



**GREATER
DANDENONG**
City of Opportunity

MINUTES

COUNCIL MEETING

TUESDAY, 15 JUNE 2021
Commencing at 7:00 PM

COUNCIL CHAMBERS
Virtual Council Meeting

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1 MEETING OPENING

1.1 INTRODUCTION - OPENING STATEMENT BY MAYOR

Welcome everyone to this remote Council Meeting. While the CEO and I are located in the Council Chamber at the Civic Centre, the remainder of your Councillors are coming to you live from their homes and other places of work.

The meeting is being held remotely because some restrictions are still in place. Council is still under advice from the State Government and the Chief Health Officer to conduct Council Meetings online.

We will try to mimic our normal live webcast as much as possible, but because this is a remote meeting there may be a few technical issues experienced. I ask that you be patient with us. If, for some reason, the webcast drops out, remember that the meeting will be placed on our website afterwards so that you can watch it at your leisure.

On that note, let's get started.

1.2 ATTENDANCE

Apologies

Cr Loi Truong

Councillors Present

Cr Angela Long (Chairperson)

Cr Tim Dark, Cr Lana Formoso, Cr Eden Foster, Cr Rhonda Garad, Cr Richard Lim, Cr Jim Memeti, Cr Bob Milkovic, Cr Sean O'Reilly, Cr Sophie Tan.

Officers Present

John Bennie PSM, Chief Executive Officer, Mick Jaensch, Director Corporate Services, Jamie Thorley, Acting Director City Planning, Design and Amenity, Martin Fidler, Director Community Services, Paul Kearsley, Director Business, Engineering and Major Projects.

1.3 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.

1.4 OFFERING OF PRAYER

Deputy Mayor, Cr Sophie Tan read the following prayer provided prior to the meeting by Mr Shamim Navidi from the Spiritual Assembly of the Baha'is, a member of the Greater Dandenong Interfaith Network:

" My God, my Adored One, my King, my Desire! What tongue can voice my thanks to Thee? I was heedless, Thou didst awaken me. I had turned back from Thee, Thou didst graciously aid me to turn towards Thee. I was as one dead, Thou didst quicken me with the water of life. I was withered, Thou didst revive me with the heavenly stream of Thine utterance which hath flowed forth from the Pen of the All-Merciful. O Divine Providence! All existence is begotten by Thy bounty; deprive it not of the waters of Thy generosity, neither do Thou withhold it from the ocean of Thy mercy. I beseech Thee to aid and assist me at all times and under all conditions, and seek from the heaven of Thy grace Thine ancient favour. Thou art, in truth, the Lord of bounty, and the Sovereign of the kingdom of eternity."

1.5 CONFIRMATION OF MINUTES OF PREVIOUS MEETING

Meeting of Council held 24 May 2021.

Recommendation

That the minutes of the Meeting of Council held 24 May 2021 be confirmed.

MINUTE 174

Moved by: Cr Tim Dark

Seconded by: Cr Richard Lim

That the minutes of the Meeting of Council held 24 May 2021 be confirmed.

CARRIED

1.6 DISCLOSURES OF INTEREST

Cr Lana Formoso entered the meeting at 7.07pm.

Mick Jaensch, Director Corporate Services disclosed a Direct Material Conflict of Interest of a Pecuniary nature (s.128) in Item No. 4.3.3: South East Leisure Pty Ltd Company Administration, as Council is noting his proposed appointment to the Board of South East Leisure Pty Ltd. Mick Jaensch left the meeting prior to discussion and voting on this item.

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 five [5] items being presented to Council's meeting of 15 June 2021 for signing and sealing as follows:

1. A letter of recognition to Martine Bijoux, Corporate Services for 20 years of service to the City of Greater Dandenong; and
2. A letter of recognition to Anthony Camillo, Corporate Services for 20 years of service to the City of Greater Dandenong;
3. A letter of recognition to Daniella Gerresheim, Corporate Services for 30 years of service to the City of Greater Dandenong;
4. A letter of recognition to Xavier Hegarty, Corporate Services for 30 years of service to the City of Greater Dandenong; and
5. An Instrument of Appointment of Authorised Officer under the provisions of the *Local Government Act 1989*, the *Local Government Act 2020*, the *Environment Protection Act 1970*, the *Heritage Act 2017*, the *Infringements Act 2006*, the *Land Acquisitions and Compensation Act 1986*, the *Planning and Environment Act 1987*, the *Sex Work Act 1994*, the *Subdivisions Act 1988*, the *Victorian Civil and Administrative Tribunal Act 1998* and the Regulations made under each of those Acts; the Local Laws made under the *Local Government Act 1989*; and any other Act, Regulation or delegated legislation (including the Greater Dandenong Planning Scheme) which relates to the powers of the Council made under the provisions and enactments described. This instrument enables the following Council officer to carry out the statutory responsibilities of the above Acts and is subject to policy and delegations previously adopted by Council:
 - Darcy Canter.

Recommendation

That the listed documents be signed and sealed.

MINUTE 175

Moved by: Cr Sophie Tan
Seconded by: Cr Richard Lim

That the listed documents be signed and sealed.

CARRIED

Cr Tim Dark left the meeting at 7.12pm.

2.2 DOCUMENTS FOR TABLING

2.2.1 Documents for Tabling

| | |
|----------------------|-----------------------------|
| File Id: | qA228025 |
| Responsible Officer: | Director Corporate Services |

Report Summary

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

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

Recommendation Summary

This report recommends that the listed items be received.

2.2.1 Documents for Tabling (Cont.)

List of Reports

| Author | Title |
|---------------------------------------|--|
| Victorian Aboriginal Heritage Council | 2019/2020 Annual Report |
| Victorian Aboriginal Heritage Council | 2019/2020 Annual Report on Registered Aboriginal Parties |
| Victorian Aboriginal Heritage Council | State of Victoria's Aboriginal Cultural Heritage Report |

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

Recommendation

That the listed items be received.

MINUTE 176

Moved by: Cr Richard Lim
Seconded by: Cr Sean O'Reilly

That the listed items be received.

CARRIED

Cr Tim Dark returned to the meeting at 7.16pm.

2.2.2 Petitions and Joint Letters

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

Report Summary

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

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

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

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

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

2.2.2 Petitions and Joint Letters (Cont.)

Petitions and Joint Letters Tabled

Council received no new petitions and no joint letters prior to the Council Meeting of 15 June 2021.

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 this report and Attachment be received and noted.

MINUTE 177

Moved by: Cr Sophie Tan
Seconded by: Cr Bob Milkovic

That this report and Attachment be received and noted.

CARRIED

2.2.2 Petitions and Joint Letters (Cont.)

DOCUMENTS FOR TABLING

PETITIONS AND JOINT LETTERS

ATTACHMENT 1

PETITIONS AND JOINT LETTERS

PAGES 5 (including cover)

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

2.2.2 Petitions and Joint Letters (Cont.)

| Date Received | • Petition Text (Prayer) | No. of Petitioners | Status | Responsible Officer Response |
|---------------|---|--------------------|--------|------------------------------|
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If the details of the attachment are unclear, please contact Governance on 8571 1000.

2.2.2 Petitions and Joint Letters (Cont.)

| Date Received | • Petition Text (Prayer) | No. of Petitioners | Status | Responsible Officer Response |
|---------------|---|--------------------|--------|------------------------------|
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2.2.2 Petitions and Joint Letters (Cont.)

| Date Received | • Petition Text (Prayer) | No. of Petitioners | Status | Responsible Officer Response |
|---------------|---|--------------------|--------|------------------------------|
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If the details of the attachment are unclear, please contact Governance on 8571 1000.

2.2.2 Petitions and Joint Letters (Cont.)

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2.3 STATUTORY PLANNING APPLICATIONS

2.3.1 Town Planning Application - No. 185-211 Keys Road, Keysborough (Planning Application No. PLN20/0578)

| | |
|----------------------|---|
| File Id: | A7659901 |
| Responsible Officer: | Director City Planning Design & Amenity |
| Attachments: | Assessed Plans Location of Objectors |

Application Summary

| | |
|------------|--|
| Applicant: | Nepean Planning Consultants |
| Proposal: | Use and development of the land for one (1) dwelling |
| Zone: | Green Wedge A Zone |
| Overlay: | Vegetation Protection Overlay Schedule 1 |
| Ward: | Keysborough South |

The application proposes the use and development of the land for a dwelling, and associated earthworks. A permit is required pursuant to:

- Clause 35.05-1 (GWAZ); a planning permit is required for the use of the land as a dwelling under Section 2 to the Table of uses.
- Clause 35.05-5 (GWAZ); a planning permit is required to construct or carry out any of the following:
 - A building or works associated with a use in Section 2 of Clause 35.05-1 (Dwelling);
 - Earthworks specified in a schedule to this zone, if on land specified in a schedule.

This application is brought before the Council as it has received four (4) objections to the proposal.

Objectors Summary

The application was advertised to the surrounding area through the erection of a notice on-site and the mailing of notices to adjoining and surrounding owners and occupiers. Four (4) objections were received to the application. Issues raised generally relate to matters of:

- Non-compliance with the Green Wedge Zone
- Not in keeping with the Green Wedge Management Plan
- Impacts on native vegetation

2.3.1 Town Planning Application - No. 185-211 Keys Road, Keysborough (Planning Application No. PLN20/0578) (Cont.)

- Impacts on climate change
- Flooding impacts
- Incompatibility with agricultural land
- Close proximity to a industrial zone
- Close proximity of the proposed development from the Melbourne Water Eastern Treatment Plant.

Assessment Summary

The application is for the use and development of the land for one (1) double storey dwelling. From a search of Council's records the subject site has been vacant for over twenty (20) years. There are no easements present on the site and no vehicular crossovers or accessways.

Five (5) scattered trees are present to the site and are significant to the area. These trees are proposed to be retained with the development setback a minimum 25 metres from the nearest canopy. The proposal includes the construction of one crossover connecting to Keys Road to the north of the site. It is proposed to retain the existing 1.1 metre high wire mesh front and boundary fence.

Recommendation Summary

As assessed, officers consider this proposal to be highly compliant with all of the relevant provisions of the Greater Dandenong Planning Scheme. All grounds of objection have been considered, and officers are of the view that on balance the proposal's degree of compliance with the Planning Scheme justifies that the application should be supported and that a **Notice of Decision** (which provides appeal rights to objectors) to grant a permit be issued containing the conditions as set out in the recommendation. If the application was to be appealed to VCAT, it is the officer's view that it is highly likely that VCAT would also issue a planning permit for this proposal.

2.3.1 Town Planning Application - No. 185-211 Keys Road, Keysborough (Planning Application No. PLN20/0578) (Cont.)**Subject Site and Surrounds****Subject Site**

The subject site is identified as Lot 9 on the Plan of Subdivision 544090M, and is more commonly known as No. 185-211 Keys Road, Keysborough.

