximum</i> (refer Clause 32.07-8 for details)</p> <p>GRZ: 11 metres / 3 storeys <i>mandatory maximum</i> (refer Clause 32.08-9)</p> <p>NRZ: 9 metres / 2 storeys <i>mandatory maximum</i> (refer Clause 32.09-9)</p>	<p>✓ Standard met</p> <p>Maximum heights Dwelling one = 7.42 metres Dwelling two = 7.38 metres Dwelling three = 7.29 metres</p> <p>The proposal complies with the GRZ maximum building height of 11m</p>
<p>Decision Guidelines</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>Any relevant neighbourhood character objective, policy or statement set out in this scheme.</p> <p>Any maximum building height specified in the zone, a schedule to the zone or an overlay applying to the land.</p> <p>The design response.</p> <p>The effect of the slope of the site on the height of the building.</p> <p>The relationship between the proposed building height and the height of existing adjacent buildings.</p> <p>The visual impact of the building when viewed from the street and from adjoining properties.</p>	<p>N/A</p>
<p>Objective</p>	<p>To ensure that the height of buildings respects the existing or preferred neighbourhood character</p>	<p>✓ Objectives met</p>

2.3.3 Town Planning Application - No. 58 Ellen Street, Springvale (Planning Application No. PLN19/0643) (Cont.)

Clause 55.03-3 Site coverage objective		Standard Met/Standard Not Met/NA
Title & Objective	Standards	
Standard B8	<p>The site area covered by buildings should not exceed:</p> <ul style="list-style-type: none"> The maximum site coverage specified in a schedule to the zone, or If no maximum site coverage is specified in a schedule to the zone, 60 per cent. <p>RGZ1: 70% RGZ2: 70% RGZ3: 70% GRZ1: 60% (none specified) GRZ2: 60% (none specified) NRZ1: 50%</p>	<p>✓ Standard met</p> <p>Site Coverage is 234.7 sqm which equates to 42.32%, this is compliant with the GRZ1 maximum of 60%</p>
Decision Guidelines	<p>Any relevant neighbourhood character objective, policy or statement set out in this scheme.</p> <p>The design response.</p> <p>The existing site coverage and any constraints imposed by existing development or the features of the site.</p> <p>The site coverage of adjacent properties</p> <p>The effect of the visual bulk of the building and whether this is acceptable in the neighbourhood.</p> <p>To ensure that the site coverage respects the existing or preferred neighbourhood character and responds to the features of the site.</p>	
Objective		<p>✓ Objectives met</p>

ORDINARY COUNCIL MEETING - AGENDA

2.3.3 Town Planning Application - No. 58 Ellen Street, Springvale (Planning Application No. PLN19/0643) (Cont.)

Clause 55.03-4 Permeability objectives

Title & Objective	Standards	Standard Met/Standard Not Met/NA
<p>Standard B9</p>	<p>The site area covered by the pervious surfaces should be at least:</p> <ul style="list-style-type: none"> The minimum areas specified in a schedule to the zone, or If no minimum is specified in a schedule to the zone, 20 per cent of the site. <p><u>RGZ1</u>: 20% <u>RGZ2</u>: 20% (<i>none specified</i>) <u>RGZ3</u>: 20% (<i>none specified</i>) <u>GRZ1</u>: 30% <u>GRZ2</u>: 20% (<i>none specified</i>) <u>NRZ1</u>: 40%</p>	<p>Standard met Permeability is 262.4 sqm which equates to 47.32%, this complies with the GRZ1 minimum of 30%</p>
<p>Decision Guidelines</p>	<p>The design response.</p> <p>The existing site coverage and any constraints imposed by existing development.</p> <p>The capacity of the drainage network to accommodate additional stormwater.</p> <p>The capacity of the site to absorb run-off.</p> <p>The practicality of achieving the minimum site coverage of pervious surfaces, particularly on lots of less than 300 square metres.</p>	
<p>Objectives</p>	<p>To reduce the impact of increased stormwater run-off on the drainage system.</p> <p>To facilitate on-site stormwater infiltration.</p>	<p>Objectives met</p>

2.3.3 Town Planning Application - No. 58 Ellen Street, Springvale (Planning Application No. PLN19/0643) (Cont.)

Clause 55.03-5 Energy efficiency objectives	
Title & Objective	Standard Met/Standard Not Met/NA
<p>Standard B10</p> <p>Standards</p> <p>Buildings should be:</p> <ul style="list-style-type: none"> Oriented to make appropriate use of solar energy. Sited and designed to ensure that the energy efficiency of existing dwellings on adjoining lots is not unreasonably reduced. Sited and designed to ensure that the performance of existing rooftop solar energy systems 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 system must exist at the date the application is lodged. <p>Living areas and private open space should be located on the north side of the development, if practicable.</p>	<p>* Standard not met</p> <p>The development is designed to ensure that the energy efficiency of each dwelling is maximised with the maximum number of north facing windows and sufficient setbacks to allow solar access into open space.</p> <p>The proposal has not been designed to limit overshadowing of north facing solar panels to the abutting dwelling to No. 60 Ellen Street which have been located to the site since 2015.</p> <p>* Standard not met</p> <p>Dwellings are orientated to make the most efficient where possible, given the site circumstances of Thames Avenue fronting north, the proposal has allowed for an increased rear setback for sufficient solar access into the secluded private open spaces to dwellings two and three.</p> <p>The main living areas internal to dwellings two and three are unreasonably restricted from northern solar access due to the placement of the laundry and bathrooms to the ground floor.</p>
<p>Developments should be designed so that solar access to north-facing windows is maximised.</p>	<p>✓ Standard met</p> <p>The proposal has provided the maximum amount of north facing windows where possible</p>
<p>The design response.</p> <p>The size, orientation and slope of the lot.</p> <p>The existing amount of solar access to abutting properties.</p> <p>The availability of solar access to north-facing windows on the site.</p> <p>The extent to which an existing rooftop solar energy system on an adjoining lot is overshadowed by existing buildings or other permanent structures.</p> <p>Whether the existing rooftop solar energy system on an adjoining lot is appropriately located.</p>	<p>The proposal has designed a site responsive proposal to enhance the energy efficiency of the site with the abovementioned exceptions.</p> <p>The location of the solar panels to No. 60 Ellen Street are north facing to allow for a maximum amount of solar access. It is considered that it is unreasonable that the first floor to dwelling one overshadows approximately 50% of the north facing solar panels at 12pm. The bedroom 1 to dwelling one (1) is required to be setback an additional 0.5 metres to be in line with the Clause</p>

ORDINARY COUNCIL MEETING - AGENDA

2.3.3 Town Planning Application - No. 58 Ellen Street, Springvale (Planning Application No. PLN19/0643) (Cont.)

	<p>The effect of overshadowing on an existing rooftop solar energy system on an adjoining lot.</p>	<p>55.04-4 North Facing windows minimum setback requirement of 2.275 metres for a wall 5.73 metres high. The additional setback would ensure that the effect of overshadowing does not unreasonably reduce the existing energy systems.</p> <p>The main open living areas to dwellings two and three would achieve a sufficient amount of northern solar access with the amalgamation of the laundry and bathrooms to the ground floor. This would allow for northern solar access throughout the open plan ground floors enhancing the energy efficiency of the dwellings.</p>
<p>Objectives</p>	<p>To achieve and protect energy efficient dwellings and residential buildings.</p> <p>To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy.</p>	<p>* Objective not met</p> <p>It is considered that the proposal complies with the objectives to Clause 55.03-5 with the inclusion of the following condition to the permit:</p> <ol style="list-style-type: none"> 1. Delete the ground floor laundry and cupboard to create an open plan study living area to dwellings two (2) and three (3); 2. Increase dwelling one (1) bedroom 1 first floor setback from the southern boundary by 0.5 metres

2.3.3 Town Planning Application - No. 58 Ellen Street, Springvale (Planning Application No. PLN19/0643) (Cont.)

Clause 55.03-6 Open space objective

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B11	If any public or communal open space is provided on site, it should: <ul style="list-style-type: none"> • Be substantially fronted by dwellings, where appropriate. • Provide outlook for as many dwellings as practicable. • Be designed to protect any natural features on the site. • Be accessible and useable. 	NA
Decision Guidelines	Any relevant plan or policy for open space in the SPPF and the LPPF, including the MSS and local planning policies. The design response.	
Objective	To integrate the layout of development with any public and communal open space provided in or adjacent to the development.	

ORDINARY COUNCIL MEETING - AGENDA

2.3.3 Town Planning Application - No. 58 Ellen Street, Springvale (Planning Application No. PLN19/0643) (Cont.)

Clause 55.03-7 Safety objective

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B12	<p>Entrances to dwellings and residential buildings should not be obscured or isolated from the street and internal accessways.</p> <p>Planting which creates unsafe spaces along streets and accessways should be avoided.</p> <p>Developments should be designed to provide good lighting, visibility and surveillance of car parks and internal accessways.</p> <p>Private spaces within developments should be protected from inappropriate use as public thoroughfares.</p>	<p>✓ Standard met Entries are not obscured or isolated</p> <p>✓ Standard met Planting does not appear to create unsafe areas</p> <p>✓ Standard met External lighting provided to the vehicular and pedestrian access points</p> <p>✓ Standard met Private open spaces are fenced or blocked by buildings</p>
Decision Guidelines	The design response.	
Objectives	To ensure the layout of development provides for the safety and security of residents and property.	✓ Objectives met

2.3.3 Town Planning Application - No. 58 Ellen Street, Springvale (Planning Application No. PLN19/0643) (Cont.)

Clause 55.03-6 Landscaping objectives

Title & Objective	Standards	Standard Met/Standard Not Met/NA
<p>Standard B13</p> <p>The landscape layout and design should:</p> <ul style="list-style-type: none"> • Protect any predominant landscape features of the neighbourhood. • Take into account the soil type and drainage patterns of the site. • Allow for intended vegetation growth and structural protection of buildings. • In locations of habitat importance, maintain existing habitat and provide for new habitat for plants and animals. • Provide a safe, attractive and functional environment for residents. <p>Development should provide for the retention or planting of trees, where these are part of the character of the neighbourhood.</p> <p>Development should provide for the replacement of any significant trees that have been removed in the 12 months prior to the application being made</p> <p>The landscape design should specify landscape themes, vegetation (location and species), paving and lighting.</p> <p>Development should meet any additional landscape requirements specified in a schedule to the zone.</p> <p>All schedules to all residential zones: <i>“70% of ground level front setback, and side and rear setbacks, planted with substantial landscaping and canopy trees.”</i></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>✓ Standard met</p> <p>✓ Standard met No mature trees present</p> <p>✓ Standard met No significant trees have been removed in the last 12 month</p> <p>✓ Standard met</p> <p>✓ Standard met Northern frontage to Thames Avenue 31.09 metres wide 81.4 square metres total from the proposed development 68 square metres set aside for landscaping = 83.5% provided</p> <p>Eastern frontage to Ellen Street is 13.33 metres wide 90.2 square metres total from the proposed development 72.2 square metres set aside for landscaping = 80% provided</p> <p>The proposal has set aside more than 70% of ground level front setbacks for landscaping</p>
<p>Decision Guidelines</p>		

2.3.3 Town Planning Application - No. 58 Ellen Street, Springvale (Planning Application No. PLN19/0643) (Cont.)

	<p>The design response.</p> <p>The location and size of gardens and the predominant plant types in the neighbourhood.</p> <p>The health of any trees to be removed.</p> <p>Whether a tree was removed to gain a development advantage.</p>	
<p>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>	<p>✓ Objectives met</p>
<p>Clause 55.03-9 Access objective</p>		
<p>Title & Objective</p>	<p>Standards</p>	<p>Standard Met/Standard Not Met/NA</p>
<p>Standard B14</p>	<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>✓ Standard met</p> <p>Northern frontage = 31.09 metres Accessways = 6 metres = 19.29% Complies with the standard of less than 33%</p> <p>Eastern frontage = 13.33 metres Accessway = 3 metres = 22% Complies with the standard of less than 40%</p> <p>✓ Standard met</p> <p>Two crossovers proposed to the two dwellings fronting Tharnes Avenue and one to the one dwelling fronting Ellen Street</p> <p>✓ Standard met</p> <p>NA</p>

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2.3.3 Town Planning Application - No. 58 Ellen Street, Springvale (Planning Application No. PLN19/0643) (Cont.)

	Developments must provide for access for service, emergency and delivery vehicles.	<p>✓ Standard met The 3 metres wide accessway would be accessible for emergency and delivery vehicles</p>
Decision Guidelines	<p>The design response. The impact on neighbourhood character. The reduction of on-street car parking spaces. The effect on any significant vegetation on the site and footpath.</p>	
Objectives	To ensure the number and design of vehicle crossovers respects the neighbourhood character.	<p>✓ Objectives met</p>

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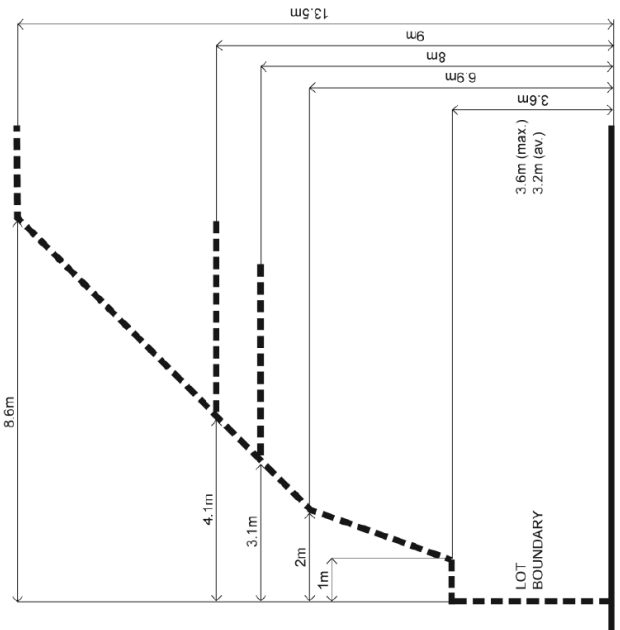
2.3.3 Town Planning Application - No. 58 Ellen Street, Springvale (Planning Application No. PLN19/0643) (Cont.)

Clause 55.03-10 Parking location objectives

Standards		Standard Met/Standard Not Met/NA
Title & Objective 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/Standard Not Met/NA</p> <p>* Standard not met Car parking is conveniently located to residential buildings. The carports to dwellings two (2) and three (3) are not well secure.</p> <p>✓ Standard met Each dwelling is accommodated with an individual accessway</p>
Decision Guidelines	The design response.	It is considered that the carports to dwellings two (2) and three (3) are required to have a door to the Thames Avenue frontage to secure the car parking space.
Objectives	<p>To provide convenient parking for residents and visitors vehicles.</p> <p>To protect residents from vehicular noise within developments.</p>	<p>* Objective not met</p> <p>The proposal complies with the objective to secure convenient car parking spaces with the inclusion of the following condition:</p> <ol style="list-style-type: none"> 1. Inclusion of a roller door to dwelling two (2) and three (3) carports.