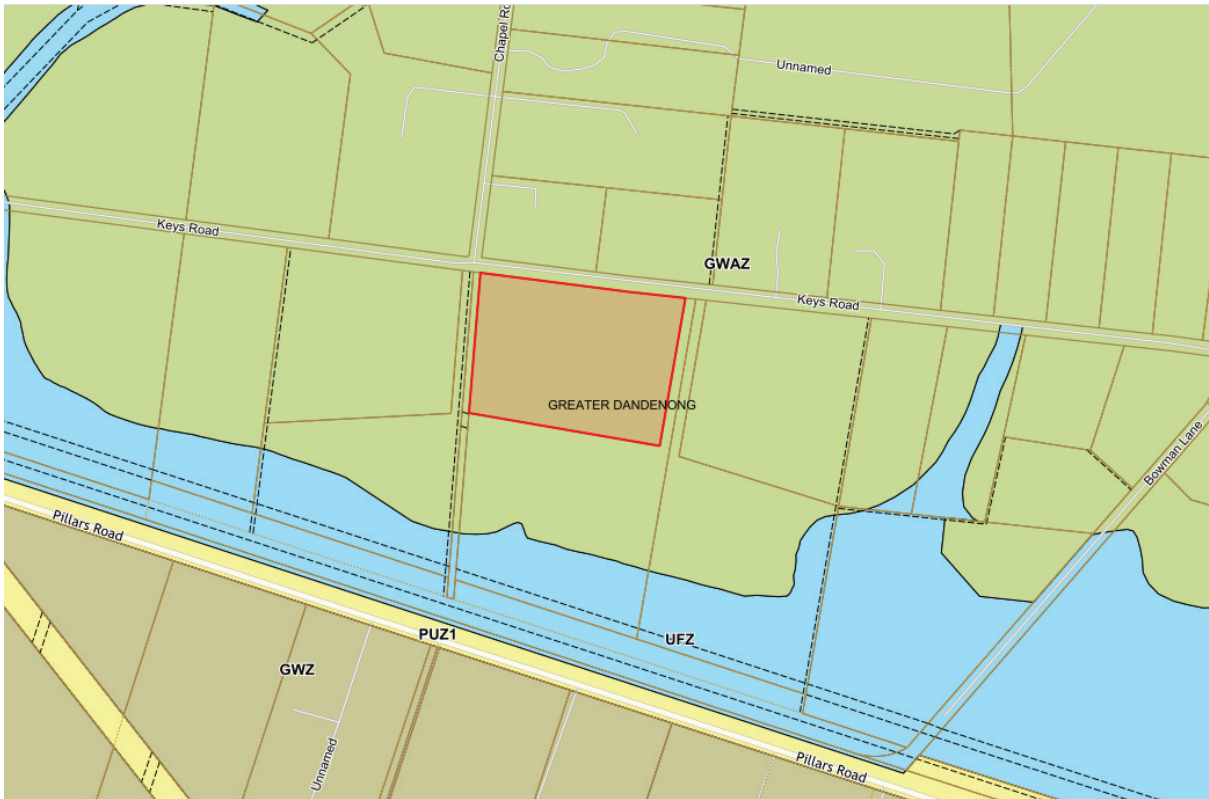
- The subject site is located to the south side of Keys Road.
- The site is irregularly square in shape with a frontage of 215.6 metres to Keys Road and a maximum depth of 216.2 metres with a total area of 6 hectares. The site is generally flat in topography.
- The subject site is currently vacant with five scattered trees present on the site.
- A number of these trees are considered to be significant to the site, surrounds and Greater Dandenong Green Wedge Management Plan.
- There is currently no crossover or accessway present on the site.

Surrounding Area

- The surrounding area consists of a mixture of lot sizes from large rural allotments to smaller rural residential allotments.
- The sites directly abutting to the west and south are vacant residential / rural properties.
- The sites directly opposite the subject site and to the east have been developed for residential purposes with single dwellings on lots with associated outbuildings.
- Surrounding land uses are predominantly residential and low scale agricultural purposes.

2.3.1 Town Planning Application - No. 185-211 Keys Road, Keysborough (Planning Application No. PLN20/0578) (Cont.)

Locality Plan



2.3.1 Town Planning Application - No. 185-211 Keys Road, Keysborough (Planning Application No. PLN20/0578) (Cont.)



Background

Previous Applications

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

Proposal

The application proposes the use and the development of the land for one (1) double storey dwelling and associated earthworks. The following is a summary of the proposal:

| | Details |
|--------------------------------|---|
| Levels | Double storey |
| Height | 9.28 metres |
| Orientated to | The dwelling is orientated to the north |
| External materials | Combination of rendered finishes including cladding, metal cladding, stone cladding, face brickwork and colorbond roofing |
| Minimum setbacks to boundaries | North (front): 59.12 metres |

2.3.1 Town Planning Application - No. 185-211 Keys Road, Keysborough (Planning Application No. PLN20/0578) (Cont.)

| | |
|---------------------------------------|--|
| | East (side): 90.55 metres South (rear): 121.44 metres West (side): 168.65 metres |
| Number of bedrooms | Six bedrooms |
| Number of Car parking Spaces provided | Four spaces |
| Number of Car parking Spaces required | Two spaces |
| Type of car parking | Four car garage with a two double roller doors |
| Access | Access is proposed to be created to Keys Road to the north of the subject site a minimum of 6 metres wide in the form of a permeable accessway |
| Front Fence | The existing 1.1 metre metal wire fence is proposed to be retained |
| Earthworks | The earthworks are limited to a minor site scrape of the proposed building area and are noted as being less than 1 metre cut/fill. |

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:

- Clause 35.05-1 (GWAZ); a planning permit is required for the use of the land as a dwelling under Section 2 to the Table of uses.
- Clause 35.05-5 (GWAZ); a planning permit is required to construct or carry out any of the following:

2.3.1 Town Planning Application - No. 185-211 Keys Road, Keysborough (Planning Application No. PLN20/0578) (Cont.)

- A building or works associated with a use in Section 2 of Clause 35.05-1 (Dwelling);
- Earthworks specified in a schedule to this zone, if on land specified in a schedule.

The relevant controls and policies are as follows:

Zoning Controls

The subject site is located in a Green Wedge A Zone, as is the surrounding area.

The purpose of the Green Wedge A Zone outlined at Clause 35.05 is:

- *To implement the State Planning Policy Framework and the Local Planning Policy Framework.*
- *To provide the use of the land for agriculture.*
- *To protect, conserve and enhance the biodiversity, natural resources, scenic landscapes and heritage values of the area.*
- *To ensure that use and developments promotes sustainable land management practices and infrastructure provision.*
- *To protect, conserve and enhance the cultural heritage significance and the character of rural and scenic non-urban landscapes.*
- *To recognise and protect the amenity of existing rural areas.*

Pursuant to Clause 35.05-1, a permit is required for the use of the land as a dwelling under Section 2 to the Table of Uses.

Pursuant to Clause 35.05-5 a permit is required for the development of the land for one (1) double storey dwelling and associated earthworks.

Overlay Controls

The subject site is covered by a Vegetation Protection Overlay, as is the surrounding area.

The purpose of the Vegetation Protection Overlay outlined at Clause 42.02 is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To protect areas of significant vegetation.*
- *To ensure that development minimises loss of vegetation.*
- *To preserve existing trees and other vegetation.*
- *To recognise vegetation protection areas as locations of special significance, natural beauty, interest and importance.*
- *To maintain and enhance habitat and habitat corridors for indigenous fauna.*
- *To encourage the regeneration of native vegetation.*

Pursuant to Clause 42.02-2 a planning permit is required to remove, destroy or lop any vegetation specified in the schedule. However, this does not apply if the table to Clause 42.02-3 specifically states that a permit is not required. Clause 3.0 of Schedule 1 to the Vegetation Protection Overlay states that a planning permit is required to remove, destroy or lop native vegetation.

2.3.1 Town Planning Application - No. 185-211 Keys Road, Keysborough (Planning Application No. PLN20/0578) (Cont.)

The proposal does not include the removal of any vegetation to the site.

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.*
- (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 Planning Policy Framework that need to be considered under this application.

Clause 11 Settlement

Clause 11 (Settlement) states that Planning is to anticipate and respond to the needs of existing and future communities through provision of zoned and serviced land for housing, employment, recreation and open space, commercial and community facilities and infrastructure.

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

- *Health, wellbeing and safety.*
- *Diversity of choice.*
- *Adaptation in response to changing technology.*
- *Economic viability.*
- *A high standard of urban design and amenity.*
- *Energy efficiency.*
- *Prevention of pollution to land, water and air.*
- *Protection of environmentally sensitive areas and natural resources.*

2.3.1 Town Planning Application - No. 185-211 Keys Road, Keysborough (Planning Application No. PLN20/0578) (Cont.)

- *Accessibility.*
- *Land use and transport integration.*

Planning is to prevent environmental and amenity problems created by siting incompatible land uses close together.

Planning is to facilitate sustainable development that takes full advantage of existing settlement patterns and investment in transport, utility, social, community and commercial infrastructure and services.

These overall objectives are reinforced by a number of sub-clauses, including **Clause 11.01-1R2 Green Wedges – Metropolitan Melbourne**, which seeks to protect the green wedges of Metropolitan Melbourne from inappropriate development.

Clause 12 Environmental and Landscape Values

Clause 12 Environmental and Landscape Values states that Planning should help to protect the health of ecological systems and the biodiversity they support (including ecosystems, habitats, species and genetic diversity) and conserve areas with identified environmental and landscape values.

It further states that Planning must implement environmental principles for ecologically sustainable development that have been established by international and national agreements. Foremost amongst the national agreements is the Intergovernmental Agreement on the Environment, which sets out key principles for environmental policy in Australia. Other agreements include the National Strategy for Ecologically Sustainable Development, National Greenhouse Strategy, the National Water Quality Management Strategy, the National Strategy for the Conservation of Australia's Biological Diversity, the National Forest Policy Statement and National Environment Protection Measures.

Planning should protect, restore and enhance sites and features of nature conservation, biodiversity, geological or landscape value.

These overall objectives are supported by a number of sub-clauses including **Clause 12.01-1S Protection of biodiversity** and **Clause 12.01-2S Native Vegetation Management**, which seek to assist the protection and conservation of Victoria's biodiversity and ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation.

Clause 13 Environmental Risks and Amenity

Clause 13 Environmental Risks and Amenity states that Planning should strengthen the resilience and safety of communities by adopting a best practice environmental management and risk management approach.

Planning should aim to avoid or minimise natural and human-made environmental hazards, environmental degradation and amenity conflicts.

Planning should identify and manage the potential for the environment and environmental changes to impact on the economic, environmental or social wellbeing of society.

2.3.1 Town Planning Application - No. 185-211 Keys Road, Keysborough (Planning Application No. PLN20/0578) (Cont.)

Planning should ensure development and risk mitigation does not detrimentally interfere with important natural processes.

Planning should prepare for and respond to the impacts of climate change.

These overall objectives are supported by a number of sub-clauses including **Clause 13.02-1S Bushfire planning** which seeks to strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life. **Clause 13.03-1S Floodplain management** seeks to assist in the protection of life, property and community infrastructure from flood hazard, the natural flood carrying capacity of rivers, streams and floodways, the flood storage function of floodplains and waterways and floodplain areas of environmental significance or of importance to river health.

Clause 14 Natural Resource Management

Clause 14 Natural Resource Management is supported by a number of sub-clauses including **Clause 14.01-1S Protection of agricultural land which** seeks to protect the state's agricultural base by preserving productive farmland.

Clause 15 Built Environment and Heritage

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

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

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

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

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

2.3.1 Town Planning Application - No. 185-211 Keys Road, Keysborough (Planning Application No. PLN20/0578) (Cont.)

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

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

Clause 15.01-6S Design for rural areas has an objective to ensure development respects values area of rural character.

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

Clause 16 Housing

Clause 16 Housing states that planning should provide for housing diversity, and ensure the efficient provision of supporting infrastructure, should ensure the long term sustainability of new housing, including access to services, walkability to activity centres, public transport, schools and open space and should include the provision of land for affordable housing.

This is supported by a sub-clauses **Clause 16.01-3S Rural Residential Development** which seeks to identify land suitable for rural residential development.

Clause 19 Infrastructure

Clause 19 Infrastructure seeks to ensure planning for development of social and physical infrastructure should enable it to be provided in a way that is efficient, equitable, accessible and timely. This is supported by **Clause 19.03-3S Integrated Water Management** which seeks to sustainably manage water supply, water resources, wastewater, drainage and stormwater through an integrated water management approach.

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**.

2.3.1 Town Planning Application - No. 185-211 Keys Road, Keysborough (Planning Application No. PLN20/0578) (Cont.)

A **Vision for Greater Dandenong** is outlined at **Clause 21.03**. Of particular relevance, is the following:

A city whose green wedge provides a green, spacious relief from the surrounding urban development and supports a range of activities including agriculture, water treatment, recreation, education, and rural living that are carefully located and designed to respect the important environmental, cultural heritage, water management, landscape, and amenity values and functions of the region.

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 21.04-4 Green Wedge.

Land use:

Objectives of Clause 21.04-4 Green Wedge:

1. *To support the expansion and diversification of agricultural activity.*
2. *To ensure new uses and development do not adversely impact on existing land uses or compromise the establishment of preferred land uses in the Green Wedge.*

Built form:

Objectives of Clause 21.05-1 Urban design, character, streetscapes and landscapes:

1. *To facilitate high quality building design and architecture.*
2. *To facilitate high quality development, which has regard for the surrounding environment and built form.*

Objectives of Clause 21.05-4 Green Wedge:

1. *To ensure the open, landscape-dominated vistas throughout the Greater Dandenong Green Wedge are maintained and protected.*
2. *To identify, protect and promote existing heritage values.*

Open space and natural environment:

Objectives of Clause 21.06-3 Green Wedge:

1. *To protect and enhance the ecological values of the Green Wedge and improve connectivity.*
2. *To manage risks associated with potential soil and water contamination.*
3. *To improve flood and inundation management.*
3. *To enhance the role and function of the Greater Dandenong Green Wedge as a water management asset.*

2.3.1 Town Planning Application - No. 185-211 Keys Road, Keysborough (Planning Application No. PLN20/0578) (Cont.)

Relevant local planning policies include Clause 22.02 Green Wedge Policy.

Clause 22.02 Green Wedge

Clause 22.02 Green Wedge outlines Green Wedge land use and development objectives. Those relevant include.

- *To give effect to Council's vision for the Greater Dandenong Green Wedge.*
- *To carefully locate and manage land uses to be consistent with the vision of the Greater Dandenong Green Wedge.*
- *To improve water quality and protect infrastructure assets and private property.*
- *To give priority to the protection and management of ecological areas of the highest value.*
- *To encourage sustainable land use practices.*
- *To provide clear guidance to stakeholders with regard to appropriate uses and forms of development.*
- *To support vehicles and active transport in a safe, efficient and legible manner.*
- *To protect and conserve areas of known and unknown Aboriginal cultural heritage.*
- *To respect landscape values.*

The policy is based on the Green Wedge Management Plan (Revised, January 2017), which identifies the subject site as being within the Keys Road Precinct (open space, recreation, rural residential and less intensive agricultural uses (e.g. market garden).

Pursuant to Clause 22.02-3, it is policy that (amongst other things) all use and development proposals respond to the Siting and Design Guidelines for buildings and works as detailed in the Greater Dandenong Green Wedge Management plan (*Revised January 2017*).

Green Wedge Management plan (*Revised January 2017*).

The Green Wedge Management Plan (*Revised January 2017* (GWMP)), has a number of Siting and Design objectives which seek to improve the amenity of the Greater Dandenong Green Wedge. The objectives are supported by a number of guidelines. These are intended to guide development and assist in the determination of planning permit applications once the guidelines are integrated into the Greater Dandenong Planning Scheme.

The GWMP includes the following relevant objectives:

| | |
|-------------|---|
| Built Form: | <ul style="list-style-type: none">• Site and design buildings to protect and strengthen the rural character and overall sense of spaciousness of the Greater Dandenong Green Wedge.• Ensure buildings are visually subordinate and set into the spacious, rural landscape.• Maintain open views and vistas from roads and public spaces.• Minimise building footprints and the visibility of outbuildings and storage areas. |
|-------------|---|

2.3.1 Town Planning Application - No. 185-211 Keys Road, Keysborough (Planning Application No. PLN20/0578) (Cont.)

| | |
|--|---|
| Design Detail | <ul style="list-style-type: none">• Ensure building facades are well articulated using high quality design treatments |
| Vehicle Access & Surfaces Fencing & Gates | <ul style="list-style-type: none">• Minimise the impact of vehicle access and car parking on the landscape• Encourage fencing and gate styles that reflect the rural, open character of the Green Wedge. |
| Vegetation | <ul style="list-style-type: none">• Encourage the planting of indigenous and native vegetation to complement the rural character.• Protect indigenous vegetation for its cultural and landscape value. |
| Signage & Lighting | <ul style="list-style-type: none">• Encourage low scale and low impact signage and lighting. |

Particular Provisions

Clause 52.06 Car parking

The purpose of Clause 52.06 Car Parking is:

- *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.

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. 1 visitor car space is required for visitors to every 5 dwellings for developments of 5 or more dwellings.

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.

2.3.1 Town Planning Application - No. 185-211 Keys Road, Keysborough (Planning Application No. PLN20/0578) (Cont.)

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.

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. However, the application was referred to Melbourne Water for comment. A response was provided, noting no objection to the proposal.

Internal

The application was internally referred to Council's Asset, Health and Arborist 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 |
| Health Department | No objections, subject to conditions on permit |
| Bushland and Gardening (including Arborist) | No objections, subject to conditions on permit |

2.3.1 Town Planning Application - No. 185-211 Keys Road, Keysborough (Planning Application No. PLN20/0578) (Cont.)

Advertising

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

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

The notification has been carried out correctly.

Council has received four (4) objections to date.

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

Consultation

The application received four (4) objections which meets the threshold to conduct a consultative meeting. However due to the current COVID-19 pandemic, consultative meetings were not held to ensure compliance with State and Federal Government guidelines.

Summary of Grounds of Submissions/Objections

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

- **Compliance with Green Wedge A Zone**

Submissions from a number of objectors state that the proposal is not in keeping with the purpose of the Green Wedge A Zone. The purpose of the Green Wedge A Zone, as detailed above, is to protect the natural values of the area and ensure that the uses and developments considered promote sustainable land practices, conserving the cultural heritage significance and the character of rural landscapes. It is considered that the proposed use and development of the land for one (1) dwelling on the lot is in keeping with this purpose.

The dwelling complies with the requirements to Clause 35.05-2 (Use of the land for a dwelling) with conditional requirements ensuring the connection of reticulated sewerage and portable water for both domestic use and for fire fighting purposes. The dwelling is proposed to be significantly setback from all boundaries, with a minimum 59 metre setback from the frontage and is proposed to have substantial planting to the north and east of the dwelling and along the northern frontage and eastern side boundaries to screens and protect views. It is considered that the proposed development is in keeping with the purpose and decision guidelines of the Green Wedge A Zone.

- **Compliance with the Greater Dandenong Green Wedge Management Plan**

Objectors have raised concerns with the proposal's consistency with Greater Dandenong's Green Wedge Management Plan (GWMP). A full review of the proposal against the GWMP has been conducted and can be seen below.

2.3.1 Town Planning Application - No. 185-211 Keys Road, Keysborough (Planning Application No. PLN20/0578) (Cont.)

Within section 4.2 Assets and Values to the natural environment, scattered remnant trees are present on the subject site. This has been internally reviewed by Councils Bushland & Garden (Arborist) for comments with no objections received. The proposed works will not remove or impact on any existing trees on site. The retention of these significant species is noted with the application documents and reiterated via permit conditions.

The proposed built form of the dwelling is consistent with the preferred materials and colours detailed within the GWMP. The maximum height of the roof pitch is approximately 1.28 metres above the preferred 8 metres at a maximum height of 9.28 metres, tapering down at the sides of the roof form, and sloping away from all boundaries. This is considered to be an acceptable variation in this instance, particularly due to the screen landscaping and setbacks provided. This is further discussed below.

It is noted on page 72 and 77 of the GWMP that the role for the Keys Road Precinct is for rural living and to protect residential amenity. The proposal is to construct one dwelling on a 6 hectare lot, which is keeping with this precinct. As the subject site abuts residential land uses to the northern and eastern sides with agricultural land uses to the southern and western sides, it is considered that the site is acceptably suited for a residential use and is in keeping with the purpose of the Green Wedge Management Plan.

- **Impacts on or loss of native vegetation and compatibility with the Vegetation Protection Overlay**

Objections were raised relating to the compatibility of the development to the Vegetation Protection Overlay and the impacts of more 'residential' planting detracting from the native vegetation present. The subject site currently has five trees present on site, four of which are native River Red Gums and the fifth a non-indigenous species. The purpose of the Vegetation Protection Overlay, as detailed above, is to maintain, enhance, preserve and encourage the retention of native vegetation. All native trees present on site are proposed to be retained in keeping with this overlay.

The proposed planting of vegetation to the site is directly abutting the dwelling to the north and east and to either side of the internal accessway along the northern frontage. The proposed species along the northern and eastern boundary are noted to be a 'copse of densely planted mixed eucalyptus'. This directly corresponds with the site to the opposite side of Keys Road which has an existing array of eucalyptus trees. The remainder of the planting is predominantly non-indigenous species consisting of a variation of oak and maple trees and fern shrubs. It is considered that the proposed planting will screen the built form when viewed from the streetscape, enhancing the visual appearance of the dwelling and keeping the surrounding character of the Green Wedge A Zone. In particular, the proposed eucalyptus planting along the streetscape retains the importance of the native species character under the Vegetation Protection Overlay. It is considered that the proposed development and landscaping plan is in keeping with the landscape values of the site and the Vegetation Protection Overlay.