2.3.3 Town Planning Application - No. 58 Ellen Street, Springvale (Planning Application No. PLN19/0643) (Cont.)

Clause 55.04-1 Side and rear setbacks objective

Title & Objective	Standards	Standard Met/Standard Not Met/N/A
<p>Standard B17</p> <ul style="list-style-type: none"> A new building not on or within 200mm of a boundary should be setback from side or rear boundaries: At least the distance specified in a schedule to the zone, or NRZI: "A building wall opposite an area of secluded private open space or a window to a living room of an existing dwelling should be setback a minimum of 2 metres." If no distance is specified in a schedule to the zone, 1 metre, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres. <p>Diagram B1 Side and rear setbacks</p>  <p>The diagram illustrates a lot boundary with several setbacks. A dashed line represents the lot boundary, and solid lines represent setbacks. Key dimensions include: 8.6m setback from the left boundary, 4.1m setback from a diagonal boundary, 3.1m setback from a vertical boundary, 2m setback from a vertical boundary, and 1m setback from a vertical boundary. Other setbacks shown are 3.6m (max) and 3.2m (av) from a vertical boundary, 5.9m, 6m, 8m, 9m, and 13.5m from various boundaries. The diagram is labeled 'LOT BOUNDARY'.</p>	<p>Standard met</p> <p>Minimum Setback Distances</p> <p>Dwelling one (1) existing</p> <p>Ground Floor</p> <p>Wall height is 2.95m requiring a 1m setback</p> <p>North – 5.04 metres</p> <p>South – 1.22 metres</p> <p>East – 7.5 metres</p> <p>West – dwelling wall on dwelling two carport wall</p> <p>First Floor</p> <p>Wall height is 5.73m requiring a 1.639m setback</p> <p>North – 5.1 metres</p> <p>South – 1.745 metres</p> <p>East – 7.575 metres</p> <p>West – 1.51 metres from dwelling two</p> <p>Dwelling two (2)</p> <p>Ground Floor</p> <p>Wall height is 3m requiring a 1m setback</p> <p>North – 3 metres with porch encroaching to 2.5 metres</p> <p>South – 1.4 metres</p> <p>East – carport wall on dwelling one</p> <p>West – dwelling wall on dwelling three</p> <p>First Floor</p> <p>Wall height is 5.73m requiring a 1.639m setback</p> <p>North – 3 metres</p> <p>South – 7.165 metres</p> <p>East – 1.51 metres from dwelling one</p> <p>West – 2.525 metres from dwelling three</p> <p>Dwelling three</p> <p>Ground floor</p> <p>Wall height is 3.2m requiring a 1m setback</p> <p>North – 3 metres front setback with porch encroaching to 2.5 metres</p> <p>South – 1.4 metres</p> <p>East – dwelling wall on dwelling two</p> <p>West – 1.8 metres</p>	

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2.3.3 Town Planning Application - No. 58 Ellen Street, Springvale (Planning Application No. PLN19/0643) (Cont.)

		<p>First Floor Wall height is 5.73m requiring a 1.639m setback North – 3 metres South – 3.93 metres East – 2.525 metres from dwelling two West – 1.83 metres</p> <p>✓ Standard met No encroachments more than 0.5 metres</p> <p>✓ Standard met No landings encroaching into the minimum setbacks</p>
Decision Guidelines	<p>Sunblinds, verandahs, porches, eaves, fascias, gutters, masonry chimneys, flues, pipes, domestic fuel or water tanks, and heating or cooling equipment or other services may encroach not more than 0.5 metres into the setbacks of this standard.</p> <p>Landings having an area of not more than 2 square metres and less than 1 metre high, stairways, ramps, pergolas, shade sails and carports may encroach into the setbacks of this standard.</p> <p>Any relevant neighbourhood character objective, policy or statement set out in this scheme.</p> <p>The design response.</p> <p>The impact on the amenity of the habitable room windows and secluded private open space of existing dwellings.</p> <p>Whether the wall is opposite an existing or simultaneously constructed wall built to the boundary.</p> <p>Whether the wall abuts a side or rear lane.</p> <p>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		<p>✓ Objectives met</p>

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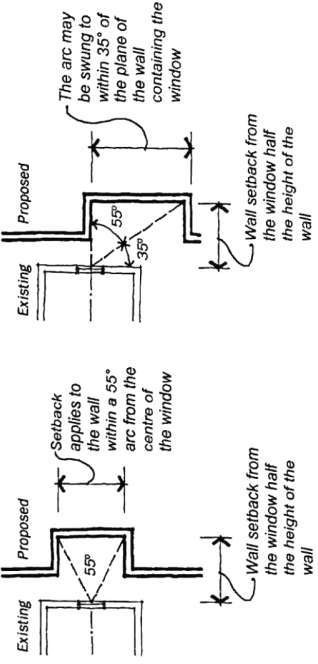
2.3.3 Town Planning Application - No. 58 Ellen Street, Springvale (Planning Application No. PLN19/0643) (Cont.)

Clause 55.04-2 Walls on boundaries objective

Title & Objective	Standards	Standard Met/Standard Not Met/NA
<p>Standard B18</p> <p>A new wall constructed on or within 200mm of a side or rear boundary of a lot or a carport constructed on or within 1 metre of a side or rear boundary of lot should not abut the boundary.</p> <ul style="list-style-type: none"> • For a length of more than the distance specified in the schedule to the zone; or • If no distance is specified in a schedule to the zone, for a length of more than: <ul style="list-style-type: none"> - 10 metres plus 25 per cent of the remaining length of the boundary of an adjoining lot, or - Where there are existing or simultaneously constructed walls or carports abutting the boundary on an abutting lot, the length of the existing or simultaneously constructed walls or carports, whichever is the greater. <p>A new wall or carport may fully abut a side or rear boundary where slope and retaining walls or fences would result in the effective height of the wall or carport being less than 2 metres on the abutting property.</p> <p>A building on a boundary includes a building set back up to 200mm from a boundary.</p> <p>The height of a new wall constructed on or within 200 mm of a side or rear boundary or a carport constructed on or within 1 metre of a side or rear boundary should not exceed an average of 3.2 metres with no part higher than 3.6 metres unless abutting a higher existing or simultaneously constructed wall.</p>	<p>Any relevant neighbourhood character objective, policy or statement set out in this scheme.</p> <p>The design response.</p> <p>The extent to which walls on boundaries are part of the neighbourhood character.</p> <p>The impact on the amenity of existing dwellings.</p> <p>The opportunity to minimise the length of walls on boundaries by aligning a new wall on a boundary with an existing wall on a lot of an adjoining property.</p> <p>The orientation of the boundary that the wall is being built on.</p> <p>The width of the lot.</p> <p>The extent to which the slope and retaining walls or fences reduce the effective height of the wall.</p> <p>Whether the wall abuts a side or rear lane.</p> <p>The need to increase the wall height to screen a box gutter.</p>	<p>Standard met</p> <p>No proposed walls on or within 0.2 metres of a boundary</p> <p>Standard met</p> <p>Standard met</p> <p>Standard met</p>

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2.3.3 Town Planning Application - No. 58 Ellen Street, Springvale (Planning Application No. PLN19/0643) (Cont.)

<p>Objectives</p>	<p>To ensure that the location, length and height of a wall on a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.</p>	<p>✓ Objectives met</p>
<p>Clause 55.04-3 Daylight to existing windows objective</p>		
<p>Standards</p>		
<p>Title & Objective</p> <p>Standard B19</p>	<p>Buildings opposite an existing habitable room window should provide for a light court to the existing window that has a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky. The calculation of the area may include land on the abutting lot.</p>	<p>Standard Met/Standard Not Met/NA</p> <p>✓ Standard met</p> <p>No. 60 Ellen Street has two north facing habitable room windows 1.2 metres from the boundary.</p> <p>Existing site circumstances is a paling fence 1.8 metres high.</p> <p>The proposed 1.2 metres to the ground floor of dwelling one (1) would allow for a minimum of 3 square metres and 1 metre clear to the sky for the eastern window and the western window adjoins the area of secluded private open space with a minimum 5 metres setback from the proposed dwelling two (2).</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</p> <p>The garage to dwelling one (1) is proposed to be a maximum 2.91 metres high</p>	<p>Where the existing window is above ground floor level, the wall height is measured from the floor level of the room containing the window.</p>
<p>Decision Guidelines</p>	<p>The design response.</p> <p>The extent to which the existing dwelling has provided for reasonable daylight access to its</p>	

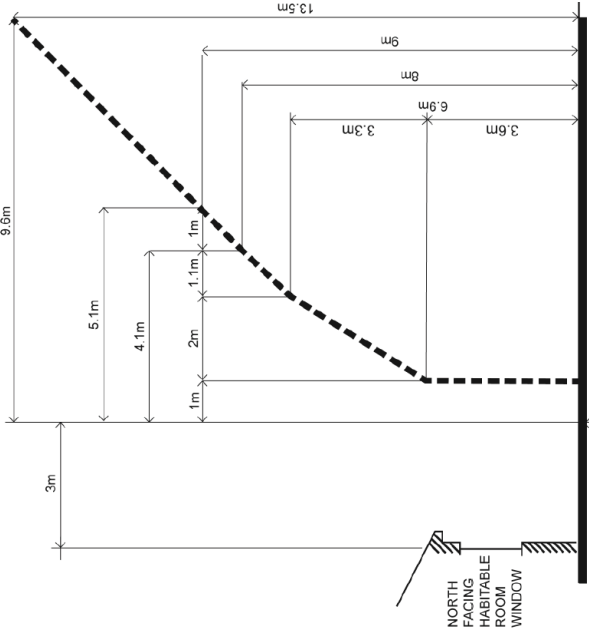
2.3.3 Town Planning Application - No. 58 Ellen Street, Springvale (Planning Application No. PLN19/0643) (Cont.)

	habitable rooms through the siting and orientation of its habitable room windows. The impact on the amenity of existing dwellings.	
Objective	To allow adequate daylight into existing habitable room windows.	✓ Objectives met

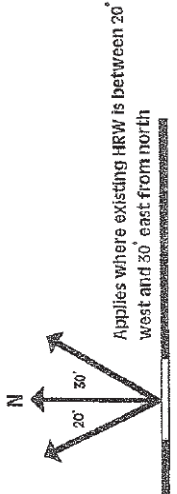
ORDINARY COUNCIL MEETING - AGENDA

2.3.3 Town Planning Application - No. 58 Ellen Street, Springvale (Planning Application No. PLN19/0643) (Cont.)

Clause 55.04-4 North-facing windows objective

Title & Objective	Standards	Standard Met/Standard Not Met/NA
<p>Standard B20</p> <p>If a north-facing habitable room window of an existing dwelling is within 3 metres of a boundary on an abutting lot, a building should be setback from the boundary 1 metre, plus 0.6 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres, for a distance of 3 metres from the edge of each side of the window.</p> <p>Diagram B3 North-facing windows</p> 	<p>Standard B20</p> <p>Two north facing windows to the abutting site No. 60 Ellen Street within 3 metres of the boundary.</p> <p>Ground floor to dwelling one is 2.74 metres high requiring a 1 metre setback</p> <p>1.2 metres provided</p> <p>Complies</p> <p>First floor to dwelling one is 5.73 metres high requiring a 2.278 metre setback</p> <p>2.755 metres provided within the axis of the north facing window</p> <p>Complies</p>	<p>Standard Met/Standard Not Met/NA</p> <p>✓ Standard met</p> <p>Two north facing windows to the abutting site No. 60 Ellen Street within 3 metres of the boundary.</p> <p>Ground floor to dwelling one is 2.74 metres high requiring a 1 metre setback</p> <p>1.2 metres provided</p> <p>Complies</p> <p>First floor to dwelling one is 5.73 metres high requiring a 2.278 metre setback</p> <p>2.755 metres provided within the axis of the north facing window</p> <p>Complies</p>
	<p>A north facing window is a window with an axis perpendicular to its surface orientated north 20 degrees west to north 30 degrees east.</p>	

**2.3.3 Town Planning Application - No. 58 Ellen Street, Springvale (Planning Application No. PLN19/0643)
 (Cont.)**

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

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2.3.3 Town Planning Application - No. 58 Ellen Street, Springvale (Planning Application No. PLN19/0643) (Cont.)

Clause 55.04-5 Overshadowing open space objective

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B21	<p>Where sunlight to the secluded private open space of an existing dwelling is reduced, at least 75 per cent, or 40 square metres with a minimum dimension of 3 metres, whichever is the lesser area, of the secluded private open space should receive a minimum of five hours of sunlight between 9am and 3pm on 22 Sept.</p> <p>If existing sunlight to the secluded private open space of an existing dwelling is less than the requirements of this standard, the amount of sunlight should not be further reduced.</p>	<p>Standard met Shadow diagrams are provided with the submitted plans demonstrating that the directly abutting lots to the west and the south are not overshadowed with at least 75% of the areas of secluded private open space unaffected at all times of day</p> <p>Standard met Existing areas of secluded private open space exceed the requirement</p>
Decision Guidelines	<p>The design response.</p> <p>The impact on the amenity of existing dwellings.</p> <p>Existing sunlight penetration to the secluded private open space of the existing dwelling.</p> <p>The time of day that sunlight will be available to the secluded private open space of the existing dwelling.</p> <p>The effect of a reduction in sunlight on the existing use of the existing secluded private open space.</p> <p>To ensure buildings do not significantly overshadow existing secluded private open space.</p>	
Objective		Objectives met

2.3.3 Town Planning Application - No. 58 Ellen Street, Springvale (Planning Application No. PLN19/0643) (Cont.)

Clause 55.04-6 Overlooking objective

Title & Objective	Standards	Standard Met/Standard Not Met/NA
<p>Standard B22</p>	<p>A habitable room window, balcony, terrace, deck or patio should be located and designed to avoid direct views into the secluded private open space of an existing dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio. Views should be measured within a 45 degree angle from the plane of the window or perimeter of the balcony, terrace, deck or patio, and from a height of 1.7 metres above floor level.</p> <p>Diagram B4 Overlooking open space</p>	<p>Standard met</p> <p>All first floor habitable room windows facing west and south to the proposal are highlighted or fixed obscured to a minimum 1.7 metres above finished floor level with the exception of bedroom 3 of dwelling three (3) which does not overlook into a habitable room window or area of secluded private open space at 9 metres distance.</p>
<p>A habitable room window, balcony, terrace, deck or patio with a direct view into a habitable room window of existing dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio should be either:</p> <ul style="list-style-type: none"> • Offset a minimum of 1.5 metres from the edge of one window to the edge of the other. • Have sill heights of at least 1.7 metres above floor level. 	<p>Standard met</p>	

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2.3.3 Town Planning Application - No. 58 Ellen Street, Springvale (Planning Application No. PLN19/0643) (Cont.)

	<ul style="list-style-type: none"> • Have fixed, obscure glazing in any part of the window below 1.7 metre above floor level. • Have permanently fixed external screens to at least 1.7 metres above floor level and be no more than 25 per cent transparent. <p>Obscure glazing in any part of the window below 1.7 metres above floor level may be operable provided that there are no direct views as specified in this standard.</p> <p>Screens used to obscure a view should be:</p> <ul style="list-style-type: none"> • Perforated panels or trellis with a maximum of 25 per cent openings or solid translucent panels. • Permanent, fixed and durable. • Designed and coloured to blend in with the development. <p>The standard does not apply to a new habitable room window, balcony, terrace, deck or patio which faces a property boundary where there is a visual barrier at least 1.8 metres high and the floor level of the habitable room, balcony, terrace, deck or patio is less than 0.8 metres above ground level at the boundary.</p>	<p>✓ Standard met</p> <p>✓ Standard met</p> <p>✓ Standard met</p> <p>The maximum finished floor level to the ground floor is 0.3 metres above natural ground level. There is no area to the ground floor above 0.8 metres of natural ground level.</p>
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		<p>✓ Objectives met</p>

**2.3.3 Town Planning Application - No. 58 Ellen Street, Springvale (Planning Application No. PLN19/0643)
 (Cont.)**

Clause 55.04-7 Internal views objective

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B23	Windows and balconies should be designed to prevent overlooking of more than 50 per cent of the secluded private open space of a lower-level dwelling or residential building directly below and within the same development.	<p>Standard met All first floor windows facing south are highlighted to 1.7 metres above finished floor level. There are no possibilities of internal views.</p>
Decision Guidelines	The design response.	
Objective	To limit views into the secluded private open space and habitable room windows of dwellings and residential buildings within a development.	<p>Objectives met</p>

2.3.3 Town Planning Application - No. 58 Ellen Street, Springvale (Planning Application No. PLN19/0643) (Cont.)

Clause 55.04-8 Noise impacts objectives

Title & Objective	Standards	Standard Met/Standard Not Met/NA
<p>Standard B24</p>	<p>Noise sources, such as mechanical plant, should not be located near bedrooms of immediately adjacent existing dwellings.</p> <p>Noise sensitive rooms and secluded private open spaces of new dwellings and residential buildings should take into account of noise sources on immediately adjacent properties.</p> <p>Dwellings and residential buildings close to busy roads, railway lines or industry should be designed to limit noise levels in habitable rooms.</p>	<p>✓ Standard met No noise sources apparent</p> <p>✓ Standard met</p> <p>✓ Standard met</p>
<p>Decision Guidelines</p>	<p>The design response.</p>	
<p>Objectives</p>	<p>To contain noise sources within development that may affect existing dwellings.</p> <p>To protect residents from external noise.</p>	<p>✓ Objectives met</p>

**2.3.3 Town Planning Application - No. 58 Ellen Street, Springvale (Planning Application No. PLN19/0643)
 (Cont.)**

Clause 55.05-1 Accessibility objective

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B25	The dwelling entries of the ground floor of dwellings and residential buildings should be accessible or able to be easily made accessible to people with limited mobility.	✓ Standard met The design ensures easy accessibility into each dwelling
Objective	To encourage the consideration of the needs of people with limited mobility in the design of developments.	✓ Objectives met

2.3.3 Town Planning Application - No. 58 Ellen Street, Springvale (Planning Application No. PLN19/0643) (Cont.)

Clause 55.05-2 Dwelling entry objective

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B26	Entries to dwellings and residential buildings should: <ul style="list-style-type: none"> • Be visible and easily identifiable from streets and other public areas. • Provide shelter, a sense of personal address and a transitional space around the entry. 	Standard met The design is easily identifiable to the street view, provides shelter and allows each dwelling to have its own sense of identity through separation at the first floor, individual accessways and the porch detailing.
Objective	To provide each dwelling or residential building with its own sense of identity.	Objectives met

2.3.3 Town Planning Application - No. 58 Ellen Street, Springvale (Planning Application No. PLN19/0643) (Cont.)

Clause 55.05-3 Daylight to new windows objective

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

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2.3.3 Town Planning Application - No. 58 Ellen Street, Springvale (Planning Application No. PLN19/0643) (Cont.)

Clause 55.05-4 Private open space objective

Title & Objective	Standards	Standard Met/Standard Not Met/NA
<p>Standard B28</p> <p>A dwelling or residential building should have private open space of an area and dimensions specified in a schedule to the zone.</p> <p>GRZ1: <i>“An area of 50 square metres of ground level, private open space, with an area of secluded private open space at the side or rear of the dwelling with a minimum area of 30 square metres and a minimum dimension of 5 metres and convenient access from a living room; or</i></p> <p><i>A balcony or rooftop with a minimum area of 10 square metres with a minimum width of 2 metres that is directly accessible from the main living area.”</i></p>	<p>If no area or dimensions are specified in a schedule to the zone, a dwelling or residential building should have private open space consisting of:</p> <ul style="list-style-type: none"> • An area of 40 square metres, with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling or residential building with a minimum area of 25 square metres, a minimum dimension of 3 metres and convenient access from a living room, or • A balcony of 8 square metres with a minimum width of 1.6 metres and convenient access from a living room, or • A roof-top area of 10 square metres with a minimum width of 2 metres and convenient access from a living room. <p>The balcony requirements in Clause 55.05-4 do not apply to an apartment development.</p> <p>The design response:</p> <p>The useability of the private open space, including its size and accessibility.</p>	<p>Standard met</p> <p>Ground floor private open space</p> <p>Dwelling one (1) A total area of 113.9 square metres to the front and side of the dwelling consisting of a minimum area of 30.5 square metres to the side with a minimum dimension of 5.04 metres and convenient access to the main living area and with an additional 5.4 square metres to the rear of the garage.</p> <p>Dwelling two (2) A total area of 51 square metres provided to the front and rear of the dwelling consisting of a minimum area of 30.1 square metres to the rear with a minimum dimension of 5 metres and convenient access to the main ground floor living area</p> <p>Dwelling three (3) A total area of 73.8 square metres to the front side and rear of the dwelling consisting of a minimum area of 31.2 square metres with a minimum dimension of 5 metres and convenient access to the main living area</p> <p>NA</p>
Decision Guidelines		

2.3.3 Town Planning Application - No. 58 Ellen Street, Springvale (Planning Application No. PLN19/0643) (Cont.)

	<p>The availability of and access to public or communal open space.</p> <p>The orientation of the lot to the street and the sun.</p>	
<p>Objective</p>	<p>To provide adequate private open space for the reasonable recreation and service needs of residents.</p>	<p>✓ Objectives met</p>

2.3.3 Town Planning Application - No. 58 Ellen Street, Springvale (Planning Application No. PLN19/0643) (Cont.)

Clause 55.05-5 Solar access to open space objective

Standards		Standard Met/Standard Not Met/NA
Title & Objective Standard B29	<p>The private open space should be located on the north side of the dwelling or residential building, if appropriate.</p> <p>The southern boundary of secluded private open space should be set back from any wall on the north of the space at least $(2 + 0.9h)$ metres, where 'h' is the height of the wall.</p> <p>Diagram B5 Solar access to open space</p>	<p>Standard met</p> <p>The primary area of secluded private open space to dwelling two and three are located to the south of a wall</p> <p>Dwelling two (2)</p> <p>Ground floor wall height is 3.317 metres $2 + 0.9 \times 3 = 4.99$ metres required 5.03 metres provided</p> <p>First floor wall height is 5.73 metres $2 + 0.9 \times 5.4 = 7.157$ metres 7.165 metres provided</p> <p>Dwelling three (3)</p> <p>Ground floor wall height is 3.317 metres $2 + 0.9 \times 3.2 = 4.99$ metres required 5.03 metres provided</p> <p>First floor wall height is 5.73 metres $2 + 0.9 \times 5.6 = 7.1574$ metres 7.165 metres provided</p> <p>Complies</p>
Decision Guidelines	<p>The design response.</p> <p>The useability and amenity of the secluded private open space based on the sunlight it will receive.</p>	
Objective	To allow solar access into the secluded private open space of new dwellings and residential buildings.	Objectives met

2.3.3 Town Planning Application - No. 58 Ellen Street, Springvale (Planning Application No. PLN19/0643) (Cont.)

Clause 55.05-6 Storage objective

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B30	Each dwelling should have convenient access to at least 6 cubic metres of externally accessible, secure storage space.	<p>Standard met 6 cubic metres of externally accessible storage within the garage to dwelling one and both under the internal stairs and as overhead storage to dwelling two and three</p>
Objective	To provide adequate storage facilities for each dwelling.	<p>Objectives met</p>

ORDINARY COUNCIL MEETING - AGENDA

2.3.3 Town Planning Application - No. 58 Ellen Street, Springvale (Planning Application No. PLN19/0643) (Cont.)

Clause 55.06-1 Design detail objective

Title & Objective	Standards	Standard Met/Standard Not Met/NA
<p>Standard B31</p>	<p>The design of buildings, including:</p> <ul style="list-style-type: none"> • Façade articulation and detailing, • Window and door proportions, • Roof form, and • Verandahs, eaves and parapets, <p>should respect the existing or preferred neighbourhood character.</p> <p>Garages and carports should be visually compatible with the development and the existing or preferred neighbourhood character.</p>	<p>Standard met</p> <p>The proposed pitched roof forms, clear separation between each dwelling at the first floor and visual interest utilised with the variation of colours and materials correspond with the preferred character.</p>
<p>Decision Guidelines</p>	<p>Any relevant neighbourhood character objective, policy or statement set out in this scheme.</p> <p>The design response.</p> <p>The effect on the visual bulk of the building and whether this is acceptable in the neighbourhood setting.</p> <p>Whether the design is innovative and of a high architectural standard.</p>	<p>Standard met</p> <p>Garages and carports are visually compatible with the development</p>
<p>Objective</p>	<p>To encourage design detail that respects the existing or preferred neighbourhood character.</p>	<p>Objectives met</p>

2.3.3 Town Planning Application - No. 58 Ellen Street, Springvale (Planning Application No. PLN19/0643) (Cont.)

Clause 55.06-2 Front fences objective		Standards	Standard Met/Standard Not Met/NA					
Title & 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</p> <p>1.2 metre maximum height for other streets"</p> <ul style="list-style-type: none"> If no maximum height is specified in a schedule to the zone, the maximum height specified in Table B3. <p>Table B3 Maximum front fence height</p> <table border="1"> <thead> <tr> <th>Street Context</th> <th>Maximum front fence height</th> </tr> </thead> <tbody> <tr> <td>Streets in a Road Zone, Category 1</td> <td>2 metres</td> </tr> <tr> <td>Other streets</td> <td>1.5 metres</td> </tr> </tbody> </table>	Street Context	Maximum front fence height	Streets in a Road Zone, Category 1	2 metres	Other streets	1.5 metres	<p>Standard met</p> <p>No front fence proposed</p> <p>* Standard not met</p> <p>1.8 metre high fence within 3 metres of the boundary to the area of secluded private open space of dwelling one (1).</p>
Street Context	Maximum front fence height							
Streets in a Road Zone, Category 1	2 metres							
Other streets	1.5 metres							
Decision Guidelines	<p>Any relevant neighbourhood character objective, policy or statement set out in this scheme.</p> <p>The design response.</p> <p>The setback, height and appearance of front fences on adjacent properties.</p> <p>The extent to which slope and retaining walls reduce the effective height of the front fence.</p> <p>Whether the fence is needed to minimise noise intrusion.</p>	<p>It is considered that the location of the primary area of secluded private open space to dwelling one (1) is acceptable due to the orientation of the site and design of the development for connectivity and solar access. This has led to the requirement of a 1.8 metre high boundary fence to the area of secluded private open space for security and safety. The boundary fence is acceptable and corresponds with the neighbourhood character with a 1.5 metre high timber fence directly opposite to the corner at No. 56 Ellen Street and the existing site circumstances of a 1.5 metre high colorbond fence along Thames Avenue to the subject site.</p>						
Objective	To encourage front fence design that respects the existing or preferred neighbourhood character.	<p>Objectives met</p> <p>The proposed 1.8 metre high vertical monument fence is considered to be acceptable to the site and is responding to the existing neighbourhood character.</p>						

2.3.3 Town Planning Application - No. 58 Ellen Street, Springvale (Planning Application No. PLN19/0643) (Cont.)

Clause 55.06-3 Common property objectives

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B33	Developments should clearly delineate public, communal and private areas. Common property, where provided, should be functional and capable of efficient management.	✓ Standard met No common property proposed ✓ Standard met
Objectives	To ensure that communal open space, car parking, access areas and site facilities are practical, attractive and easily maintained. To avoid future management difficulties in areas of common ownership.	✓ Objectives met

ORDINARY COUNCIL MEETING - AGENDA

2.3.3 Town Planning Application - No. 58 Ellen Street, Springvale (Planning Application No. PLN19/0643) (Cont.)

Clause 55.06-4 Site services objectives

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B34	<p>The design and layout of dwellings and residential buildings should provide sufficient space (including easements where required) and facilities for services to be installed and maintained efficiently and economically.</p> <p>Bin and recycling enclosures, mailboxes and other site facilities should be adequate in size, durable, waterproof and blend in with the development.</p> <p>Bin and recycling enclosures should be located for convenient access by residents.</p> <p>Mailboxes should be provided and located for convenient access as required by Australia Post.</p>	<p>Standard met A sufficient side setback is provided to the western easement and drainage asset from dwelling three (3). Side or rear setbacks are provided to each dwelling for domestic services to be installed and maintained efficiently</p> <p>Standard met Site services are located within the development and blend in</p> <p>Standard met Bin and recycling enclosures are conveniently located</p> <p>Standard met Mailboxes are conveniently located to each pedestrian access point</p>
Decision Guidelines	The design response.	
Objectives	<p>To ensure that site services can be installed and easily maintained.</p> <p>To ensure that site facilities are accessible, adequate and attractive.</p>	Objectives met

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.

b) 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.

c) 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.

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

e) 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.

f) The Chairperson shall call on members of the gallery who have submitted an accepted question to ask their question verbally if they wish.

3 QUESTION TIME - PUBLIC (Cont.)

- g) The Chairperson, Chief Executive Officer or delegate may then direct that question to be answered by a nominated Councillor or member of Council staff.
- h) No debate on, or discussion of, a question or an answer will be permitted other than for the purposes of clarification.
- i) 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).
- j) 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.
- k) The text of each question asked and the response will be recorded in the minutes of the Meeting.

4 OFFICERS' REPORTS - PART TWO

4.1 CONTRACTS

4.1.1 Contract No: 1920-62 Reconstruction of the Wachter Reserve Wetland

File Id:	qA415843
Responsible Officer:	Director Business, Engineering & Major Projects
Attachment:	Tender Information (CONFIDENTIAL)

This report was deferred at Council's Ordinary Meeting of 11 May 2020 to allow further information to be included in the report. Further information has been added and it is now tabled again for Council's consideration.

Report Summary

This report outlines the tender process undertaken to select a suitably qualified and experienced contractor for the earthworks and drainage elements of the Wachter Reserve Wetland reconstruction.

Recommendation Summary

This report recommends that Council award Contract No. 1920-62 Wachter Reserve Wetland Reconstruction to JNR Civil Pty Ltd for fix Lump Sum of Five Hundred & Seventy Four Thousand, Eight Hundred & Sixty Five Dollars and Nine Cents (\$574,865.09) including GST of \$52,260.46.

4.1.1 Contract No: 1920-62 Reconstruction of the Wachter Reserve Wetland (Cont.)

Introduction

This contract is for the earthworks and drainage elements of the reconstruction of the Wachter Reserve Wetland. The works will see the existing wetland extended to improve its ability to treat storm water run-off from the adjacent catchments. The new wetland will be lined with a layer of low permeability clay to reduce the amount of water that infiltrates into the ground.

The works include:

- Stripping the extent of the wetland reconstruction area
- Over excavating the wetland extents to allow for the 500mm thick clay liner
- Compaction of the clay liner
- Installation of the sediment pond base and access track
- Installation of balance pipes, inlet and outlet structures
- Topsoiling and general reinstatement

The planting and establishment of the wetland vegetation will follow and be handled under a separate contract.

This work was identified as part of the Wachter Reserve masterplan and has been designed to integrate with future landscape improvements and planting within the reserve.

Tender Process

The tender was advertised on 15 February 2020 in The Age newspaper, Vendor Panel and Council's website. The tender closed at 2:00pm on 10 March 2020.

At the close of the tender advertising period, submissions were received from Ten (10) contractors, being:

1. JNR Civil Pty Ltd
2. Ground Technique Pty Ltd
3. LincRoads Pty Ltd
4. Shamrock Civil
5. 2Construct Pty Ltd
6. Optimal Stormwater Pty Ltd
7. Entracon Civil Pty Ltd
8. Gearon Civil Pty Ltd
9. CDN Constructors Pty Ltd
10. Drouin Concrete Pipes & Products Pty Ltd (Non-Conforming)

Tender Evaluation

The tender evaluation panel comprised of the Coordinator Civil Projects, Coordinator Open Space Projects, Graduate Engineer and Contracts & Administration Officer.

4.1.1 Contract No: 1920-62 Reconstruction of the Wachter Reserve Wetland (Cont.)

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
	Price	45%
	Relevant Experience and Past Performance	25%
	Project Plan and Program	15%
	Social Procurement	5%
	Local Industry	5%
	Environmental	5%

Points were awarded on a scale 0 – 5 based on the score parameters listed below.

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

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

The nine (9) submissions were assessed and weighted attribute points scores resulting from the assessment are shown in the following table:

Tenderer	Price Points	Non-Price Points	Total Score	OHS	EMS
JNR Civil Pty Ltd	1.99	1.23	3.22	Pass	Pass
				Registered and pre-qualified with Rapid Global	

4.1.1 Contract No: 1920-62 Reconstruction of the Wachter Reserve Wetland (Cont.)

Tenderer	Price Points	Non-Price Points	Total Score	OHS	EMS
Ground Technique Pty Ltd	1.64	1.53	3.17	No assessment as not shortlisted and not being registered with Rapid Global	
LincRoads Pty Ltd	1.34	0.95	2.29	Not assessed as not shortlisted and not registered with Rapid Global	
Shamrock Civil	1.17	1.96	3.03	Not assessed as not shortlisted and not registered with Rapid Global	
2Construct Pty Ltd	1.08	1.66	2.74	Registered and pre-qualified with Rapid Global however not assessed as not shortlisted	
Optimal Stormwater Pty Ltd	1.05	0.96	1.91	Registered and pre-qualified with Rapid Global however not assessed as not shortlisted	
Entracon Civil Pty Ltd	0.88	1.65	2.53	Registered and pre-qualified with Rapid Global however not assessed as not shortlisted	
Gearon Civil Pty Ltd	0.66	1.86	2.52	Not assessed as not shortlisted and not registered with Rapid Global	
CDN Constructors Pty Ltd	0.09	1.20	1.29	Registered and pre-qualified with Rapid Global however not assessed as not shortlisted	

4.1.1 Contract No: 1920-62 Reconstruction of the Wachter Reserve Wetland (Cont.)

Please Note: Rapid Global is a third-party pre-qualification and verification system used by Council and six (6) other Victorian Councils enabling the sharing of OH&S data. It is a Risk and OH&S system where contractors can upload their Occupational Health & Safety, Risk and Environment Plans and Policies as well as up to date insurances.