2.3.1 Town Planning Application - No. 185-211 Keys Road, Keysborough (Planning Application No. PLN20/0578) (Cont.)

- **Flooding impacts**

Objectors have raised concerns relating to the potential risks of flooding to the site and surrounds and the appropriateness of the residential dwelling situated on the flood prone land. The application was internally referred to Council's Assets Department for comments on Council flooding. No objections were received as the proposed dwelling has provided the suitable finished floor levels for the site. The application was also externally referred to Melbourne Water for comments on flooding who have responded with no objections.

- **Incompatibility with agricultural land**

The subject site is currently situated between both agricultural and residential interfaces both of a low scale. These land uses are highly compatible within the Green Wedge A Zone due to the large size of the lots and the scale of the built form being minimal. It is noted that the subject site is currently within a "agriculture and resources" area under the Green Wedge Management Plan and directly abuts "rural residential" to both the north and east. It is considered that the development of 0.8% of the land for the purposes of a dwelling is characteristic of both the adjoining areas and compatible with the existing surrounding land uses.

- **Close proximity with Industrial land**

Objections were raised that the proposed dwelling will have amenity impacts from the nearby industrial area to Dandenong South. The subject site is approximately 1.8km away from the nearest industrial area to the east of Perry Road within an Industrial 1 Zone. This is considered to be an acceptable distance and the proposed dwelling will not be impacted by the existing industrial land.

- **Close proximity with the Melbourne Water Eastern Treatment Plant threshold**

Objections included that the subject site is within a close proximity to the existing Melbourne Water Treatment Plant and within the threshold distance. The subject site is located approximately 850 metres away from the Environmentally Significant Overlay, Schedule 3 (Eastern Treatment Plant Buffer Area). This purpose of this buffer overlay is to identify areas where the development of land may be affected by environmental constraints, regulating land uses and inappropriate development and siting. The subject site is located outside of this buffer (850m outside of this buffer) and is therefore not considered to be within a close proximity to the Treatment Plant. Furthermore, the application was externally referred to Melbourne Water for comment relating to both flooding and the proposed change of use. No objection was received. It is considered that the proposed dwelling will not be impacted by the Melbourne Water Treatment Plant and is setback an acceptable distance.

2.3.1 Town Planning Application - No. 185-211 Keys Road, Keysborough (Planning Application No. PLN20/0578) (Cont.)

Assessment

Zone

Use

A lot used for a dwelling must consider the requirements to Clause 35.05-2 (use of the land for a dwelling). Adequate access is provided connecting the proposed dwelling to the northern frontage of the site to Keys Road with a 6 metre wide accessway, which is suitable to accommodate emergency vehicles.

Conditions will be placed onto the permit to ensure that the dwelling will be appropriately connected to a reticulated sewerage system, or if not available, the waste water is to be treated and retained on-side in accordance with the State Environment Protection Policy (Waters of Victoria) under the *Environment Protection Act 1970*. Conditions will also be required to ensure that the dwelling is appropriately connected to a reticulated portable water supply with adequate storage for domestic use as well as for fire-fighting purposes.

Subject to conditions, it is considered that the proposed use of the land for a dwelling is appropriate and meets the requirements of the Green Wedge A Zone.

Development

The dwelling is setback considerably from the two residential sensitive interfaces to the eastern side and the northern frontage, with a minimum distance of 59 metres from a boundary. The materials proposed are of a non-reflective nature and are subdued colours, corresponding with the existing surrounding character of residential and agricultural uses. These materials and colours consist of "bare stone" cladding, dark grey render, red brick, timber cladding and a dark grey roof. The design utilises contemporary materials that will positively compliment the surrounding landscape. Ensuring quality materials are presented (as per the colours and materials schedule) will enable a quality build and design outcome that will enhance the area and positively contribute to the housing stock in close proximity. The design with the scale and landscaping proposed is considered to present well in a rural context and be suited for its surrounds.

The dwelling consists of a four car garage, three bathrooms, an open dining / living / kitchen area, two bedrooms, a gym, two swimming pools and a laundry at ground floor with an additional four bedrooms, rumpus room and study at the first floor. The design is well articulated presenting with the pedestrian entrance to the eastern side and vehicular entrance to the southern rear.

The development is considered to be of an appropriate scale and of an open character, with a maximum site coverage of 0.8% of the total site area. The proposed planting of vegetation and the retention of native vegetation is in keeping with the purpose and objective of the Green Wedge A Zone.

The proposal includes the retention of 1.1 metre high metal fencing with the inclusion of 5 metre high hedge planting along the frontage of the site to either side of the accessway. Additional landscaping is proposed to the vehicular entrance point with eucalyptus tree planting to either side of the accessway both in front of and behind the proposed hedge. The screening along Keys Road is considered to be

2.3.1 Town Planning Application - No. 185-211 Keys Road, Keysborough (Planning Application No. PLN20/0578) (Cont.)

acceptable and keeping in the existing character to the street with No. 134, 151 and 164 Keys Road all showing existing trees lining the street frontage. In particular No. 151 Keys Road demonstrates an existing evergreen tree hedge, similar to that of the proposed development.

Overlay

The subject site is located within a Vegetation Protection Overlay. There are four (4) native River Red Gum trees scattered on the subject site and one non-indigenous tree present. The proposed works are not within the tree protection zones to any trees present and the application is proposing to retain all trees present on site.

The application was internally referred to Councils Bushland & Garden (Arborist) for comments. Comment was raised relating to the connectivity of underground power and telecommunications installation, and whether this would impact on the trees. To ensure there are no adverse impacts on the trees, conditions are required to ensure the retention and protection of all native vegetation present to the site.

Given the dwelling will be a minimum of 25 metres from the nearest vegetation, and conditions will be included to prevent services being located within close proximity to the vegetation, it is considered that the proposal meets the overlay.

Local Policy**Clause 22.02 Green Wedge**

The proposed dwelling is considered to be acceptable and is in keeping with the objectives and the local policy guidelines. The dwelling is significantly setback from the adjoining boundaries, is of a similar land use to the surrounding sites and is proposing to retain all vegetation and plant additional native vegetation preserving the cultural and significant landscape values to the site.

Green Wedge Management Plan (GWMP)

The mapping of the GWMP places the subject site with within the "Keys Road" Precinct. This precinct has a minimum subdivision area of 6 hectares. The objectives and preferred land uses as detailed under Table 1 to Clause 22.02 is as follows:

- *To recognise the ongoing role of the area as rural residential living, while ensuring development is sensitive to the rural, open character of the Green Wedge and manages drainage impacts.*
- *Open space, recreation, rural residential and less intensive agricultural uses (e.g. market garden) is preferred.*

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The following is an assessment against the 'Built Form Siting and Design Guidelines' of the Green Wedge Management Plan:

| Guideline | Response |
|--|--|
| <p>Require predominantly single or double storey height for buildings and structures (up to 8 metres in height).</p> | <p>The proposed building is double storey with a maximum height of 9.28 metres. It is considered that this height variation in this instance is acceptable.</p> <p>The proposed dwelling only exceeds the 8 metre guideline with the pitched roof form that slopes away from all boundaries, and is significantly setback from any residential or agricultural interface with a minimum setback of 59 metres to not substantially impact on the visual amenity of the site.</p> <p>Additionally, significant vegetation screening is proposed along the northern frontage boundary and eastern side boundary to soften the built form from directly abutting and opposite existing residential dwellings. Significant planting is also proposed directly in front of the dwelling and directly to the east of the dwelling to further soften the impact of the building.</p> <p>Furthermore, the design of the dwelling is considered to be of a high architectural standard, with a suitable variation to the materials and colours while maintaining the preferred character of muted colours and non-reflective materials.</p> <p>The combination of the design, siting and landscaping provides and acceptable response for a dwelling within the Green Wedge A Zone and is consistent with the Green Wedge Management Plan.</p> |
| <p>Ensure total impervious surfaces on any site do not exceed 20%.</p> | <p>Total site coverage is 0.8%</p> |
| <p>Ensure large buildings are screened by vegetation and articulated to minimise the appearance of bulk.</p> | <p>The proposal includes significant screen planting along the northern frontage and eastern side towards the two residential interfaces. Additional landscaping is provided predominantly to the north and eastern sides of the proposed dwelling to minimise the appearance of bulk.</p> |

ORDINARY COUNCIL MEETING - MINUTES

2.3.1 Town Planning Application - No. 185-211 Keys Road, Keysborough (Planning Application No. PLN20/0578) (Cont.)

| | |
|---|--|
| | Furthermore, significant setbacks are provided to each setback with a minimum 59 metres provided to the north. |
| Ensure development adopts best practice environmentally sustainable design and development principles. This includes ensuring all buildings and structures are designed and oriented to utilise natural light and ensure optimal thermal performance. | <p>The proposed dwelling has been noted to be designed for maximum solar access from natural light throughout the development. Each habitable room has adequate access to daylight with minimal screening.</p> <p>The material composition is noted to ensure best practice is realised for optimal thermal performance for the future residents.</p> |
| Ensure that any proposed subdivisions include building envelopes that are designed to maintain the rural character of the area. | Not applicable as the proposal does not include the subdivision of land. |
| Locate buildings and farming infrastructure such as sheds and machinery away from roads and where possible, within existing clusters of buildings/structures. | Not applicable as the proposal does not include the construction of sheds or farming infrastructure. It is noted that the proposed dwelling is located a minimum 59 metres away from the road to the north of the site. |
| Buildings should be appropriately set back from waterways and drainage corridors to provide a positive interface with vegetation, flora and fauna habitat and access paths. | <p>The proposed dwelling is setback a minimum 121 metres from the south and 168 metres from the western boundaries to provide a positive interface from the adjoining agricultural interfaces.</p> <p>The retention of the native vegetation and additional planting is not considered to interfere with the existing floral and faunal pathways existing.</p> |
| Ensure new buildings are sited at a distance from boundaries to minimise potential interface issues with adjoining recreation, residential or agricultural uses. | <p>The minimum setback distances are noted as follows:</p> <p>North (frontage) = 59 metres South (rear) = 121 metres</p> <p>East (side) = 94 metres</p> <p>West (side) = 168 metres</p> |

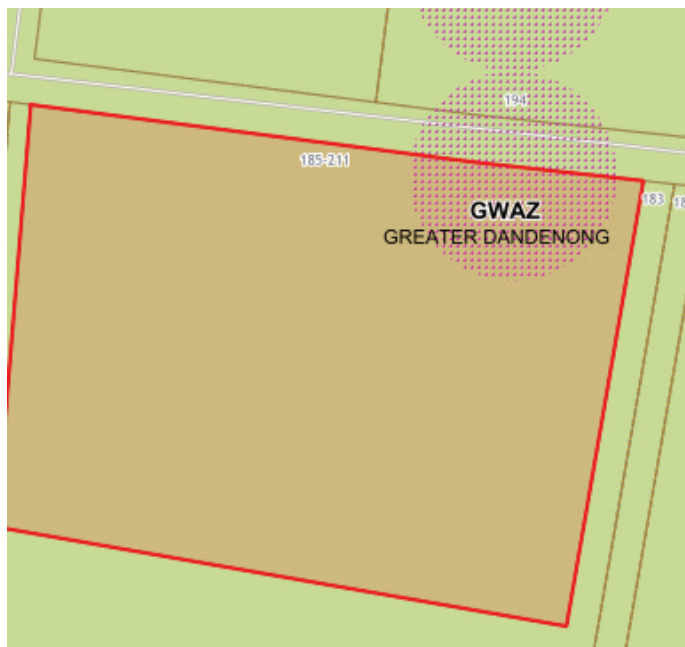
2.3.1 Town Planning Application - No. 185-211 Keys Road, Keysborough (Planning Application No. PLN20/0578) (Cont.)