All respondents must provide a completed Risk Management Questionnaire as part of the tender response. Council requires the successful tenderer to be registered and pre-qualified with Rapid Global.

Relevant Experience:

JNR Civil Pty Ltd has nominated the following relevant experience:

- Bloomdale Estate Stage 29 & 30 Wetland Construction Diggers Rest - \$201k
- Aurora Treatment Plant Craigieburn and Epping – \$280k
- Annual Capital Maintenance Works - \$500k annually to 2021 - Moreland City Council
- Car Park Asphaltting, Crossover, Kerb and Channel and Barrier Kerb - \$350k - Procon Developments

The work required of this contractor is mostly civil engineering in nature with a strong emphasis on drainage and earthworks. The examples of past works show their ability in these areas especially the wetland project at Diggers Rest and the Aurora Treatment plant. The objective of this part of the overall project is technical rather than aesthetic. The aesthetic landscape works will follow.

In their submission the company noted that it is a capable and adaptable civil construction firm that enables it to work on a broad range of Civil Construction and Infrastructure projects including Bulk earthworks, Wetland developments, Subdivisions and Commercial and residential plumbing and drainage works.

The key performance outcomes for this contract are the compliance with material performance standards and the safe and efficient completion of the works. The material performance standards come from the earthworks specification and relate to the finished earthworks being able to hold water. Clay that is brought in to line a pond must meet specifications and then be moulded to form a waterproof bowl. The reverse is used in landfills to keep water out. Based on their past experience in civil and drainage works there is enough confidence that they will perform these works well.

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.

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.

4.1.1 Contract No: 1920-62 Reconstruction of the Wachter Reserve Wetland (Cont.)

Financial Implications

The funding requirement associated with this contract is \$522,604.63 excluding GST. The allocated budget for the whole project is \$700,000 excluding GST.

There is sufficient budget available for this contract to be let with the remaining project budget to be put towards the planting and establishment of wetland vegetation. This work will follow immediately after the conclusion of the civil works and be the subject of a separate procurement process.

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

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

Social Procurement

The preferred Tenderer is a gold member of a cancer charity team. It periodically contributes to fundraisers such as the Royal Children's Hospital appeal.

Local Industry

The preferred tenderer estimates it will spend 10% of material purchases within the City of Greater Dandenong.

Environmental

The preferred Tenderer is ISO 14001 certified and is committed to continual improvement of its environmental performance by identifying, evaluating and managing the environmental risks associated with its business operations. This company will continue to monitor the impacts its activities have on the environment and by applying an approach of avoid, minimise and mitigate. It will achieve compliance with relevant environmental legislation.

Consultation

During the tender evaluation process and in preparation of this report, relevant Council Officers from Risk Management and OHS were consulted.

Conclusion

The evaluation panel is satisfied that the tenderer recommended for appointment has the relevant experience and resources to carry out the works in a timely, safe and efficient manner.

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

1. Their price submitted as part of the tender process

4.1.1 Contract No: 1920-62 Reconstruction of the Wachter Reserve Wetland (Cont.)

2. Their tender was conforming.
3. Good references were received.
4. The demonstrated level of experience undertaking similar works.

Recommendation

That Council:

1. **awards Contract No. 1920-62 Wachter Reserve Wetland Reconstruction to JNR Civil Pty Ltd for fixed Lump Sum of Five Hundred & Seventy Four Thousand, Eight Hundred & Sixty Five Dollars and Nine Cents (\$574,865.09) including GST of \$52,260.46; and**
2. **signs and seals the contract documents when prepared.**

4.1.1 Contract No: 1920-62 Reconstruction of the Wachter Reserve Wetland (Cont.)

CONTRACTS

**CONTRACT NO. 1920-62 RECONSTRUCTION OF THE WACHTER
RESERVE WETLAND**

ATTACHMENT 1

**TENDER INFORMATION
(CONFIDENTIAL)**

PAGES 2 (including cover)

This attachment has been deemed confidential by the Chief Executive Officer under section 77(2)(c) of the Local Government Act 1989 and section 125(1) of the Local Government Act 2020 and has not been provided within the Public Agenda.

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

4.2 FINANCE AND BUDGET

4.2.1 Loan Funding Tender

File Id:

Responsible Officer:

Director Corporate Services

Attachments:

Instrument of Delegation

Report Summary

The report covers Council's loan funding requirements for the 2019-20 financial year. It is proposed to invite tenders and delegate authority to the Chief Executive Officer to appoint the successful tenderer based on the preferred interest rate and terms.

Recommendation Summary

This report recommends that Council exercises its powers to borrow \$10 million, by way of a tender process, as a principal and interest loan for a maximum period of 10 years.

4.2.1 Loan Funding Tender (Cont.)

Background

Council's Long Term Financial Strategy proposes a total of \$20 million in borrowings split evenly over the 2018-19 and 2019-20 financial years for the purpose of completing the Springvale Community Precinct Master Plan. These funds combine with proceeds from the sale of the former View Road depot and rate funding to complete this project which is estimated at \$51.5 million.

Council's 2019-20 Adopted Budget was formulated based on conducting a public tender process to raise \$10 million of loan funds to partly fund the Springvale Community Precinct project.

To ensure compliance with Section 186 of the Local Government Act (1989), a public tender process is necessary for the procurement of goods and services to the value in excess of \$150,000. As the service value of the loan contract (being the total amount of loan interest over the life of the loan) will exceed this amount, Council is required to give public notice and invite tenders from banks for the provision of this loan.

The 2019-20 Adopted Budget included proposed borrowings of \$10 million (and estimated servicing costs). Council's total loan borrowings are projected to be \$60.03 million at the end of the current 2019-20 financial year and remain within prudential loan limits

Proposal

It is proposed to invite tenders and delegate authority to the Chief Executive Officer to appoint the successful tenderer based on the preferred interest rate and terms. Whilst typically the lowest interest rate will be chosen, this may not be the case where a slightly higher rate is offered but for a longer fixed period.

Acceptance of a loan, by way of delegated authority to the Chief Executive Officer, is time critical in order for Council to secure the most competitive rate of interest by approving the loan the day the tenders are submitted. As interest rates are market sensitive, banks will only guarantee interest rates for a period of hours.

Councils who request banks to provide interest rates for a longer period of time (in order to satisfy the normal tender process of evaluation, recommendation and Council approval), results in financiers responding in either of two ways:

1. Indicative interest rates. The provision of an indicative interest rate is where the bank provides a rate of interest that is current for that day only. A tender evaluation based on indicative interest rates does not reflect a competitive assessment as the preferred banker is then able to unfavourably change their rate of interest after Council approval; or

2. Higher interest rate that provides a hedge (additional interest %) for market movements. Some banks may offer Council a firm rate of interest for a longer period (days or weeks) however this rate of interest is higher and uncompetitive as the banks are then required to estimate the future movement in rates that include a hedge (additional interest %) factor.

4.2.1 Loan Funding Tender (Cont.)

Securing the most competitive interest rate, by approving the loan the day the tenders are submitted, is critical to minimise the cost to Council. At the time of writing, indicative interest rates are currently around 2.45% for a 10-year fixed rate loan of \$10 million.

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

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

Community Plan 'Imagine 2030'

Opportunity

- *Leadership by the Council* – The leading Council

Council Plan 2017-2021

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

Opportunity

- An open and effective Council

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

- Long Term Financial Strategy
- Annual Budget 2019-20

Related Council Policies

The borrowing of loan proceeds to partly fund Council's Capital Works program is pursuant to the adopted Long Term Financial Strategy 2019-20 – 2023-24 and the Proposed Long Term Financial Strategy 2020-21 – 2024-25.

Financial Implications

An amount of \$3.06 million has been included within the 2019-20 Annual Mid-Year Budget to fund interest payments in respect of Council's loan portfolio in accordance with Council's Long Term Financial Strategy.

Consultation

There is no requirement for consultation and engagement in this matter.

4.2.1 Loan Funding Tender (Cont.)

Conclusion

The delegation of authority to the Chief Executive Officer enables the acceptance of a loan tender and the execution of loan documents on behalf of Council.

Recommendation

That Council:

- 1. exercises its powers to borrow \$10 million, by way of a tender process, as a principal and interest loan for a maximum period of 10 years;**
- 2. delegates authority to the Chief Executive Officer to accept a tender for Contract No. 1920-84 subject to debt servicing costs for all loans (repayment of principal and interest) remaining within Council's 2019-20 Adopted Budget; and**
- 3. authorises the signing and sealing of the specified Instrument of Delegation for the Chief Executive Officer to accept a tender for Contract No. 1920-84 at the preferred tendered interest rate and terms and to execute all documentation required for the acceptance of the tender for Contract No. 1920-84; and**
- 4. directs the Chief Executive Officer to advise Councillors via email of the preferred interest rate and loan terms prior to acceptance of Contract No. 1920-84.**

4.2.1 Loan Funding Tender (Cont.)

FINANCE AND BUDGET

LOAN FUNDING TRANSFER

ATTACHMENT 1

INSTRUMENT OF DELEGATION

PAGES 3 (including cover)

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

4.2.1 Loan Funding Tender (Cont.)

Instrument of Delegation

In exercise of the power conferred by section 98(1) of the *Local Government Act 1989 (the Act)* and all other powers enabling it and as a consequence of a Resolution to borrow money authorised by section 144(1) of the Act, the City of Greater Dandenong (**Council**) delegates to the member of Council staff holding, acting in or performing the position of Chief Executive Officer, the powers, duties and functions set out in the Schedule to this Instrument of Delegation,

AND declares that

1. this Instrument of Delegation is authorised by a Resolution of Council passed on 25 May 2020;
2. the delegation
 - 2.1 comes into force immediately the common seal of Council is affixed to this Instrument of Delegation;
 - 2.2 is subject to any conditions and limitations set out in the Schedule;
 - 2.3 must be exercised in accordance with any guidelines or policies which Council from time to time adopts; and
 - 2.4 remains in force until Council resolves to vary or revoke it.
3. The member of Council staff occupying the position or title of or acting in the position of Chief Executive Officer may delegate to a member of Council staff any of the powers (other than the power of delegation conferred by section 98(3) of the Act or any other powers not capable of sub-delegation) which this Instrument of Delegation delegates to him or her.

THE COMMON SEAL of the **GREATER
DANDENONG CITY COUNCIL** was
hereunto affixed in the presence of

)
)
)
)

.....
Councillor

.....
Chief Executive Officer

4.2.1 Loan Funding Tender (Cont.)

SCHEDULE

The power to:

1. Accept a tender for Contract No. 1920-84 at the lowest tendered interest rate; and
2. Execute documents giving effect to the acceptance of a tender for Contract No. 1920-84.

4.3 OTHER

4.3.1 Response to Notice of Motion No. 71 – Springvale North-East Quadrant - final

File Id:

Responsible Officer:

Director Business, Engineering & Major Projects

Attachments:

Springvale North-East Quadrant
Congestion and Road Safety Issues Discussion
Paper May 2020

Report Summary

This report provides a response to Notice of Motion 71 relating to congestion and road safety issues around Lindsay Williams Crossing and the North-East Quadrant of Springvale.

It outlines a plan for continuing advocacy in this space, supported by the findings of a recent community engagement exercise in the area.

The advocacy focuses on the facilitation of a project to install signals at the intersection between Virginia Street and Springvale Road.

Recommendation Summary

This report recommends a letter be sent to the Department of Transport (DoT), the Premier, relevant Ministers and local MP's requesting:

- urgent consideration of the installation of signals at the intersection of Virginia Street and Springvale Road, and
- Department of Transport Officers work with Council on the reintroduction of the left turn from Springvale Road into Lightwood Road.

The recommendations also seek to provide supporting information with the letter, and to update residents and businesses in the area regarding the progress.

4.3.1 Response to Notice of Motion No. 71 – Springvale North-East Quadrant - final (Cont.)

Background

Notice of Motion 71 was passed by Council in July 2019 relating to ongoing issues in the area to the North-East of the Springvale Activity Centre.

The preamble highlighted that since the upgrade of Springvale Railway station, growing numbers of residents have found it highly difficult to exit the quadrant north-east of Springvale Railway Station. This is due to the lack of signalisation. Residents can only choose to exit this residential area via:

- right turn into the busy Lightwood Road (with no signalisation)
- right turn into the busy Springvale Road (with no signalisation)

This presents serious safety risks, particularly during peak times. A recent fatality at the intersection of Rosalie Street and Springvale Road has highlighted the importance of gaining a better understanding of road safety and traffic issues in this precinct.

The Notice of Motion:

- Council commences advocacy to State and Federal Governments seeking funding to address the current and expected future traffic issues in the Springvale north-east quadrant;
- the Mayor writes to local Members of Parliament and the State Minister for Roads seeking funding support; and
- a report be presented to Council no later than 30 September 2019 that outlines an evidence base for advocacy of this issue to VicRoads and Victorian MPs, including;
 - a population growth forecast;
 - traffic analyses;
 - traffic growth forecasts;
 - surveys of local residents about their experiences; and
 - recommended options and estimated costs to remediate issues.

Letters have since been sent to local Members of Parliament and the State Minister for Roads and some discussions between officers and the DoT have been held. These discussions have been informed by analysis of current and forecast traffic issues in the area.

The completion of this report was delayed to allow for consultation to take place with the local community.

Proposal

This report seeks to progress advocacy further following a recent community engagement exercise.

This public engagement involved a letter to residents which provided a link to an online survey. The letter was sent to 623 properties and 71 responses were received.

4.3.1 Response to Notice of Motion No. 71 – Springvale North-East Quadrant - final (Cont.)

The survey respondents provided some information regarding their travel patterns, the issues they experience, and their views on a number of potential projects in the area.

Key findings are:

- The data confirms that many residents wanting to travel north on Springvale Road use Lindsay Williams Crossing to avoid the unsafe intersections at Virginia Street and Rosalie Street
- Most respondents are frustrated by congestion in the area
- The signalisation of Virginia Street is a very popular proposal
- Residents are divided over the introduction of a turn ban at Lindsay Williams Crossing, and several believe turn bans would just be ignored

This report proposes that the findings from this engagement exercise form the basis on further advocacy relating to the congestion and road safety issues in the area.

A Discussion Paper providing some background to the issues and the outcomes of the survey has been prepared and is attached to this report.

Two projects are recommended by the analysis and also supported by the community.

These are:

- Signalisation of the intersection between Virginia Street and Springvale Road
- Reintroduction of the left turn from Springvale Road into Lightwood Road

The signalisation of Virginia Street and Springvale Road is a project that is likely to cost around one million dollars.

The reintroduction of the left turn from Springvale Road into Lightwood Road may cost less, though this is a complex intersection with heavy pedestrian and bus movement. If civil works are required to facilitate this alteration, Council may be able to assist through the delivery of a future stage of the Springvale Boulevard Project, which is anticipated to impact this intersection in the foreseeable future.

It is proposed that advocacy around this issue be recorded in further detail on Council's website. It is proposed that all residents and businesses that responded to the survey are provided with an update and advised that they can follow the progress of the advocacy on Council's website.

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:

4.3.1 Response to Notice of Motion No. 71 – Springvale North-East Quadrant - final (Cont.)

Community Plan 'Imagine 2030'

People

- *Pride* – Best place best people

Place

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

Opportunity

- *Leadership by the Council* – The leading Council

Council Plan 2017-21

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

Related Council Policies

- Greater Dandenong Road Safety Strategy
- Springvale Structure Plan

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.

4.3.1 Response to Notice of Motion No. 71 – Springvale North-East Quadrant - final (Cont.)

Financial Implications

There are no financial implications associated with this report.

Consultation

A community engagement exercise was undertaken as part of this project. The methodology used to undertake this engagement was selected in accordance with Council's Community Engagement Planning Framework.

The consultation was undertaken using a letter drop with a link to an online survey. Residents that preferred to complete a hard copy of the survey (2) were provided with a hard copy and postage paid envelope.

The letter drop was sent to all properties within the affected area that can only access the surrounding road network via Virginia Street, Rosalie Street or Lindsay Williams Crossing. This covered 623 properties, and 71 responses to the survey were received.

Conclusion

The community engagement exercise undertaken relating to congestion and road safety affecting the North-East Quadrant of Springvale provides useful data to support Council's advocacy position for a number of projects in the area targeted at addressing these issues.

This report recommends a methodology for progressing Council's advocacy based on the findings of this exercise.