| | |
|--|--|
| | These are considered to be acceptable setback distances and will not impact on the adjoining residential and agricultural interfaces. |
| Set buildings and car parking areas back from front and side title boundaries a minimum of 10 metres to allow sufficient space for substantial vegetation and to retain a spacious setting. | The proposed garages to the dwelling are sited to the rear of the dwelling with the accessway connection extending along the eastern side and southern rear of the site. This is situated a minimum 59 metres from the northern frontage maintaining the spacious setting. |
| Ensure the appropriate location, access, siting and design of existing and proposed infrastructure services and utilities such as water treatment, drainage, sewerage, gas electricity and telecommunications to reduce the impact on the existing visual and natural environment. | Services including sewerage, utilities and water will be required as permit conditions, if one is granted. These are noted by the applicant to be well integrated into the dwelling and not visible from the surrounding vantage points. |
| Ensure appropriate screening of services, utilities and waste storage is undertaken so as not to visually detract from the sensitive amenity of the site and its surrounds. | As above, the visual impact of the proposed utilities and services will not detract from the sensitive amenity of the site and surrounds. The dwelling is appropriately setback from the abutting residential interfaces to the north and east and vegetation screening is proposed. |
| Design buildings to follow site contours and minimise cut and fill. | The dwelling is noted to have minimal cut/fill with less than 1 metre proposed at any one point. This is considered to be acceptable and will not significantly impact on the existing contours of the site and surrounding land. |

2.3.1 Town Planning Application - No. 185-211 Keys Road, Keysborough (Planning Application No. PLN20/0578) (Cont.)

Cultural Heritage Sensitivity

The site is subject to an area of culturally significant land. A mapping image of the area can be seen below as the circled area with red dots:



The area subject to cultural sensitivity is located to the frontage of the site connecting to Keys Road covering the existing two river red gum trees present to the north east corner of the site. The proposed development including the construction of the dwelling and associated earthworks are not within the identified area of Cultural Heritage Sensitivity.

Environmentally Sustainable Development

As the proposal is for one dwelling, pursuant to Clause 22.06-4 (Environmentally Sustainable Development), a Sustainable Design Assessment or Sustainable Management Plan is not required.

Conclusion

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

2.3.1 Town Planning Application - No. 185-211 Keys Road, Keysborough (Planning Application No. PLN20/0578) (Cont.)**Recommendation**

That Council resolves to issue a Notice of Decision to grant a permit in respect of the land known and described as 185-211 Keys Road, KEYSBOROUGH VIC 3173 for the purpose of the use and development of the land for one (1) dwelling in accordance with the plans submitted with the application subject to the following conditions:

1. Before the development starts, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. The amended plans must be drawn to scale with dimensions and 3 copies must be provided. The amended plans must be generally in accordance with the plans submitted and assessed with the application but modified to show:

- 1.1. The minimum finished floor level of the proposed development is required to be 400mm above the final surface ground level.

2. 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.
3. 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.
4. Except with the prior written consent of the Responsible Authority, floor levels shown on the endorsed plan/s must not be altered or modified.
5. Once the approved development has started, it must be continued and completed in accordance with the endorsed plans, to the satisfaction of the Responsible Authority.
6. Landscaping in accordance with the endorsed landscaping plan and schedule must be completed to the satisfaction of the Responsible Authority before the building is occupied.

The landscaping shown on the endorsed plans must at all times be maintained to the satisfaction of the Responsible Authority.

7. The exterior colour and cladding of the development must not result in any adverse visual impact on the environment of the area and all external cladding and trim of the building, including the roof, must be of a non-reflective nature, to the satisfaction of the Responsible Authority.
8. 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.

2.3.1 Town Planning Application - No. 185-211 Keys Road, Keysborough (Planning Application No. PLN20/0578) (Cont.)

9. **Provision must be made for the drainage for proposed development including landscaped and paved areas, all to the satisfaction of the Responsible Authority.**
10. **The connection of the internal drainage infrastructure to the Legal Point of Discharge (LPD) must be to the satisfaction of the Responsible Authority.**

Collected stormwater must be retained onsite and discharged into the drainage system at pre-development peak discharge rates as stated in the LPD approval letter. Approval of drainage plan including any retention system within the property boundary is required.

11. **Access to the site and any associated roadwork must be constructed, all to the satisfaction of the Responsible Authority.**
 12. **All stormwater must be conveyed by means of drains to satisfactory points or areas of discharge approved by the Responsible Authority, so that it will have no detrimental effect on the environment or adjoining property owners.**
 13. **Access to the dwelling must be provided via an all-weather road with dimensions adequate to accommodate emergency vehicles.**
 14. **The dwelling must be connected to a reticulated sewerage system or if not available, the waste-water must be treated and retained on-site in accordance with the State Environment Protection Policy (Waters of Victoria) under the Environment Protection Act 1970.**
 15. **The dwelling must be connected to a reticulated potable water supply or have an alternative potable water supply with adequate storage for domestic use as well as for firefighting purposes.**
 16. **The dwelling must be connected to a reticulated electricity supply or have an alternative energy source.**
 17. **Except with the prior written consent of the Responsible Authority and under the supervision of a consulting qualified Arborist, the following must not occur within the Tree Protection Zone, and Structural Root Zone:**
 - a) **any underground power and telecommunication services;**
 - b) **vehicular or pedestrian access;**
 - c) **trenching or soil excavation; and**
 - d) **storage or dumping of tools, equipment or waste, including stockpiled soil and building debris;****all to the satisfaction of the Responsible Authority.**
-

2.3.1 Town Planning Application - No. 185-211 Keys Road, Keysborough (Planning Application No. PLN20/0578) (Cont.)

- 18. Before the approved development starts, a Tree Protection Fence must be erected around the Tree Protection Zones of all trees to be retained on the land. The area within the Tree Protection Fence must be mulched to a depth of 15cm with general arboricultural wood chip mulch or similar and the Tree Protection Fence must:**
- a) be constructed of cyclone wire, orange safety mesh or similar construction; b) be erected to a height of at least 1.8 metres;**
 - c) be anchored using star pickets driven at least 60cm into the soil;**
 - d) remain in place until construction is completed; and**
 - e) provide for access by a single gate that should be locked at all times except when required for tree inspection or maintenance,**
- to the satisfaction of the Responsible Authority**
- 19. The following tree protection measures must be observed unless alternative arrangements are recommended by a qualified arborist and approved by Council in writing:**
- a) Trees to be retained must be clearly marked as being retained on the site**
 - b) Construction specifications should include the plan location of those trees that are to be retained.**
 - c) Penalties should be included in the construction specifications for damage to trees that are to be retained.**
 - d) Where construction clearance is required and areas of the Tree Protection Zone cannot be fenced the ground in these areas should be protected from compaction with Ground Protection. Such Ground Protection.**
 - i) can consist of any constructed platform that prevents point loads on the soil within the Tree Protection Zone. These could include:**
 - Industrial pallets joined together to form a platform.**
 - 12mm plywood joined together to form a platform.**
 - Planks of timber joined together to form a platform.**
 - (ii) should be constructed with sufficient strength to allow it to survive the entire construction process.**
 - (iii) should be installed following the removal of trees and prior to any other works being commenced.**

2.3.1 Town Planning Application - No. 185-211 Keys Road, Keysborough (Planning Application No. PLN20/0578) (Cont.)

e) Excavation within the Structural Root Zone should be avoided unless absolutely necessary.

i) Any excavation within the Structural Root Zone should be performed by hand.

ii) Any excavation within or tunnelling under the Structural Root Zone should be supervised by a qualified arborist.

iii) Any roots encountered from the retained trees should be pruned carefully and cleanly, preferably back to a branch root.

iv) Before any roots are pruned the effect of such pruning on the health and structural stability of the tree should be evaluated by a qualified arborist.

f) Excavation within the Tree Protection Zone should be avoided where possible.

i) Any excavation within the Tree Protection Zone should be performed carefully to minimise root injury.

ii) Any roots encountered from the retained trees should be pruned carefully and cleanly, preferably back to a branch root.

iii) Before any excavation occurs the effect of such excavation on the health and structural stability of the tree should be evaluated by a qualified arborist.

g) Concrete and other washout or waste disposal areas should be kept well away from trees to be retained.

h) Where automatic irrigation systems are installed the amount of irrigation that is applied should be checked against the requirements of the existing trees on the land.

i) Any pruning works that are required to facilitate construction should be performed by a qualified arborist.

20. This permit will expire if one of the following circumstances applies:

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

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

The Responsible Authority may extend the periods referred to if a request is made in writing before the permit expires or within six (6) months afterwards.

2.3.1 Town Planning Application - No. 185-211 Keys Road, Keysborough (Planning Application No. PLN20/0578) (Cont.)

Notes

- **The above property is subject to uncontrolled overland flow through the property. A flood dispensation is to be obtained prior to issue of Building Permit.**
- **An Application to install a septic tank system is required to be submitted to Council.**
- **Any works undertaken within the road reservation and easements will require the developer to obtain a Civil Works Permit from Council.**
- **Note any redundant vehicle crossing will need to be removed and reinstate with kerb in accordance with Council Standards.**
- **Vehicle crossing will need to be removed and reinstate with kerb in accordance with Council Standards. Also, the developer will need to obtain a Vehicle Crossing Permit from Council.**
- **Prior to works commencing the developer will need to obtain an Asset Protection Permit from Council.**
- **A Building Approval may be required prior to the commencement of the approved use and/or development/works.**

MINUTE 178

Moved by: Cr Sean O'Reilly
Seconded by: Cr Eden Foster

That Council resolves to issue a Notice of Decision to grant a permit in respect of the land known and described as 185-211 Keys Road, KEYSBOROUGH VIC 3173 for the purpose of the use and development of the land for one (1) dwelling in accordance with the plans submitted with the application subject to the following conditions:

- 1. Before the development starts, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. The amended plans must be drawn to scale with dimensions and 3 copies must be provided. The amended plans must be generally in accordance with the plans submitted and assessed with the application but modified to show:**
 - 1.1. The minimum finished floor level of the proposed development is required to be 400mm above the final surface ground level.**
- 2. 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.**

2.3.1 Town Planning Application - No. 185-211 Keys Road, Keysborough (Planning Application No. PLN20/0578) (Cont.)

3. **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.**
4. **Except with the prior written consent of the Responsible Authority, floor levels shown on the endorsed plan/s must not be altered or modified.**
5. **Once the approved development has started, it must be continued and completed in accordance with the endorsed plans, to the satisfaction of the Responsible Authority.**
6. **Landscaping in accordance with the endorsed landscaping plan and schedule must be completed to the satisfaction of the Responsible Authority before the building is occupied.**

The landscaping shown on the endorsed plans must at all times be maintained to the satisfaction of the Responsible Authority.

7. **The exterior colour and cladding of the development must not result in any adverse visual impact on the environment of the area and all external cladding and trim of the building, including the roof, must be of a non-reflective nature, to the satisfaction of the Responsible Authority.**
8. **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.**
9. **Provision must be made for the drainage for proposed development including landscaped and paved areas, all to the satisfaction of the Responsible Authority.**
10. **The connection of the internal drainage infrastructure to the Legal Point of Discharge (LPD) must be to the satisfaction of the Responsible Authority.**

Collected stormwater must be retained onsite and discharged into the drainage system at pre-development peak discharge rates as stated in the LPD approval letter. Approval of drainage plan including any retention system within the property boundary is required.

11. **Access to the site and any associated roadwork must be constructed, all to the satisfaction of the Responsible Authority.**
12. **All stormwater must be conveyed by means of drains to satisfactory points or areas of discharge approved by the Responsible Authority, so that it will have no detrimental effect on the environment or adjoining property owners.**
13. **Access to the dwelling must be provided via an all-weather road with dimensions adequate to accommodate emergency vehicles.**

2.3.1 Town Planning Application - No. 185-211 Keys Road, Keysborough (Planning Application No. PLN20/0578) (Cont.)

- 14. The dwelling must be connected to a reticulated sewerage system or if not available, the waste-water must be treated and retained on-site in accordance with the State Environment Protection Policy (Waters of Victoria) under the Environment Protection Act 1970.**
- 15. The dwelling must be connected to a reticulated potable water supply or have an alternative potable water supply with adequate storage for domestic use as well as for firefighting purposes.**
- 16. The dwelling must be connected to a reticulated electricity supply or have an alternative energy source.**
- 17. Except with the prior written consent of the Responsible Authority and under the supervision of a consulting qualified Arborist, the following must not occur within the Tree Protection Zone, and Structural Root Zone:**
 - a) any underground power and telecommunication services;**
 - b) vehicular or pedestrian access;**
 - c) trenching or soil excavation; and**
 - d) storage or dumping of tools, equipment or waste, including stockpiled soil and building debris;****all to the satisfaction of the Responsible Authority.**
- 18. Before the approved development starts, a Tree Protection Fence must be erected around the Tree Protection Zones of all trees to be retained on the land. The area within the Tree Protection Fence must be mulched to a depth of 15cm with general arboricultural wood chip mulch or similar and the Tree Protection Fence must:**
 - a) be constructed of cyclone wire, orange safety mesh or similar construction; b) be erected to a height of at least 1.8 metres;**
 - c) be anchored using star pickets driven at least 60cm into the soil;**
 - d) remain in place until construction is completed; and**
 - e) provide for access by a single gate that should be locked at all times except when required for tree inspection or maintenance,****to the satisfaction of the Responsible Authority.**

2.3.1 Town Planning Application - No. 185-211 Keys Road, Keysborough (Planning Application No. PLN20/0578) (Cont.)

- 19. The following tree protection measures must be observed unless alternative arrangements are recommended by a qualified arborist and approved by Council in writing:**
- a) Trees to be retained must be clearly marked as being retained on the site**
 - b) Construction specifications should include the plan location of those trees that are to be retained.**
 - c) Penalties should be included in the construction specifications for damage to trees that are to be retained.**
 - d) Where construction clearance is required and areas of the Tree Protection Zone cannot be fenced the ground in these areas should be protected from compaction with Ground Protection. Such Ground Protection.**
 - i) can consist of any constructed platform that prevents point loads on the soil within the Tree Protection Zone. These could include:**
 - Industrial pallets joined together to form a platform.
 - 12mm plywood joined together to form a platform.
 - Planks of timber joined together to form a platform.
 - (ii) should be constructed with sufficient strength to allow it to survive the entire construction process.**
 - (iii) should be installed following the removal of trees and prior to any other works being commenced.**
 - e) Excavation within the Structural Root Zone should be avoided unless absolutely necessary.**
 - i) Any excavation within the Structural Root Zone should be performed by hand.**
 - ii) Any excavation within or tunnelling under the Structural Root Zone should be supervised by a qualified arborist.**
 - iii) Any roots encountered from the retained trees should be pruned carefully and cleanly, preferably back to a branch root.**
 - iv) Before any roots are pruned the effect of such pruning on the health and structural stability of the tree should be evaluated by a qualified arborist.**
 - f) Excavation within the Tree Protection Zone should be avoided where possible.**

2.3.1 Town Planning Application - No. 185-211 Keys Road, Keysborough (Planning Application No. PLN20/0578) (Cont.)

- i) Any excavation within the Tree Protection Zone should be performed carefully to minimise root injury.**
- ii) Any roots encountered from the retained trees should be pruned carefully and cleanly, preferably back to a branch root.**
- iii) Before any excavation occurs the effect of such excavation on the health and structural stability of the tree should be evaluated by a qualified arborist.**
- g) Concrete and other washout or waste disposal areas should be kept well away from trees to be retained.**
- h) Where automatic irrigation systems are installed the amount of irrigation that is applied should be checked against the requirements of the existing trees on the land.**
- i) Any pruning works that are required to facilitate construction should be performed by a qualified arborist.**

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

The Responsible Authority may extend the periods referred to if a request is made in writing before the permit expires or within six (6) months afterwards.

Notes

- The above property is subject to uncontrolled overland flow through the property. A flood dispensation is to be obtained prior to issue of Building Permit.**
- An Application to install a septic tank system is required to be submitted to Council.**
- Any works undertaken within the road reservation and easements will require the developer to obtain a Civil Works Permit from Council.**
- Note any redundant vehicle crossing will need to be removed and reinstate with kerb in accordance with Council Standards.**
- Vehicle crossing will need to be removed and reinstate with kerb in accordance with Council Standards. Also, the developer will need to obtain a Vehicle Crossing Permit from Council.**

2.3.1 Town Planning Application - No. 185-211 Keys Road, Keysborough (Planning Application No. PLN20/0578) (Cont.)

- **Prior to works commencing the developer will need to obtain an Asset Protection Permit from Council.**
- **A Building Approval may be required prior to the commencement of the approved use and/or development/works.**

CARRIED

For the Motion: Cr Tim Dark, Cr Lana Formoso, Cr Eden Foster, Cr Richard Lim, Cr Angela Long, Cr Jim Memeti, Cr Bob Milkovic, Cr Sean O'Reilly, Cr Sophie Tan.

Against the Motion: Cr Rhonda Garad

2.3.1 Town Planning Application - No. 185-211 Keys Road, Keysborough (Planning Application No. PLN20/0578) (Cont.)

STATUTORY PLANNING APPLICATIONS

**TOWN PLANNING APPLICATION – NO. 185-211 KEYS ROAD,
KEYSBOROUGH (PLANNING APPLICATION NO. PLN20/0578)**

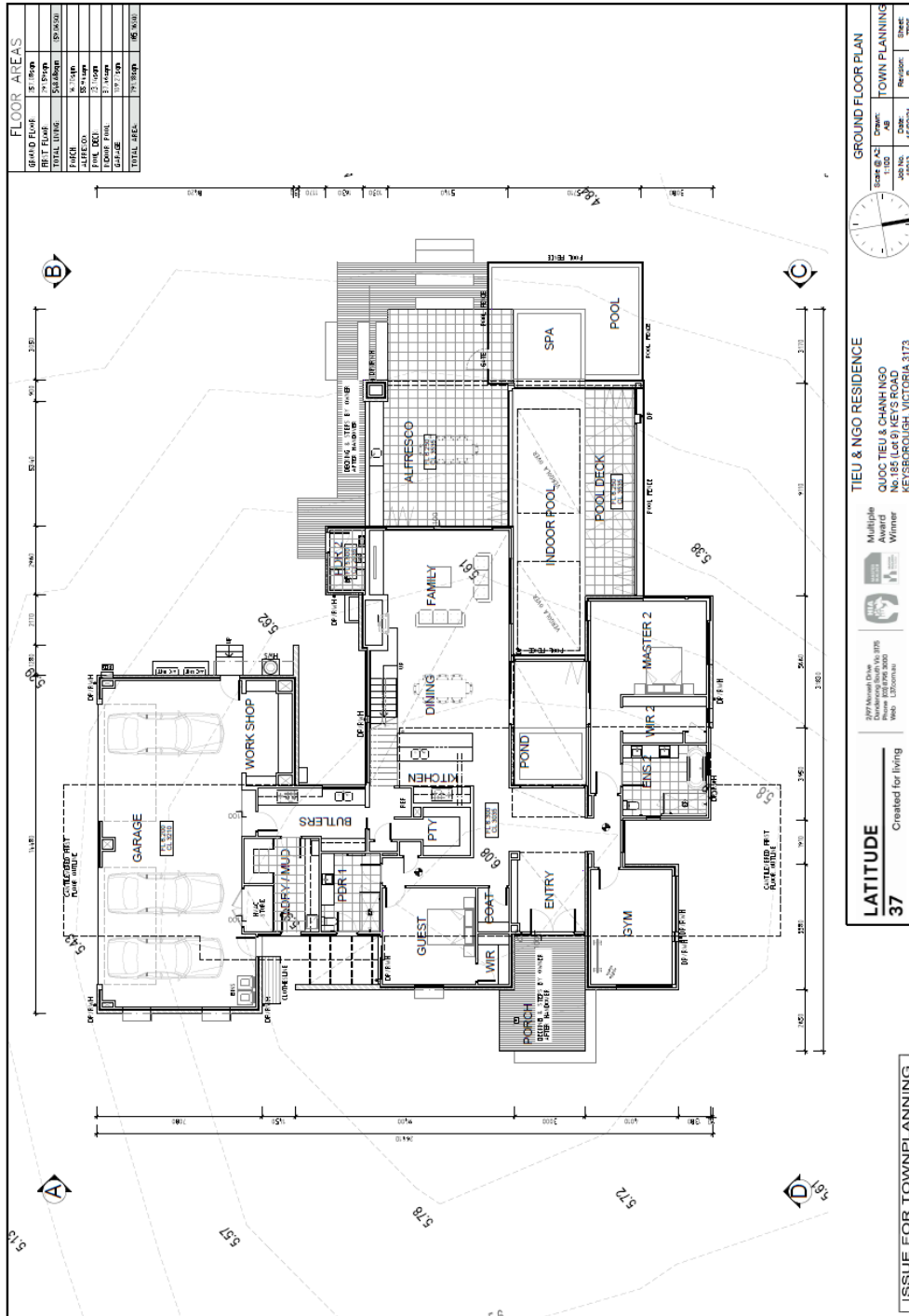
ATTACHMENT 1

SUBMITTED PLANS

PAGES 14 (including cover)