Recommendation

That:

- (a) a letter be sent to the Regional Director of Department of Transport, copied to the Premier and the Minister for Road Safety and relevant local members (Meng Heang Tak MP, and Martin Pakula MP), requesting:**
 - (i) urgent consideration of the installation of signals at the intersection of Virginia Street and Springvale Road,**
 - (ii) Department of Transport Officers work with Council on the reintroduction of the left turn from Springvale Road into Lightwood Road, and**
 - (iii) the Department of Transport provide an update on the above issues which can be provided to residents in the area;**
- (b) the attached Discussion Paper be provided to Department of Transport for their reference;**

4.3.1 Response to Notice of Motion No. 71 – Springvale North-East Quadrant - final (Cont.)

- (c) the letter and Discussion Paper are placed on the advocacy page of Council's Website; and**
- (d) letters are sent to all residents and businesses who responded to the survey:**
 - (i) thanking them for their contribution, and**
 - (ii) advising that they can keep track of the progress via our website.**

4.3.1 Response to Notice of Motion No. 71 – Springvale North-East Quadrant - final (Cont.)

OTHER

**RESPONSE TO NOTICE OF MOTION NO. 71 – SPRINGVALE NORTH-EAST
QUADRANT**

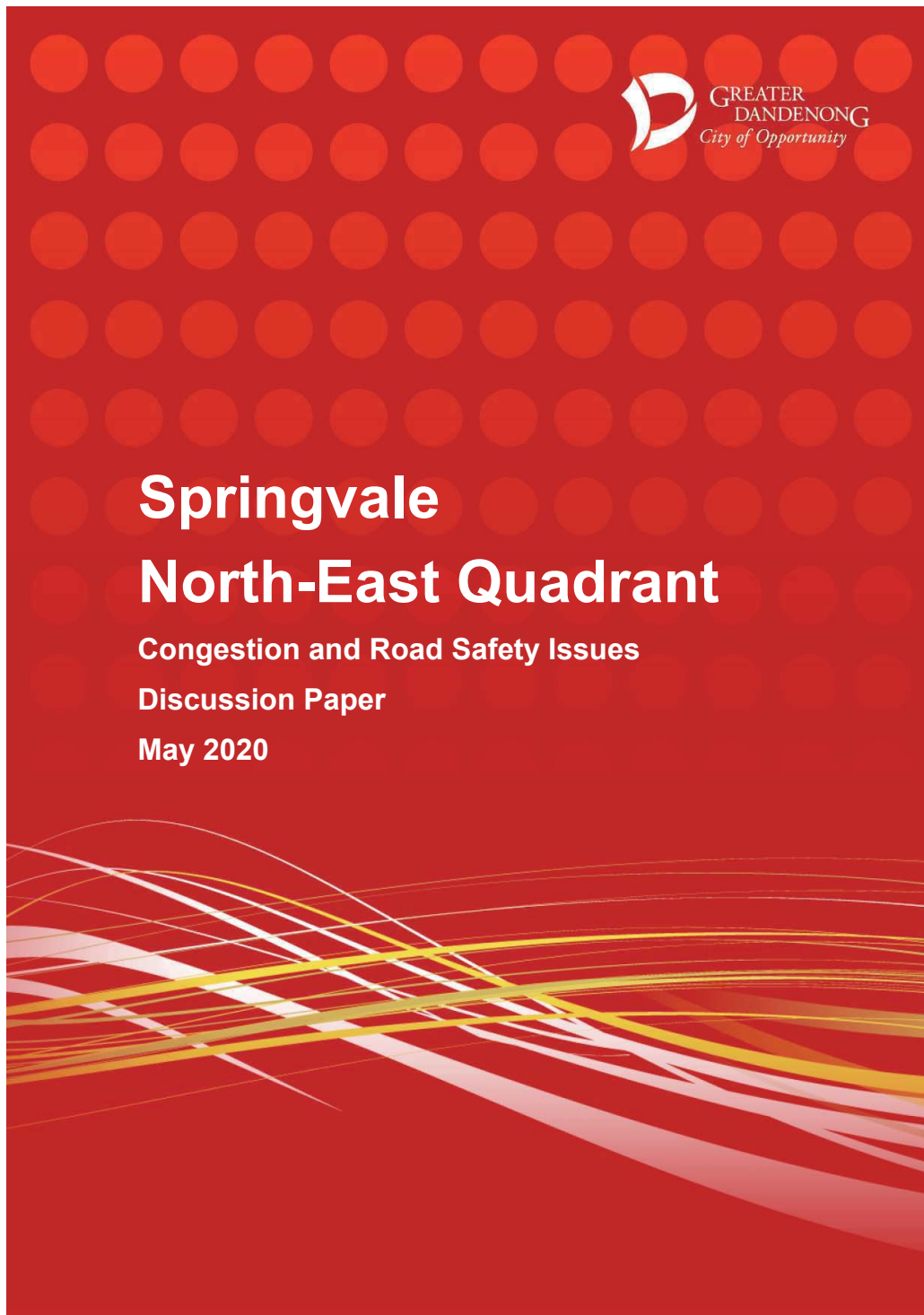
ATTACHMENT 1

**SPRINGVALE NORTH-EAST QUADRANT
CONGESTION AND ROAD SAFETY ISSUES
DISCUSSION PAPER MAY 2020**

PAGES 13 (including cover)

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

4.3.1 Response to Notice of Motion No. 71 – Springvale North-East Quadrant - final (Cont.)



4.3.1 Response to Notice of Motion No. 71 – Springvale North-East Quadrant - final (Cont.)



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4.3.1 Response to Notice of Motion No. 71 – Springvale North-East Quadrant - final (Cont.)



Issues: Congestion and Road Safety

The Springvale North East Quadrant has been adversely affected by changes to the surrounding road network, with both congestion and road safety having a significant impact on residents and users of the area.

Congestion on the Lindsay Williams Crossing is causing significant delays at peak times during the day. This is primarily caused by the large volumes of traffic using the crossing, including a high number of vehicles turning right at the intersection on Lightwood Road from the Lindsay Williams Crossing. Some of these drivers chose this route because alternative routes to Springvale are unsafe with uncontrolled turns onto the arterial road. The intersections between Springvale Road and Virginia Street and Rosalie Street have been subject to a number of crashes in recent years, including a fatality at Rosalie Street in 2018.

The main reason for much of these issues may be attributed to the “incomplete” nature of the road network in the area. To be more specific, critical road network improvements anticipated at the time of the construction of the Lindsay Williams Crossing, have yet to occur.

The main parties affected by the traffic issues in this area are:

- A large proportion of residents within the “North East Quadrant” of the Springvale Activity Centre area (highlighted on the aerial map below)
- Traffic generated by the properties on Sandown Road
- Through traffic travelling south-east bound from Springvale Road (northern leg) and heading for Lightwood Road



4.3.1 Response to Notice of Motion No. 71 – Springvale North-East Quadrant - final (Cont.)

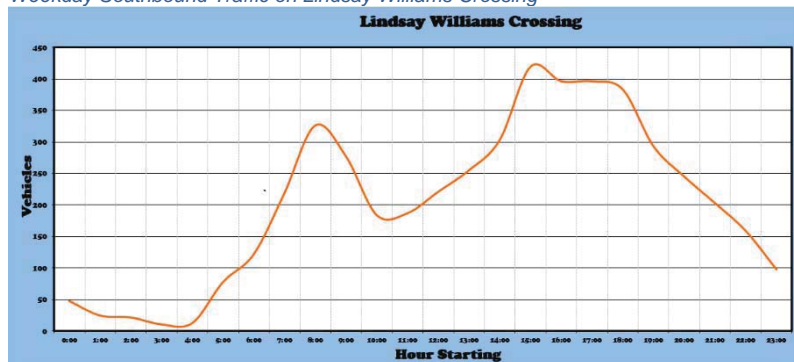


The Lindsay Williams Crossing carries around 6,000 vehicles per day, with over 4,500 of these heading southbound.

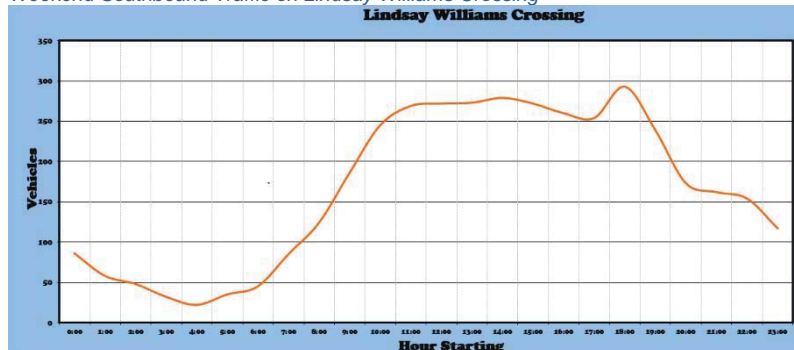
There is a clear peak in the afternoon / evening for southbound traffic. This peak is the worst recorded period of congestion, reaching approximately 400v/h from around school exit time until 6pm. (This may be seen from the graph below.)

During weekends, volumes are not as high, and are consistent around 270v/h across most of the day. Congestion is present during the weekends, however not as pronounced as during the weekday am and pm peaks.

Weekday Southbound Traffic on Lindsay Williams Crossing



Weekend Southbound Traffic on Lindsay Williams Crossing



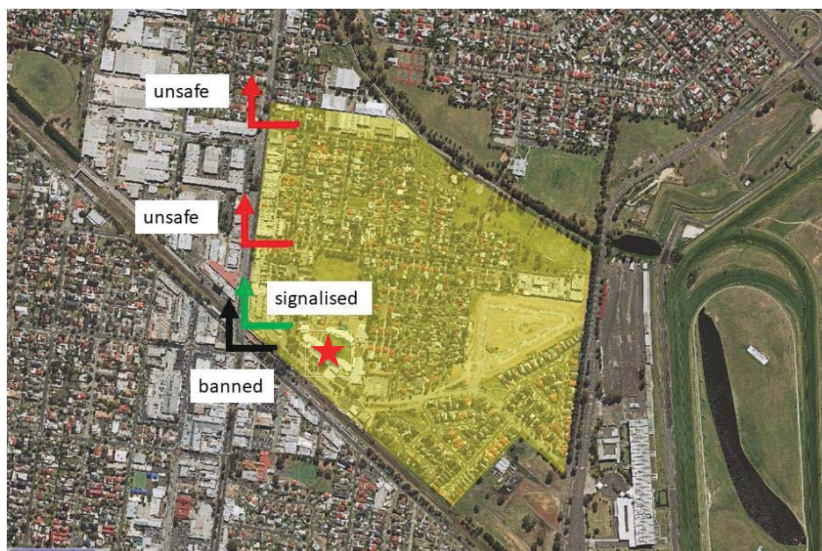
4.3.1 Response to Notice of Motion No. 71 – Springvale North-East Quadrant - final (Cont.)



Background: The Springvale Level Crossing Removal Project

The Springvale Level Crossing was removed via grade separation by the Victorian State Government in 2014. This significantly altered the structure of the road network, and as a result a comprehensive traffic assessment was undertaken by the level crossing removal project team to inform this. The Lindsay Williams Crossing was constructed at this time. Prior to the grade separation, traffic leaving the predominantly residential area highlighted in the aerial map below, did so as indicated hereafter:

Road Network Prior to Level Crossing Removal:



Residents in the “North East Quadrant” of the Springvale Activity Centre area

Prior to the grade separation, residents in the North East Quadrant could access Springvale Road to head north via a signalised intersection at Sandown Road. The traffic volumes from assessments, suggested this was significantly preferable when compared to the non-signalised intersections at Virginia Street and Rosalie Street (This was particularly so during peaks, where this right-turn manoeuvre onto Springvale Road would be difficult and unsafe – waiting for an acceptable gap in southbound multi-lane traffic).

The Springvale Park Special Development School on Sandown Road ★

The location of the school is illustrated by the red star on the aerial maps.

4.3.1 Response to Notice of Motion No. 71 – Springvale North-East Quadrant - final (Cont.)



Prior to the level crossing removal, traffic seeking to access as well as depart from the school would also utilise the signals at the Sandown Road/Springvale Road intersection.

Through traffic south-east bound from Springvale Road (north) to Lightwood Road

The left turn from Springvale Road into Lightwood Road was permitted for traffic seeking to head east along Lightwood Road.

Interim Scenario immediately after level crossing removal (current):



Residents in the “North East Quadrant” of the Springvale Activity Centre area

Residents seeking a “safe” (signalised) access onto Springvale Road to head north are now required to use the Lindsay Williams Crossing. They turn right into Lightwood Road; then at the signals (Lightwood Rd/Springvale Rd intersection) turn right on to Springvale Road. This generates a high right turn demand at the Lindsay Williams Crossing and Lightwood Road (a primary cause of the congestion).

The Springvale Park Special Development School on Sandown Road ★

Those accessing the school are also affected by the same issue as residents. Due to the left turn restriction at the Springvale Road / Lightwood Road intersection, through traffic on Sandown Road has significantly increased, as anticipated.

Through traffic south-east bound from Springvale Road (north) to Lightwood Road

This traffic must now use Sandown Road and the Lindsay Williams Crossing to access Lightwood Road. This generates left turn demand at the Lindsay Williams

4.3.1 Response to Notice of Motion No. 71 – Springvale North-East Quadrant - final (Cont.)



Crossing and Lightwood Road. This turn alone does not generate significant congestion, as gaps in the traffic along Lightwood Road enabling the turn, are frequent, even during peaks.

Anticipated “Ultimate” Scenario – modelled as part of the Level Crossing removal

The traffic modelling undertaken as part of the Level Crossing Removal Project anticipated signals would be installed at Virginia Street and Springvale Road.

It was anticipated this may be delivered by developers in the North West Quadrant of Springvale Activity Centre to support development.



Residents in the “North East Quadrant” of the Springvale Activity Centre area

Residents seeking a “safe” (signalised) access onto Springvale Road to head north would conveniently be able to use the signals at Virginia Street.

The Springvale Park Special Development School on Sandown Road ★

Due to the restriction to the left turn at Springvale Road into Lightwood Road, through traffic on Sandown Road would remain high. A proportion of traffic would use Virginia Street; however, some congestion would still be likely during the afternoon pick up and drop off period.

Through traffic south-east bound from Springvale Road (north) to Lightwood Road

Traffic volumes undertaking this manoeuvre would be expected to remain relatively high, however the reduced congestion at the Lindsay Williams Crossing and Lightwood Road would result in reduced delay to those making this movement.

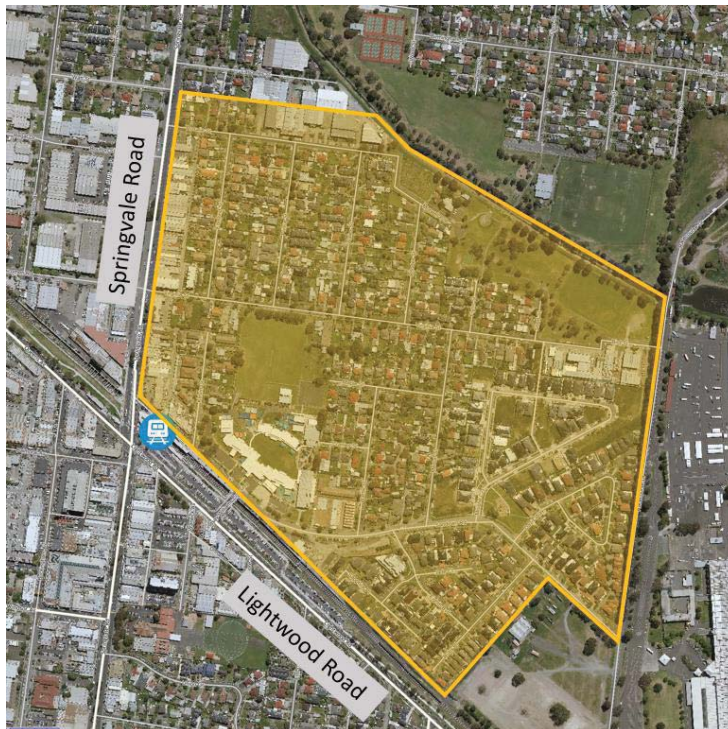
4.3.1 Response to Notice of Motion No. 71 – Springvale North-East Quadrant - final (Cont.)



Community Engagement

Council has undertaken a survey of residents within the area.

A letter and survey link was sent to 623 properties in the area, and 71 responses were received. The survey gathered information about travel patterns, issues experienced and sought views on potential options.

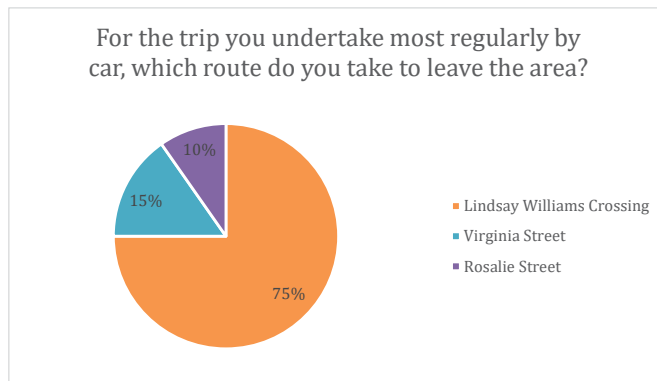
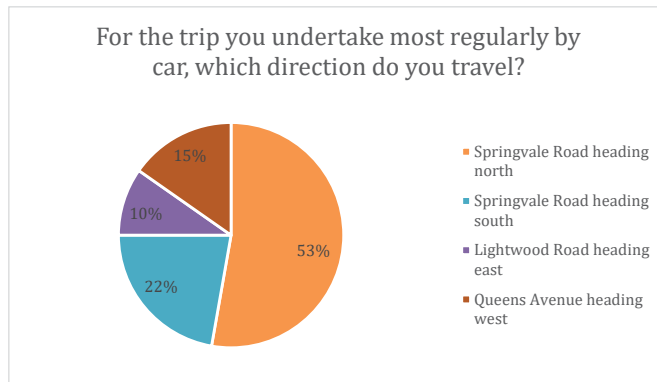


4.3.1 Response to Notice of Motion No. 71 – Springvale North-East Quadrant - final (Cont.)



Survey Results

A key travel pattern identified by the survey is that the most common direction of travel from the area is to the north along Springvale Road. However, most residents do not use the most direct route to access Springvale Road due to safety concerns. Instead they use Lindsay Williams Crossing, which is where most of the congestion is experienced.



90% of those responding experience congestion issues on the network. Over 60% also have concerns about road safety.



4.3.1 Response to Notice of Motion No. 71 – Springvale North-East Quadrant - final (Cont.)



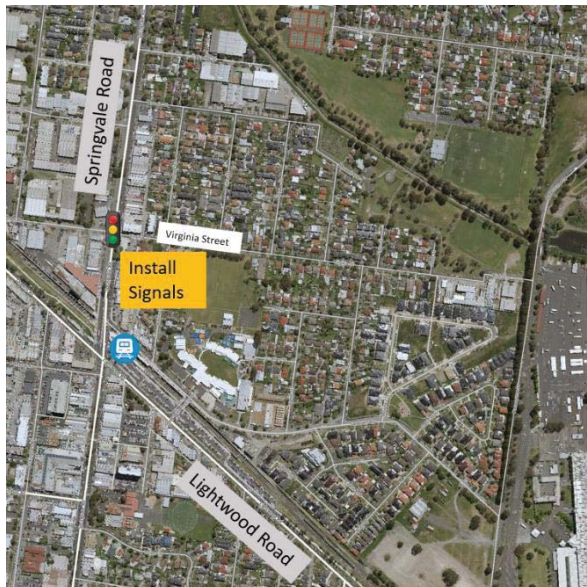
Option Testing

Three potential projects which may address some of the issues experienced were tested with the survey respondents. These were:

- Signalisation of Virginia Street
- Reintroduction of the left turn from Springvale Road into Lightwood Road
- A right turn ban from Lindsay Williams Crossing into Lightwood Road

Respondents were asked whether the potential project would impact them directly, and what effect they believe it would have on congestion and road safety.

Signalisation of Virginia Street



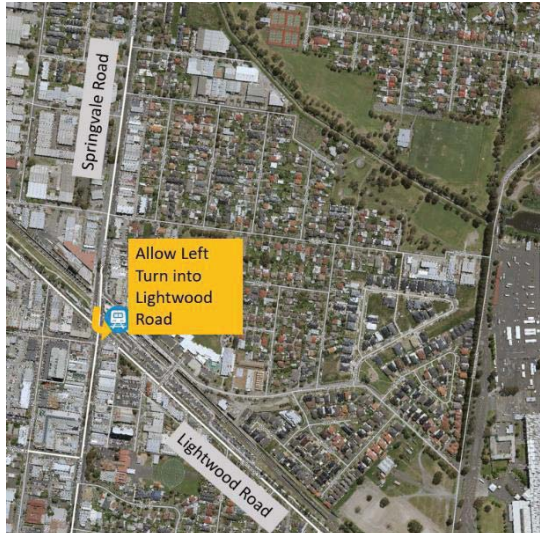
This was the most supported option. 79% of those who completed the survey believed this option would benefit them directly. The majority of those responding believed this project would both reduce congestion and improve road safety.

Comments from residents regarding this proposal highlighted they currently do not consider this intersection, or the intersection between Springvale Road and Rosalie Street to be safe.

4.3.1 Response to Notice of Motion No. 71 – Springvale North-East Quadrant - final (Cont.)



Reintroduction of the left turn from Springvale Road into Lightwood Road



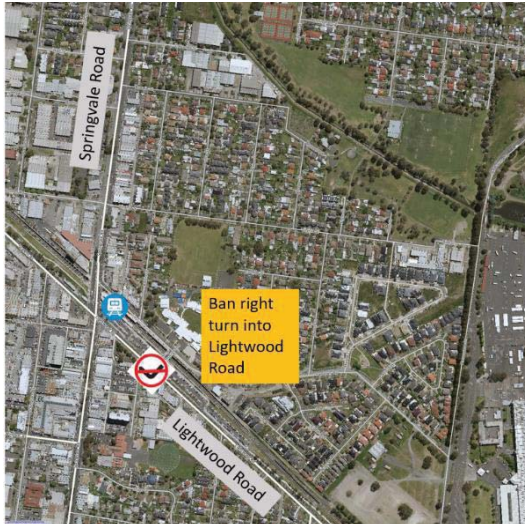
This option was also supported by those completing the survey. Respondents felt it would reduce congestion, though this project would also not have the road safety benefits which the signalisation of Virginia Street would have. Over half (54%) of survey responses felt this project would impact them directly.

Some of the comments received around this option highlighted the importance of pedestrian safety at this intersection, as it is already a difficult intersection for pedestrians.

4.3.1 Response to Notice of Motion No. 71 – Springvale North-East Quadrant - final (Cont.)



A right turn ban from Lindsay Williams Crossing into Lightwood Road



While some respondents acknowledged this option might reduce congestion during peak periods, the majority of those in the area did not support this option. Most thought it would increase congestion, and potentially encourage unsafe U-turns on Lightwood Road, as drivers might not continue to the roundabout further along the street.

Several respondents do not believe signs would be sufficient to enforce such a turn ban, and most drivers would make the manoeuvre anyway.

4.3.2 Springvale Community Hub - Strategic Plan 2020-2025 (Endorsement)

File Id:

Responsible Officer:

Director Community Services

Attachments:

Springvale Community Hub – Strategic Plan
2020-2025
Summary of Community Submissions and
Responses

Report Summary

Council has developed this Strategic Plan to guide the direction of the Springvale Community Hub for the next 5 years.

The attached 'Springvale Community Hub – Strategic Plan 2020-2025' is presented to Council for endorsement.

Recommendation Summary

This report recommends that Council endorses the Springvale Community Hub – Strategic Plan.

4.3.2 Springvale Community Hub - Strategic Plan 2020-2025 (Endorsement) (Cont.)

Background

The Springvale Community Hub is located on the eastern side of Springvale Road near the Springvale retail precinct. It is the former location of the City's Civic Precinct and was flagged for development in Council's *Springvale Civic Master Plan* in 2012-13.

The precinct has been developed to build on the unique strengths of the Springvale community and its surrounds, aimed at creating a community and civic heart for Springvale. The development seeks to strengthen community connections and improve educational, outcomes while addressing the need for new and improved facilities.

Community Hub - draft Strategic Plan was endorsed to for Public Consultation on 9 December 2019. This occurred during December 2019 and January 2020 and the draft Strategic Plan was revised following public feedback.

Proposal

The development of the Springvale Community Hub – Strategic Plan (Appendix 1 – Attachment 1) will guide the direction of the precinct for the next 5 years. The strategic plan will inform other plans for the site including programming and activation, venue hire, communications and open space use.

The plan will be accompanied by an annual action plan developed by the precinct Strategy and Operation Groups, informed by community consultation. The actions incorporated into each annual action plan will be informed by community feedback and needs or issues identified. This will be ratified through a report to Council every 12 months, including reporting on the status of each goal and measure which will also be available via the Council website.

The Strategic Plan aims to provide a direction for the Hub over the first 5 years, incorporating goals, aspirations and expectations while delivering on the vision:

Encouraging active participation in cultural exchange, creative celebrations and life-long learning, through a welcoming community hub that inspires learning and creative living.

The Springvale Community Hub will be a community centred place of connection. To achieve this Council will facilitate management of the hub, working closely with local community. This will involve taking a proactive place-based community development approach, working with individuals, community groups and other stakeholders to fulfil the vision of the hub.

Council officers will work the local community:

- To ensure the hub is community centred.
- Fair, affordable, transparent and equitable access is provided to all.
- Accessible and open lines of communication are available for groups or individuals to identify and progress community led initiatives.
- Provide access and assistance if required to promote, connect and support the development of community led initiatives.

4.3.2 Springvale Community Hub - Strategic Plan 2020-2025 (Endorsement) (Cont.)

Public Consultation

The Springvale Community Hub - Strategic Plan was endorsed for public exhibition at Council on 9 December 2019 which occurred during December 2019 and January 2020.

There was a total of 11 community responses to the Strategic Plan, and further feedback from Councillors. This feedback was taken into consideration and appropriate alterations have been made accordingly to the Strategic Plan.

A full summary of the feedback received from the community is provided in Appendix 1 – Attachment 2, Springvale Community Hub – Summary of Community Submissions and Responses.

Next Steps

Upon adoption of the Strategic Plan, the next stages of community consultation will commence and will include:

- Direct engagement with the general community, community groups, and agencies to identify priorities and preferred approaches to ongoing engagement and participation. This may include development of working groups, a reference committee, focus session and/or other feedback tools.
- Work together with the community to develop, deliver and refine their preferred method of ongoing public consultation at the hub.

Information gathered through this consultation process will also inform the 2020 / 2021 Annual Action Plan, that will be presented to Council and available for review on the Council website.

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

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

Community Plan ‘Imagine 2030’

People

- *Pride* – Best place best people
- *Cultural Diversity* – Model multicultural community
- *Outdoor Activity and Sports* – Recreation for everyone

Place

- *Sense of Place* – One city many neighbourhoods
- *Safety in Streets and Places* – Feeling and being safe
- *Appearance of Places* – Places and buildings

4.3.2 Springvale Community Hub - Strategic Plan 2020-2025 (Endorsement) (Cont.)

Opportunity

- *Education, Learning and Information* – Knowledge

Council Plan 2017-2021

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

People

- A vibrant, connected and safe community
- A creative city that respects and embraces diversity

Place

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

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

- Create and Connect – Arts and Cultural Heritage Strategy 2016 and Action Plan 2016-18
- Library Strategy 2018 – 23

Related Council Policies

- Community Wellbeing Plan 2017 - 21
- Activity Centre's Placemaking Framework 2016
- Greater Dandenong People Seeking Asylum and Refugees Plan 2018-21
- Multi-purpose Use of Community Facilities Policy 2018
- Community Facilities Management Policy
- Community Hub Framework 2016
- Community Development Framework 2016
- Community Engagement Policy and Framework 2018
- Youth Strategy Action Plan 2016-19
- Open Space Strategy 2009
- Sustainability Strategy 2016-2030
- Waste & Litter Strategy 2015-2020

Victorian Charter of Human Rights and Responsibilities

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

4.3.2 Springvale Community Hub - Strategic Plan 2020-2025 (Endorsement) (Cont.)

Financial Implications

There are no financial implications associated with this report.

Consultation

Three significant consultations were undertaken which lead to the development of the Springvale Community Hub:

- Greater Dandenong Community Plan 2030
- Springvale Community Infrastructure Plan - Community Service Provider Consultation 2012/2013
- Springvale Civic Masterplan Community Consultation 2012/2013

The information received during these consultations, has assisted in informing the Strategic Plan for the Springvale Community Hub.

This report also incorporates feedback received during the Public Consultation phase on the Strategic Plan itself.

Conclusion

The Springvale Community Hub - Strategic Plan, identifies the direction of the hub over the next 5 years. The plan will deliver targeted priorities and measures against the proposed objectives; Engagement and Activation, Connectedness, Learning and Creative Living and Safety and Sustainability.

Recommendation

That Council endorses the Springvale Community Hub – Strategic Plan 2020-2025.

4.3.2 Springvale Community Hub - Strategic Plan 2020-2025 (Endorsement) (Cont.)

OTHER

SPRINGVALE COMMUNITY HUB – STRATEGIC PLAN 2020-2025

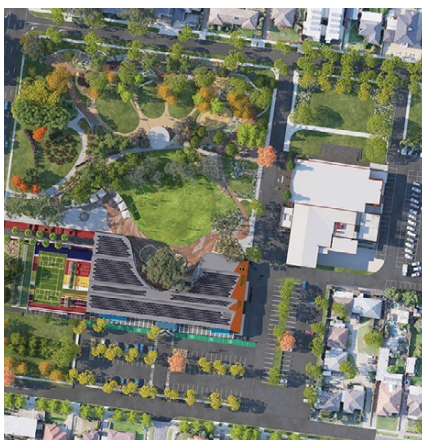
**APPENDIX 1
ATTACHMENT 1**

**SPRINGVALE COMMUNITY HUB –
STRATEGIC PLAN 2020-2025**

PAGES 9 (including cover)

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

4.3.2 Springvale Community Hub - Strategic Plan 2020-2025 (Endorsement) (Cont.)



Springvale Community Hub

Strategic Plan / 2020-2025



Vision

Encouraging active participation in cultural exchange, creative celebrations and life-long learning, through a welcoming community hub that inspires learning and creative living.

4.3.2 Springvale Community Hub - Strategic Plan 2020-2025 (Endorsement) (Cont.)

Overview



The **Springvale Community Hub** is located on the eastern side of Springvale Road and nearby the Springvale retail precinct. It is the former location of the City's Civic Precinct and was flagged for development in Council's Springvale Civic Master Plan in 2012-13.

The Hub has been developed to build on the unique strengths of the Springvale community and surrounds, and aims to create a Community and civic heart in Springvale.

The development seeks to strengthen community connections and improve educational outcomes while addressing the need for new and improved facilities. This will be achieved through the provision of an integrated and flexible space that meets the needs of current and future generations.

The Springvale Community Hub will be a community centred place of connection. To achieve this Council will facilitate management of the Hub, working closely with local community. This will involve taking a proactive place based community development approach, working with individuals, community groups and other stakeholders to fulfil the vision of the Hub.

This Strategic Plan aims to provide a direction for the Hub over the first 5 years, incorporating goals, aspirations and expectations. This will be monitored through Annual Action Plans, and a report to Council every 12 months on the status of each goal and measure which will also be available via our website.

Consultation The following key principles were identified as priorities from the feedback:



Three significant community consultations were undertaken which led to the development of the Springvale Community Hub:

- Greater Dandenong Community Plan Imagine 2030 (Last updated 2016)
- Springvale Community Infrastructure Plan Community Service Provider Consultation 2012-2013
- Springvale Civic Masterplan Community Consultation 2012-2013

- Learning**
 - Education and information
 - Pathways to jobs, information for personal and community wellbeing, and for literacy
- Engagement**
 - Area should have plenty of open spaces for all ages
 - The civic area should be a key attraction in Springvale, providing facilities for cultural and community programs
- Inspiration**
 - Important to build a place which builds community pride and celebrates all the cultures of Springvale
 - Important to provide strong integration of multilingual and multicultural components
- Safety**
 - Safety in streets and public spaces, and improving perceptions of safety
- People**
 - Friendly and helpful people
- New Library**
 - Springvale Library is very important to the community, a library to stand the test of time
 - A cafe component would add value to the building and precinct

4.3.2 Springvale Community Hub - Strategic Plan 2020-2025 (Endorsement) (Cont.)

Council Strategic Objectives

The objectives, delivery and programming within the Springvale Community Hub will be informed by relevant Council Documents. This includes the following strategies, plans and frameworks.