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

2.3.1 Town Planning Application - No. 185-211 Keys Road, Keysborough (Planning Application No. PLN20/0578) (Cont.)



ISSUE FOR TOWNPLANNING

LATITUDE
37 Created for living

TIEU & NGO RESIDENCE
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185-211 KEYS ROAD
KEYSBOROUGH, VICTORIA 3173

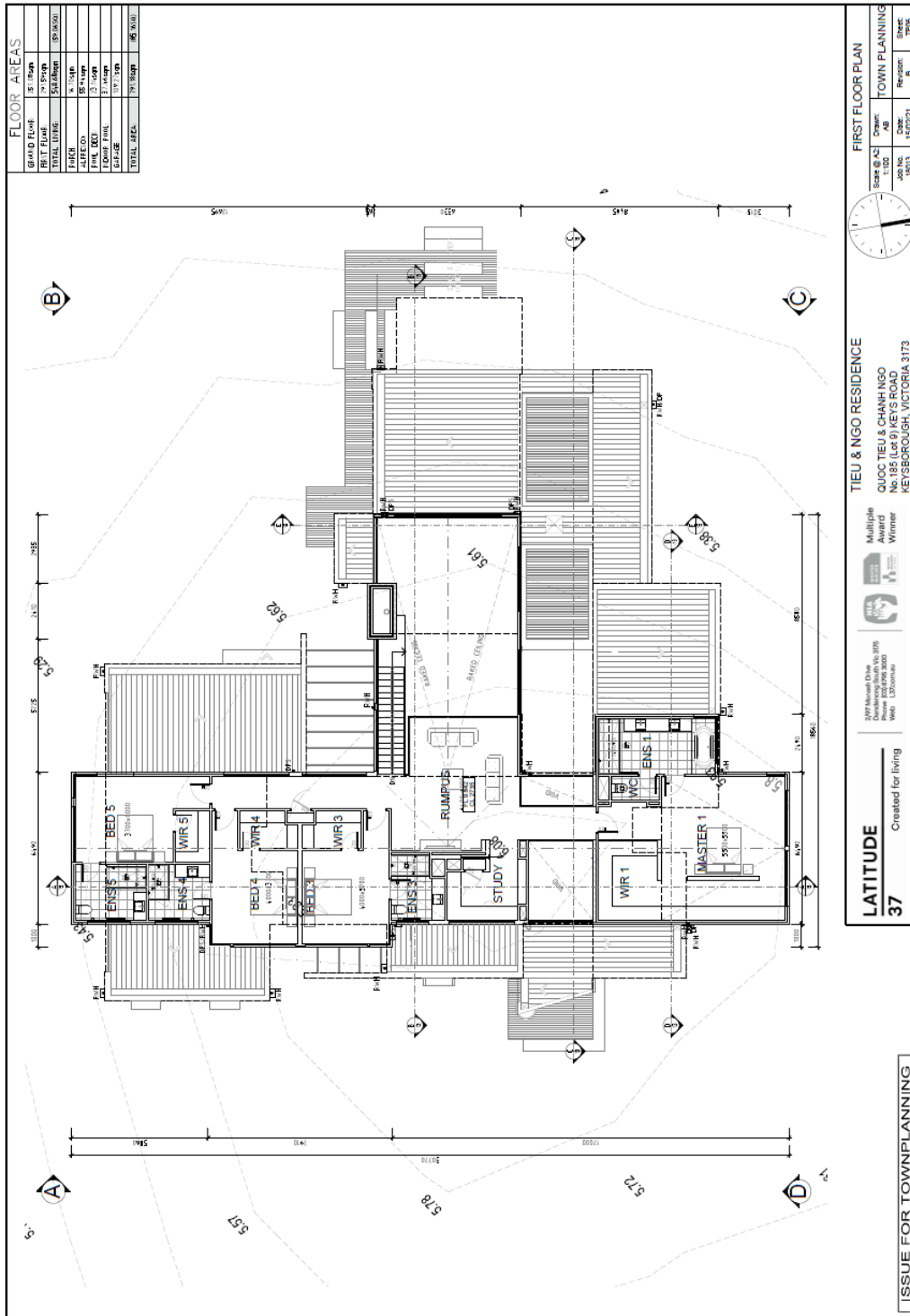
Multiple Award Winner

2020 Awarded Client
Phone: 03 9596 8800
Web: Latitudes.com.au

GROUND FLOOR PLAN
Scale: 1:100
Date: 11/05/21
Job No: 18521
Revision: 5

Author: J. SIZZER
Check: S. HAYES
Draw: S. HAYES

2.3.1 Town Planning Application - No. 185-211 Keys Road, Keysborough (Planning Application No. PLN20/0578) (Cont.)



ISSUE FOR TOWNPLANNING

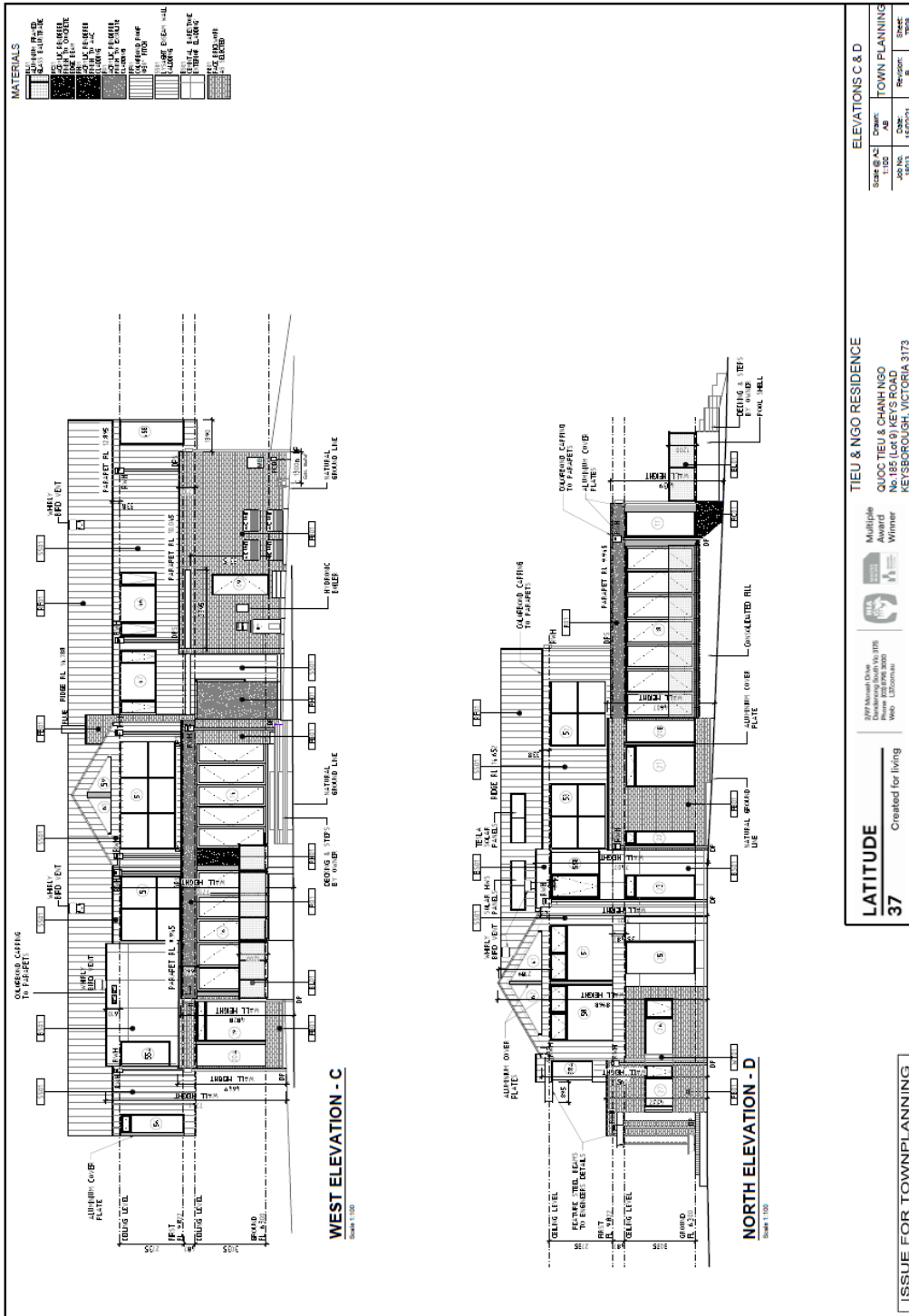
LATITUDE
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TIEU & NGO RESIDENCE
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15/06/2021 (15/06/2021)
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Multiple Award Winner
2017 Award of Excellence
2017 Award of Excellence
2017 Award of Excellence
2017 Award of Excellence

2.3.1 Town Planning Application - No. 185-211 Keys Road, Keysborough (Planning Application No. PLN20/0578) (Cont.)



ISSUE FOR TOWNPLANNING

LATITUDE
37

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TIEU & NGO RESIDENCE
 QUOC TIEU & QUANG NGO
 NO 185/211 KEYS ROAD
 KEYSBOROUGH, VICTORIA 3173