- Imagine 2030 Community Plan
- Council Plan 2017–2021
- Community Wellbeing Plan 2017–2021
- Create and Connect – Arts and Cultural Heritage Strategy 2016 and Action Plan 2016–2018
- Library Strategy 2018–2023
- Activity Centre’s Placemaking Framework 2016
- Greater Dandenong People Seeking Asylum and Refugees Plan 2018–2021
- Multi-purpose Use of Community Facilities Policy 2018
- Community Facilities Management Policy 2016
- Community Engagement Policy and Framework 2018
- Community Hub Framework 2006
- Community Development Framework 2016
- Youth Strategy Action Plan 2016–2019
- Open Space Strategy 2009
- Sustainability Strategy 2016–2030
- Waste and Litter Strategy 2015–2020

These plans guide the City of Greater Dandenong’s strategic framework. The Council Plan outlines six strategic objectives that sit under the three key priority areas of;

People, Place and Opportunity

The Springvale Community Hub responds to the objectives relating to;

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

People	Place	Opportunity
<p>A vibrant, connected and safe community</p> <ul style="list-style-type: none"> • Community safety • Learning and literacy • Community participation • Health and wellbeing 	<p>A healthy, liveable and sustainable city</p> <ul style="list-style-type: none"> • Parks, reserve and sportsgrounds • Environmental sustainability • Roads, traffic and parking • Trees and our natural environment • Streetscapes and public places 	<p>A diverse and growing economy</p> <ul style="list-style-type: none"> • Jobs and business • Tourism and visitation • Activity centre revitalisation • Investment
<p>A creative city that respects and embraces its diversity</p> <ul style="list-style-type: none"> • Cultural diversity • Community arts • Cultural heritage • Positive ageing • Access and equity 	<p>A city planned for the future</p> <ul style="list-style-type: none"> • Urban design • Asset management • Residential, commercial and industrial development • Place making • Transport advocacy 	<p>An open and effective Council</p> <ul style="list-style-type: none"> • Advocacy and community engagement • Transparency and accountable decision making • Digital innovation and leadership

Springvale Community Hub Strategic Objectives

The Strategic Plan will be accompanied by Annual Action Plan, and a report to Council every 12 months on the status of each goal and measure.

- 1. Engagement & Activation**

The Hub is a gathering place where everyone feels welcome and engaged, spaces and outdoor areas will promote learning, participation and engagement through stimulating programs and activities.
- 2. Connectedness**

The community is connected, people participate, celebrate and embrace their cultural heritage with pride and feel like they belong.
- 3. Learning & Creative Living**

The Hub will provide pathways for lifelong learning, literacy and the love of reading, through a contemporary leading library, digital engagement and flexible adaptable community programs.
- 4. Safety & Sustainability**

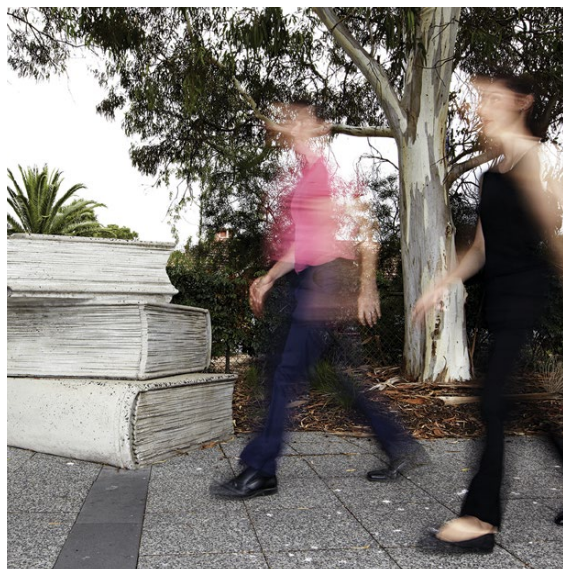
The hub will engage in proactive programs that reduce antisocial behaviours, promote awareness of environmental sustainability practices and programs and respond to safety concerns.

4.3.2 Springvale Community Hub - Strategic Plan 2020-2025 (Endorsement) (Cont.)

Strategic Objectives

1. Engagement & Activation

The Hub is a gathering place where everyone feels welcome and engaged, spaces and outdoor areas will promote learning, participation and engagement through stimulating programs and activities.



We will:

Provide welcoming and inspiring places and programs for the community to connect.

Develop effective partnerships with stakeholders to deliver increased opportunities for the community.

Develop a year-round calendar of programmed activities across the Hub.

Seek to identify sponsorships or grants to broaden service offering and programs.

Engage with visitors to support programming and identification of needs for services and programs.

Provide opportunities and programs within the open space that enhance health and wellbeing opportunities for the community.

Provide opportunities for Occasional Care to operate from the Hub.

How will we know we have been successful:

Collaborative programs delivered (internal and external partners) that cover all demographics and age groups.

Identify and encourage community to apply for grants to deliver inclusive programs, events and services each year to support strategic priority.

Grants applied for to support that the delivery of programs at the Hub.

Feedback mechanism implemented for community program and activity suggestions.

Programs and opportunities that increase health and wellbeing opportunities delivered.

Implement a process that enables community groups to identify programs and services that they can deliver collaboratively or independently at the Hub each year.

Identify and encourage positive informal activation and gatherings, through increasing awareness of spaces within the open space area and within the building including foyers and lounge areas.

Identify and support agencies or groups that will operate Occasional Care services from the Hub.

4.3.2 Springvale Community Hub - Strategic Plan 2020-2025 (Endorsement) (Cont.)



Strategic Objectives
2. Connectedness

The community is connected, people participate, celebrate and embrace their cultural heritage with pride and feel like they belong.



We will:

Connect people to Council and Community services, activities, events and information through up to date and responsive practices.

Promote and enhance opportunities for community participation, including those that support connections and reduce isolation and exclusion.

Provide multi-purpose spaces that enable a range of programs, services and venue hire options for the community.

Provide opportunities to learn about, celebrate and honour the rich cultural heritage of the local community.

Extend current and support volunteering options within the Hub.

Connect with youth population in the area, leading to stronger engagement opportunities for this demographic and recognising the strengths of young people as engaged citizens.

Increase connections and activities that support both the Hub and the broader Springvale Activity Centre.

How will we know we have been successful:

Number of support groups that provide services to the community with access for pop up, outreach or interview services for the community.

Number of community participation opportunities offered.

Enable delivery of programmed events or exhibitions that celebrate diversity.

Celebrate cultural and positive connection stories by submitting articles to local media outlets, Council publications and social media that connect to local culture and history.

Volunteer participation increased.

Deliver programs for Youth, Children and Seniors.

Engage with Youth to assist in programming/implementing youth events.

Establish connections and cross promotional opportunities to the Springvale Activity Centre (retail precinct).

Deliver at least two heritage exhibitions or programs annually.

Enhance links between Springvale District Historical Society and the broader community.

Provide affordable and accessible venue hire opportunities for all groups and individuals through fair and open process.

4.3.2 Springvale Community Hub - Strategic Plan 2020-2025 (Endorsement) (Cont.)

Strategic Objectives

3. Learning & Creative Living

The Hub will provide pathways for lifelong learning, literacy and the love of reading, through a contemporary leading library, digital engagement and flexible adaptable community programs.



We will:

- Deliver a dynamic library service that responds to community feedback, trends and needs.
- Develop partnerships that assist in delivering literacy, learning, arts and creative opportunities.
- Extend and encourage learning and creative opportunities within the open space aspects of the Hub.
- Connect the community with lifelong learning opportunities within the Hub and broader community.

How will we know we have been successful:

- Learning, arts and creative opportunities delivered in the open space of the Hub.
- Learning, arts and creative opportunities delivered in the buildings of the Hub.
- Increase connection of the community to external lifelong learning, creative and arts opportunities.
- Increase the number of physical visits to the library and overall Hub by 5 percent per annum.


4.3.2 Springvale Community Hub - Strategic Plan 2020-2025 (Endorsement) (Cont.)



Strategic Objectives

4. Safety & Sustainability

The Hub will engage in proactive programs that reduce antisocial behaviours, promote awareness of environmental sustainability practices and programs and respond to safety concerns.



We will:

Address safety concerns and any vandalism immediately.

Engage in proactive programs and security measures to reduce anti-social behaviours.

Identify programs and outreach providers that can assist with public health and welfare.

Ensure the site is always presented to a high standard.

Achieve a 5-Star Green Star rated and zero net carbon emissions building.

How will we know we have been successful:

Develop strong partnerships with Victoria Police and security personnel.

Develop a sense of pride and ownership of the site within the local community, by delivering community connectedness goals and aspirations.

Maintain a high level of security presence, CCTV and removal of vandalism and graffiti immediately.

Monitoring presence of programs and outreach providers within the Hub.

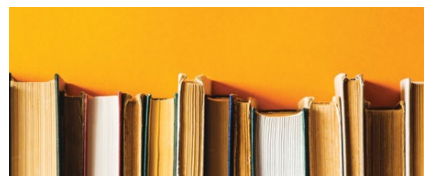
Develop measures and mechanisms to identify the community's views on the presentation of the site.

Achieve Green Star certification from the Green Building Council of Australia.

Measure achievements of the relevant Green Star initiatives with information displayed to building users.

Deliver practices and programs that promote environmental sustainability and community well-being.

4.3.2 Springvale Community Hub - Strategic Plan 2020-2025 (Endorsement) (Cont.)



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Speak and listen: 1300 555 727
Online: relayservice.gov.au
TIS: 13 14 50

Find us online
greaterdandenong.com
Facebook, Instagram, Twitter, YouTube icons

4.3.2 Springvale Community Hub - Strategic Plan 2020-2025 (Endorsement) (Cont.)

OTHER

SPRINGVALE COMMUNITY HUB – STRATEGIC PLAN 2020-2025

**APPENDIX 1
ATTACHMENT 2**

**SUMMARY OF COMMUNITY SUBMISSIONS
AND RESPONSES**

PAGES 8 (including cover)

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

4.3.2 Springvale Community Hub - Strategic Plan 2020-2025 (Endorsement) (Cont.)

Summary of Submission	Amendment to Policy/Plan YES NO		Response
OCCASIONAL CARE & CAFE SUBMISSION 1: Resident			
<p>1. No good having child care/ occasional care on the 1st floor of the facility where there is no outside play area</p> <p>Who comes up with these ridiculous ideas and placements of how these rooms will be used?</p> <p>2. Definitely DO NOT need a Cafe! It won't survive!</p>	NO	NO	<p>1. Comment is noted</p> <p>Council during the design phase identified a suitable area based on the proximity to program areas, legislation and ensured accessibility is available via the elevator or stairs.</p> <p>2. Comment is noted</p> <p>Council has received strong community feedback regarding the inclusion of the Café via the Springvale Civic Masterplan study in 2012 / 2013. A café has therefore been included in the building design.</p>
INFORMAL GATHERING SUBMISSION 2: Resident, SUBMISSION 6: Stakeholder, SUBMISSION 9: Resident			

Summary of Community Submission and Responses Springvale Community Hub Strategy

4.3.2 Springvale Community Hub - Strategic Plan 2020-2025 (Endorsement) (Cont.)

Summary of Submission	Amendment to Policy/Plan YES NO	Response
<p>1. Explicit mention of the new building having usable places for people to informally gather and meet like other community hubs do - the objectives section gives support to that but the points under the sub-headings "We will" and "How will be know we have been successful" don't support this objective</p> <p>2. Will there be a central community lounge, like that available at Paddy O'Donoghue Centre in Noble Park and Jan Wilson Centre in Dandenong North? Will this need be accommodated for, as I believe this facility is imperative and should be available to all community members.</p> <p>3. Will the new building deliver places for people to casually gather and meet like other community hubs do. Will there be dedicated community lounge in the new building and if so, where?</p>	<p>YES</p> <p>YES</p> <p>YES</p>	<p>Comment is noted and amendment included in the Strategic Plan: <i>"Identify and encourage positive informal activation and gatherings, through increasing awareness of spaces within the open space area and within the building including foyers and lounge areas".</i></p>

Summary of Community Submission and Responses Springvale Community Hub Strategy

ORDINARY COUNCIL MEETING - AGENDA

4.3.2 Springvale Community Hub - Strategic Plan 2020-2025 (Endorsement) (Cont.)

Summary of Submission	Amendment to Policy/Plan YES NO	Response
VENUE HIRE SUBMISSION 2: Resident, SUBMISSION 3, 4 & 8: Stakeholder, SUBMISSION 6: Stakeholder, SUBMISSION 7: Resident, SUBMISSION 9: Resident		
<p>1. It mentions that the new building will enable small volunteer community groups being able to hire the new Springvale Community Hub building for their own meetings and activities - not just for programmed activities supported not by Council - isn't the new building meant to have small community meeting spaces.</p> <p>2. Need to ensure that offering cultural groups opportunity to use the space, is affordable for community groups without funding for events or with small grants that could not pay all the "add-on" requirements. Without council as a partner, it is very expensive to meet event guidelines regarding cleaning, rubbish removal, security, etc. This would preclude most community run organisations from using the space for cultural celebration.</p> <p>3. A commitment for affordable hire for community groups to meet in the new building in the precinct and further, that there is high availability for rooms - not just booked out for other Council purposes (which I, and others, have encountered with Dandenong Library in the past).</p> <p>4. The New Building seems a heavily programmed space. The plan seems to imply that a volunteer community group who wants to run their own activities that their own members want may not be given permission, or will face difficulties, as it doesn't</p>	<p>YES</p> <p>YES</p> <p>YES</p> <p>YES</p>	<p>Council acknowledges this feedback and confirm there are a total of 7 Community Rooms and 3 smaller Meeting Rooms within the new hub, that will be available for hire.</p> <p>To reflect this and identified concerns, a new measure has been included in the plan:</p> <p>"Provide affordable and accessible venue hire opportunities for all groups and individuals through a fair and open process".</p> <p>Council has committed to opening the booking process approximately 4-6 weeks prior to the building being open to the public (pending the outcome of Covid-19 restrictions).</p> <p>This will occur via a range of Council communication tools, including Council's Website, Social Media, Enewsletters and publications.</p> <p>Furthermore, Council has prepared affordable Fees and Charges for the rooms and this will be included in the Annual Council Budget process and subsequent adoption.</p>
<p>4. The New Building seems a heavily programmed space. The plan seems to imply that a volunteer community group who wants to run their own activities that their own members want may not be given permission, or will face difficulties, as it doesn't</p>	<p>YES</p>	

Summary of Community Submission and Responses Springvale Community Hub Strategy

4.3.2 Springvale Community Hub - Strategic Plan 2020-2025 (Endorsement) (Cont.)

Summary of Submission	Amendment to Policy/Plan YES NO	Response
<p>deliver a service to Council. Will it be affordable for community groups and will the building be easy for community groups to access both day and night? None of this is clear at the moment in the document.</p> <p>5. Will the new building support volunteer community groups being able to hire the new building for their own activities not just delivering Council approved programs and services as the current wording has it.</p> <p>6. So what happens if a community group wants to book the new building and their activity doesn't meet the Council's strategic priorities. Does that mean they get a look in? Does the group who meets the Council's strategic priorities get a cheaper rate than the one that doesn't? This seems like the new Council building all over again - a so-called "community" building that the community finds hard and unaffordable to book.</p> <p>7. We fear that we are about to duplicate Bunjill Place and other Municipal precincts whose community spaces are effectively meeting rooms for hire and/or to attend and participate in predetermined programs. These areas will be out of the financial reach of emerging and newly formed groups. Individuals who are effectively overcoming isolation and other hurdles to engagement will have nowhere to come, to connect, to meet and call home.</p>	<p>YES</p> <p>YES</p> <p>YES</p>	

Summary of Community Submission and Responses Springvale Community Hub Strategy

ORDINARY COUNCIL MEETING - AGENDA

4.3.2 Springvale Community Hub - Strategic Plan 2020-2025 (Endorsement) (Cont.)

Summary of Submission	Amendment to Policy/Plan YES NO	Response
<p>LEADERSHIP SUBMISSION 3, 4 & 8: Stakeholder, SUBMISSION 5: Stakeholder, SUBMISSION 10: Resident, SUBMISSION 11: Stakeholder</p>		
<p>1. The draft plan has a great aspirational vision for community inclusion and local cultural relevance & ownership through community development & engagement.</p> <p>2. Draft Springvale Community Precinct Strategic Plan has a vision for "a welcoming, <u>community-led</u> hub that...." but the way community leadership will be attained is not really developed further throughout the document</p> <p>3. The most important aspect of the "Springvale Community Precinct Strategic Plan 2020-2025" is that the vision has not been embodied to ensure real community-lead.</p> <p>The precinct will be fully managed by the Council as a gathering place.</p> <p>The management of the precinct will allow to the Council to provide spaces, programs services and venue hire options.</p> <p>The community will be only offered feedback mechanism for community suggestions on programs and activities delivered.</p> <p>The whole concept is missing the community lead engagement in managing the multi-purpose spaces.</p>	<p>YES</p> <p>YES</p> <p>YES</p> <p>YES</p> <p>YES</p> <p>YES</p> <p>NO</p>	<p>Council acknowledges the feedback from the Community and can confirm the following management model for the Springvale Community Hub.</p> <p>This information has been incorporated into Strategic Plan:</p> <p>"The Springvale Community Hub will be a community centred place of connection. To achieve this Council will facilitate management of the Hub, working closely with local community. This will involve taking a proactive place based community development approach, working with individuals, community groups and other stakeholders to fulfil the vision of the Hub."</p> <p>Council officers will work with local communities to ensure the hub is community centred and that fair, transparent and equitable access is provided to all.</p>

Summary of Community Submission and Responses Springvale Community Hub Strategy

4.3.2 Springvale Community Hub - Strategic Plan 2020-2025 (Endorsement) (Cont.)

Summary of Submission	Amendment to Policy/Plan		Response
	YES	NO	
<p>4. We are very concerned that we are about to miss a wonderful opportunity to have a community led engagement so that the community precinct is effectively owned and managed by the community.</p> <p>5. The vision of the strategic plan says Community-led by in reading the detail it seems to be Council Lead eg. Identify and encourage community to apply for grants to deliver inclusive programs, events and services each year to support strategic priority.</p> <p>6. Community Grants - It seems rather odd that Community Grants have to provide the funds so that groups can afford to use Council spaces. What of the emerging and newly formed groups who don't yet have the confidence and structures to apply for grants?</p>	<p>YES</p> <p>YES</p>	<p>NO</p> <p>NO</p>	<p>Comment is noted</p> <p>Council officers will be available to assist community groups to apply for grants as required or relevant, this may include partnership opportunities.</p> <p>Council's Community Grant Program is out of scope of this Strategic Plan, however information has been passed onto this area for further consideration.</p>

Summary of Community Submission and Responses Springvale Community Hub Strategy

4.3.2 Springvale Community Hub - Strategic Plan 2020-2025 (Endorsement) (Cont.)

Summary of Submission	Amendment to Policy/Plan YES NO	Response
<p>PROGRAMS Submission 5: Stakeholder, SUBMISSION 10: Resident</p>		
<p>1. In references to delivery of training and programs, the plan should also have goal not to duplicate or compete with training and other programs that are currently being run for community and by local community organisations.</p> <p>2. More definition regarding what sort of creative activities such as arts the new building will support and the model by which they will be supported and delivered.</p>	<p>YES</p> <p>YES</p>	<p>1. Comment Noted and following items adjusted in the Strategic Plan: <i>“implement a process that enables community groups to identify programs and services that they can deliver collaboratively or independently at the Hub each year”</i> <i>“Feedback mechanism implemented for community program and activity suggestions”</i> Council will take the following approaches after receiving feedback from the community including: <ul style="list-style-type: none"> • Identifying other programs running locally that the individual can connect with • Identify local groups that may be interested in running that program at the hub (in turn partnering with Council) • If an identified need still exists, look to find local individuals or groups that could be funded to run the program. </p> <p>2. Comment Noted and following adjusted in the Strategic Plan <i>“Increase connection of the community to external lifelong learning, creative and arts opportunities”.</i></p>

Summary of Community Submission and Responses Springvale Community Hub Strategy

4.3.3 Community Funding: COVID-19 Transition

File Id:	A6537527
Responsible Officer:	Acting Director Community Services
Attachments:	Community Partnership Funding Quarter Extension to 30 September 2020

Report Summary

Council endorsed a new Community Partnership Funding Policy on 25 March 2019 and made provision for a transition year for existing recipients to 30 June 2020 when the new agreements would come into effect. Applications for the new program were due to be assessed in April-May 2020 with agreements to be in place by 30 June 2020.

The Victorian State Government declared a State of Emergency on Monday 16 March in response to the global COVID-19 pandemic. In the short-term the pandemic has created a time of great uncertainty and need for flexibility in business operations. The medium to long-term effects of COVID-19 for the community is only just starting to become visible. In response to the changes caused by the pandemic, assessment of applications for the Community Partnership Funding and Sponsorships programs was delayed.

Arising from discussions with and briefings of Councillors with regard to various implementation options in this complex period of a COVID-19 response; a pre-election period; and a soon to be introduced caretaker period this report proposes that the assessment process should resume with new funding agreements to commence as of 1 October 2020, and 16 existing partnership agencies be funded until this time.

The report further proposes that the upper funding limit for Category 4 of the Community Response Grants be increased to \$2000 until 30 September 2020, to offer opportunity for larger projects that respond to changing needs and opportunities in the community.

Recommendation Summary

This report responds to outcomes of various stakeholder discussions and recommends that \$320,170 from the Community Partnership Funding Program 2020-21 budget be allocated to 16 existing partnership recipients to extend their service provision for one quarter to end 30 September 2020.

This report further recommends that the new Community Partnership Funding agreements include COVID-19 clauses to ensure funded programs comply with State and Federal Government requirements and address emerging medium to long-term community needs.

For others, including those groups not funded at this time, funding via the Community Response Grants program will be reopened on 1 July 2020, and the maximum grant amount be increased to \$2000 to ensure support is available until 30 September 2020.

4.3.3 Community Funding: COVID-19 Transition (Cont.)

Background

The provision of community funding is important for local government to support and encourage events, projects and organisations that serve and benefit the community. Council recognises that fit-for-purpose funding programs can support capacity-building of important local services, support the delivery of projects that help achieve Council's Plans and Strategies, and provide social and economic benefit to the City of Greater Dandenong. Council also recognises that purpose-built funding programs that create collective and responsive action can provide value for money to address emerging community priorities.

The current funding programs run by Council are:

- Community Partnerships and Sponsorships Grants
- Community Support Grants Program – currently open and accessible
- Community Response Grants Program – reopening 1 July.

This report deals with recommendations relating to changes to the Community Partnerships and Community Response Grants Program in response to the COVID-19 pandemic.

Council endorsed a new Community Partnership Funding Policy on 25 March 2019. The Policy was informed by a review of the previous Policy that identified opportunities to clarify goals and policy objectives, define grant purpose and categories, and strengthen accessibility, efficiency and transparency of the program. These changes ensure the new program is fit-for-purpose, in line with emerging best practice, and ensure that it delivers the best possible outcomes for the community.

A transition year for 20 existing recipients to 30 June 2020 was provided to support transition to the new program.

Applications for the new program closed on 10 March 2020 and were due to be assessed in April-May 2020, with new agreements to be in place by 30 June 2020.

The Victorian Government declared a State of Emergency on Monday 16 March in response to the global COVID-19 pandemic. The pandemic created a time of great uncertainty for the community. In this context, assessment of Partnership applications was suspended.

Several social distancing and isolation requirements have been implemented under the State of Emergency, including cancellation of all non-essential meetings, gatherings and events. These requirements led agencies to adapt their service activities to comply with distancing requirements, or in some cases reduce or cease activities altogether.

A review by the Victorian Government of the State of Emergency on 11 May 2020 has eased some restrictions and provided a broad roadmap to a return to a 'new normal'.

With the easing of regulations and broad road map for a return, the effects of COVID-19 on the community in the medium to long-term are now just becoming visible.

4.3.3 Community Funding: COVID-19 Transition (Cont.)

Proposal

Quarterly extension

Discussions have been held with Council during which options for implementation in this complex period have been canvassed. Arising from these discussions, it is proposed that \$320,170 from the Community Partnership Funding Program 2020-21 budget be allocated to 16 existing partnership recipients to extend their service provision for one quarter to 30 September 2020. These agencies are those able to continue service provision during this time.

Commence assessment

It is further proposed that assessments of applications submitted to the Community Partnership Funding program recommence to allow for endorsement by Council so that new funding agreements will be in place as of 1 October. The new agreements are to include a COVID-19 clause to ensure compliance with State and Federal Government requirements and that the funding delivers the best possible outcomes for the community.

Response Grants

It is proposed that the upper funding limit for Category 4 of the Community Response Grants for responsive projects be increased to \$2000 to offer support for larger projects that respond to changing needs and opportunities in the community. It is proposed that this increase extend to 30 September 2020, when the new partnership funding agreements will commence.

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

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

Community Plan 'Imagine 2030'

People

- *Pride* – Best place best people
- *Cultural Diversity* – Model multicultural community
- *Outdoor Activity and Sports* – Recreation for everyone
- *Lifecycle and Social Support* – The generations supported

Place

- *Sense of Place* – One city many neighbourhoods
- *Safety in Streets and Places* – Feeling and being safe

Opportunity

- *Education, Learning and Information* – Knowledge

4.3.3 Community Funding: COVID-19 Transition (Cont.)

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

Council Plan 2017-21

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

People

- A vibrant, connected and safe community
- A creative city that respects and embraces diversity

Place

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

Opportunity

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

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

- Council Plan 2017-21
- Community Development Framework

Related Council Policies

Community Partnership Funding Policy

Victorian Charter of Human Rights and Responsibilities

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

Financial Implications

The resource requirements associated with this report are \$320,170 compared to the annual budget allocation of \$1,516,089 for this purpose.

Consultation

Current partnership funding recipients have been consulted in the development of this proposal.

Councillors have been briefed and provided feedback.

4.3.3 Community Funding: COVID-19 Transition (Cont.)

Conclusion

This report recommends that Council allocate \$320,170 from the Community Partnership Funding Program 2020/21 budget to support 16 current partnership funding recipients to 30 September 2020.

It further recommends that new Community Partnership Funding agreements include a COVID-19 clause to ensure funding complies with State and Federal Government requirements and addresses the medium to long-term needs of the community.

A further recommendation that Council endorse increasing the upper limit of Category 4 Community Response Grants to \$2000 for responsive project applications until 30 September.

Recommendation

That:

1. **having considered and discussed a range of implementation options in this complex COVID-19 period, Council endorse its preference for a total allocation of \$320,170 from the Community Partnership Funding Program 2020/21 budget to support 16 current partnership funding recipients to 30 September 2020 and that amounts be distributed in accordance with the funding schedule detailed in the attached appendix;**
2. **Council ensures new Community Partnership Funding agreements include a COVID-19 clause to comply with State and Federal Government requirements and to ensure funding addresses the medium to long-term needs of the community; and**
3. **Council endorses increasing the upper limit of Category 4 Community Response Grants to \$2,000 for responsive project applications until 30 September 2020.**

4.3.3 Community Funding: COVID-19 Transition (Cont.)

OTHER

COMMUNITY FUNDING: COVID-19 TRANSITION

ATTACHMENT 1

**COMMUNITY PARTNERSHIP FUNDING
QUARTER EXTENSION TO
30 SEPTEMBER 2020**

PAGES 2 (including cover)

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

4.3.3 Community Funding: COVID-19 Transition (Cont.)

Community Partnership Funding Quarter Extension to 30 September 2020

	Organisation	Feb 2021
1	Cambodian Association of Victoria Inc.	\$6,462
2	Concern Australia Welfare Inc	\$6,165
3	Cornerstone Contact Centre	\$5,672
4	Dandenong Neighbourhood House	\$20,808
5	Friends of Refugees	\$15,606
6	Keysborough Learning Centre	\$21,979
7	Noble Park Community Centre	\$11,901
8	South East Community Links	\$125,132
9	Springvale Benevolent Society	\$4,902
10	Springvale Learning and Activities Centre	\$11,901
11	Springvale Neighbourhood House	\$20,362
12	St Vincent De Paul Society	\$5,382
13	We Care Community Services	\$5,672
14	Wellsprings for Women	\$31,473
15	St. Joseph's Catholic Church Springvale	\$3,025
16	Interfaith Network of the City of Greater Dandenong Inc.	\$23,728
	Total	\$320,170

4.3.4 Report on Matters Discussed at Councillor Briefing Sessions & Pre-Council Meetings - 27 April & 4 May 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 April and May 2020.

Recommendation Summary

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

4.3.4 Report on Matters Discussed at Councillor Briefing Sessions & Pre-Council Meetings - 27 April & 4 May 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) Material aid to agencies update. b) Agenda items for the Council Meeting of 27 April 2020.</p>	27 April 2020
2	<p>Make Your Move Physical Activity Strategy</p> <p>Councillors were presented with the key aspects of the draft Make Your Move Physical Activity Strategy which sits underneath the Community Wellbeing Plan. The strategy will now proceed to Public Exhibition.</p>	4 May 2020
3	<p>Volunteer Policy 2020-22</p> <p>Councillor feedback was sought for the Volunteer Policy 2020-22. Agreement was sought for the draft policy to be referred to a future Council Meeting for endorsement.</p>	4 May 2020
4	<p>2020 Australia Day Awards Follow Up Review</p> <p>Councillors were presented with a review of the effectiveness of the Australia Day Awards program changes implemented in 2020. Additional recommendations were made to continue program improvement for 2021.</p>	4 May 2020

4.3.4 Report on Matters Discussed at Councillor Briefing Sessions & Pre-Council Meetings - 27 April & 4 May 2020 (Cont.)

5	<p><i>General Discussion</i></p> <p>Councillors and Council officers briefly discussed the following topics:</p> <ul style="list-style-type: none">a) Proposed land acquisition from State Government in central Dandenong.b) Proposed license with Transport for Victoria for car parking spaces in Council's Carroll Lane carpark in central Dandenong.c) Noble Park Community Centre funding.d) Dandenong Market Pty Ltd governance matters (CONFIDENTIAL).e) Agenda items for the Council Meeting of 11 May 2020.	4 May 2020
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Apologies

- Councillor Chea, Councillor Sampey and Councillor Truong submitted apologies for the Pre-Council Meeting of 27 April 2020.
- Councillor Kirwan and Councillor Melhem submitted apologies for the Councillor Briefing Session of 4 May 2020.

Recommendation

That:

1. **the information contained in this report be received and noted; and**
2. **the information discussed at the above listed Councillor Briefing Session that was declared confidential in Item 5(d) by the Chief Executive Officer under sections 77(2)(c) of the *Local Government Act 1989* and section 125(1) of the *Local Government Act 2020* remains confidential until further advisement unless that information was the subject of a subsequent Council report.**

4.3.5 List of Registered Correspondence to Mayor and Councillors

File Id:	qA283304
Responsible Officer:	Director Corporate Services
Attachments:	Correspondence Received 4-15 May 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 4-15 May 2020.

Recommendation

That the listed items provided in Attachment 1 for the period 4-15 May 2020 be received and noted.

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

OTHER

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

ATTACHMENT 1

**CORRESPONDENCE RECEIVED
4 - 15 MAY 2020**

PAGES 3 (including cover)

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

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



Correspondences addressed to the Mayor and Councillors received between 04/05/20 & 15/05/20 - for officer action - total = 1

Correspondence Name	Correspondence Dated	Date Record Created	Objective ID	User Assigned
A question from a Springvale resident regarding removal of a tree by a neighbour.	04-May-20	07-May-20	fA192250	Mayor & Councillors EA

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

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



Correspondences addressed to the Mayor and Councillors received between 04/05/20 & 15/05/20 - for information only - total = 5

Correspondence Name	Correspondence Dated	Date Record Created	Objective ID	User Assigned
Letter from the Minister for Planning advising approval of Amendment VC179 to facilitate bushfire reconstruction post 1 January 2020 fires.	13-Apr-20	06-May-20	A6558278	Mayor & Councillors EA
DELWP notice of lodgement of Amendment VC179.	06-May-20	06-May-20	A6558284	Mayor & Councillors EA
Letter to Mayor from the Department of Social Services in response to Mayor's letter concerning support for asylum seekers during the COVID-19 pandemic	29-Apr-20	08-May-20	A6562133	Mayor & Councillors EA
A COVID-19 update from Dementia Australia.	12-May-20	12-May-20	A6571096	Mayor & Councillors EA
A letter of thanks to Council from Dandenong Market Pty Ltd regarding the decision to grant significant rental relief to market traders during the COVID-19 pandemic.	04-May-20	04-May-20		Corporate Services Director

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.