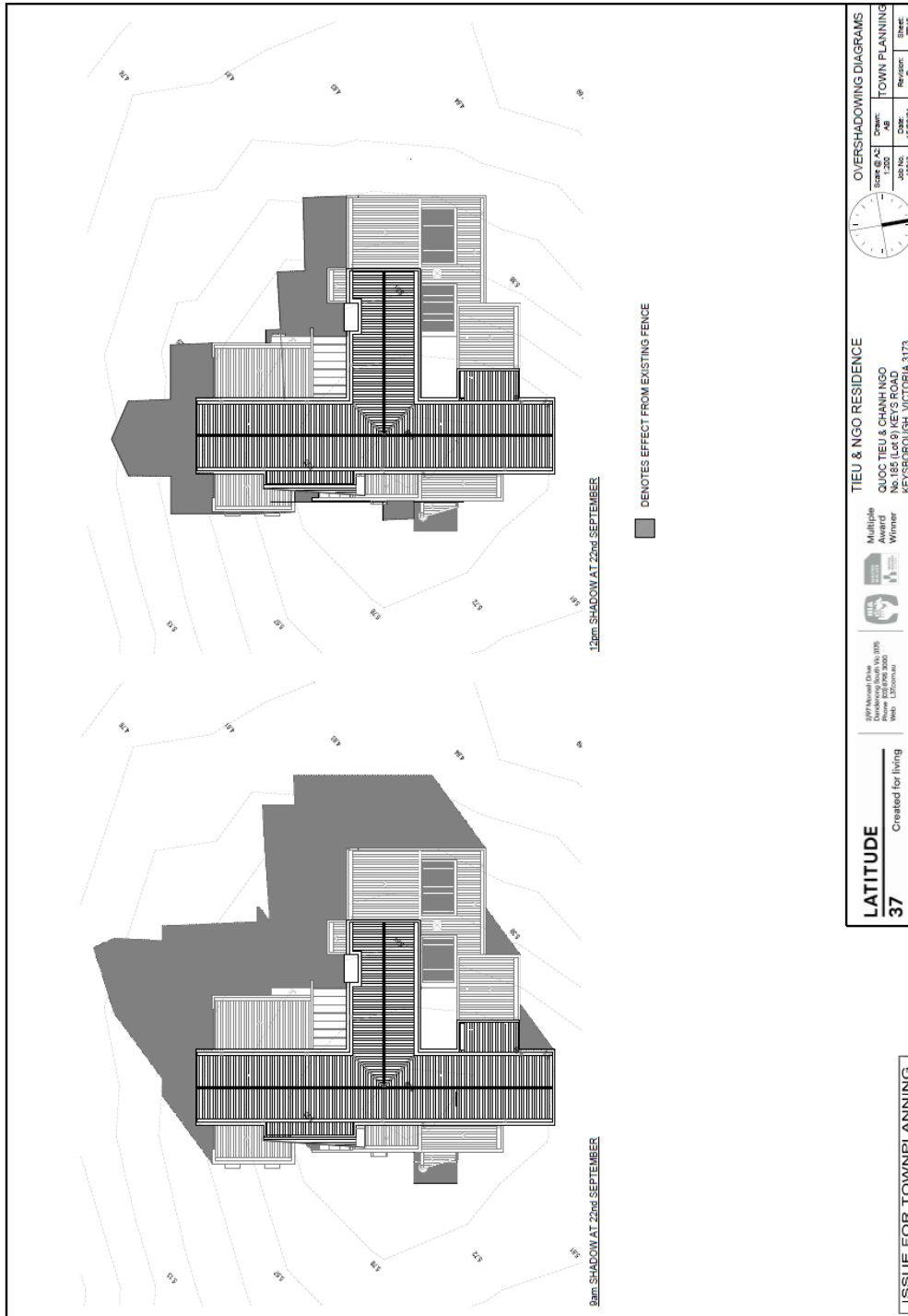
Multiple
 Winner

2019 National Winner
 Dandenong South No 3715
 Winner
 Best Landscape

ELEVATIONS C & D

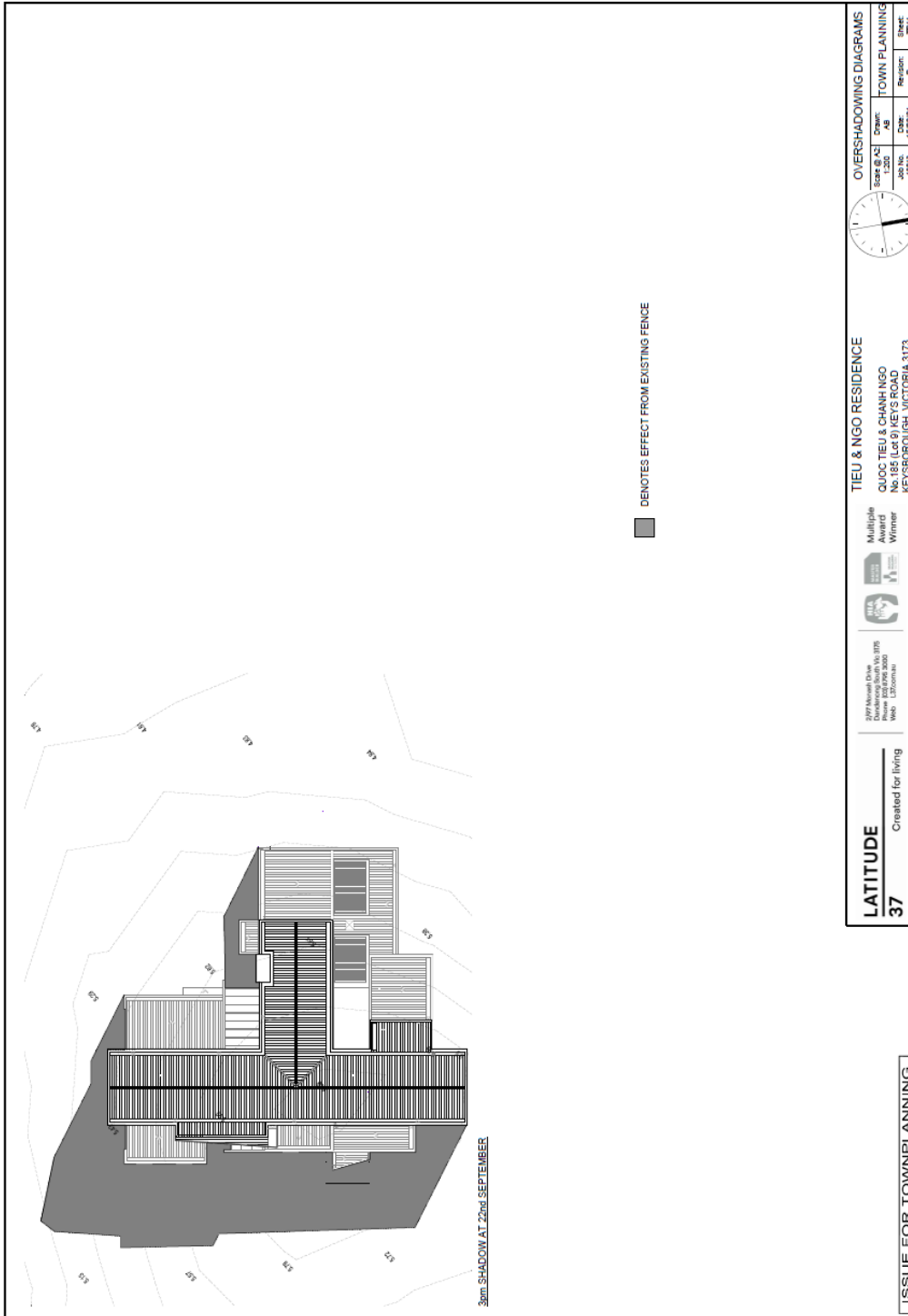
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| Scale @ A2 | Drawn: | TOWN PLANNING | |
| 1:100 | AB | Date: | 15/06/21 |
| Job No: | 373 | Revision: | B |
| Sheet: | 37/38 | | |

2.3.1 Town Planning Application - No. 185-211 Keys Road, Keysborough (Planning Application No. PLN20/0578) (Cont.)



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|---|--|--|--|-------------------------------|---|
| LATITUDE 37 Created for living | 277 Maxwell Drive Moorabbin VIC 3175 Phone 03 9596 3300 Web 131000000 | | TIEU & NGO RESIDENCE QUOC TIEU & CHANH NGO No.185 (Lot 9) KEYS ROAD KEYSBOROUGH, VICTORIA 3173 | OVERSHADOWING DIAGRAMS | |
| | | | | Scale: 1:200 Job No: 185/3 | Date: 15/02/21 Revision: B Sheet: 11/10 |

2.3.1 Town Planning Application - No. 185-211 Keys Road, Keysborough (Planning Application No. PLN20/0578) (Cont.)



2.3.1 Town Planning Application - No. 185-211 Keys Road, Keysborough (Planning Application No. PLN20/0578) (Cont.)

EXTERIORS

185 KEYS ROAD, KEYSBOROUGH



LATITUDE
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2.3.1 Town Planning Application - No. 185-211 Keys Road, Keysborough (Planning Application No. PLN20/0578) (Cont.)

EXTERIORS

185 KEYS ROAD, KEYSBOROUGH

B01

BS01 CEMENTEL BARESTONE
CLADDING
IN ORIGINAL

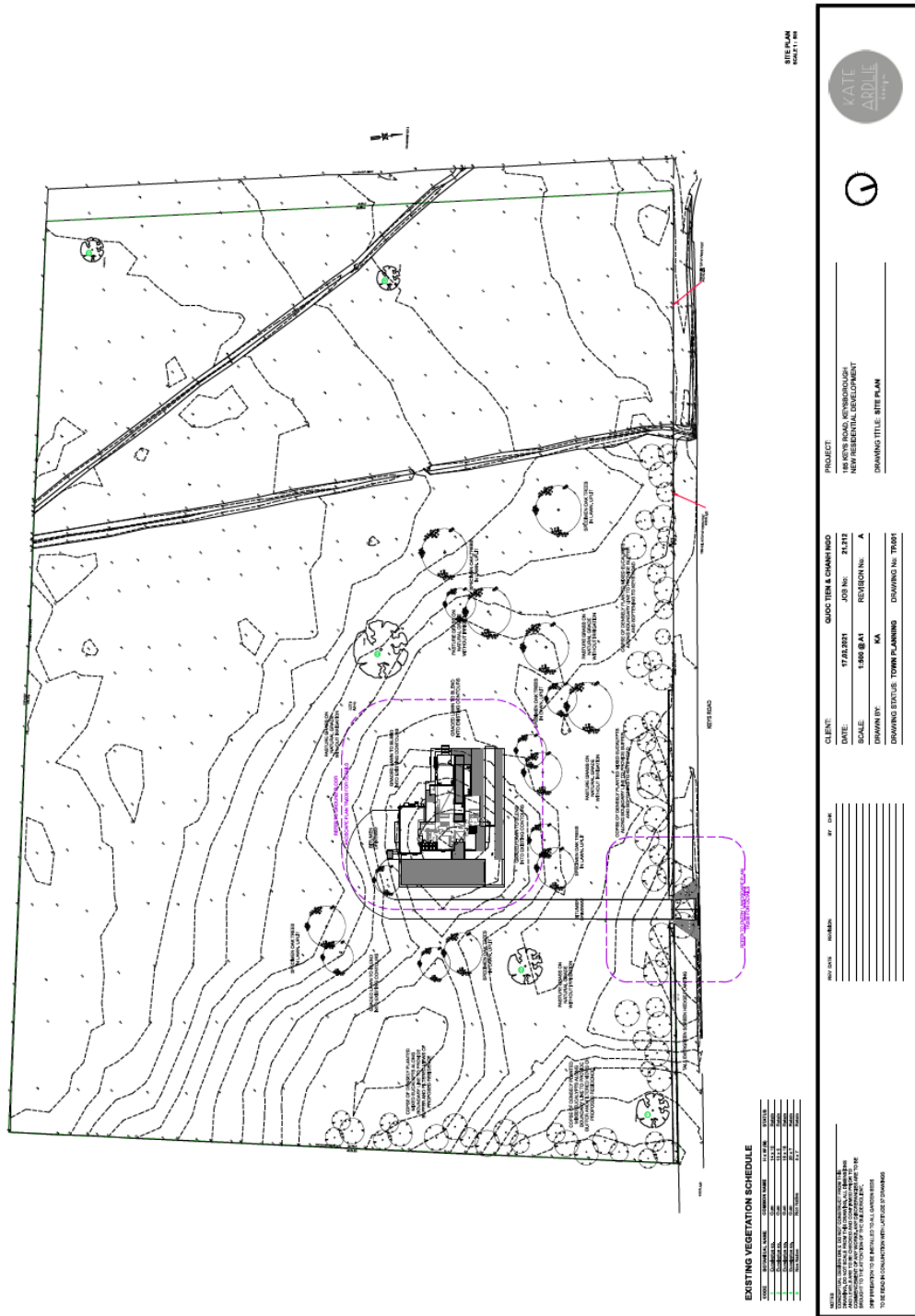
RH01 RENDER
DARK GREY

B01 BRICK
WAREHOUSE RED BRICKS
WITH BLACK TUMBLER
INSERTS

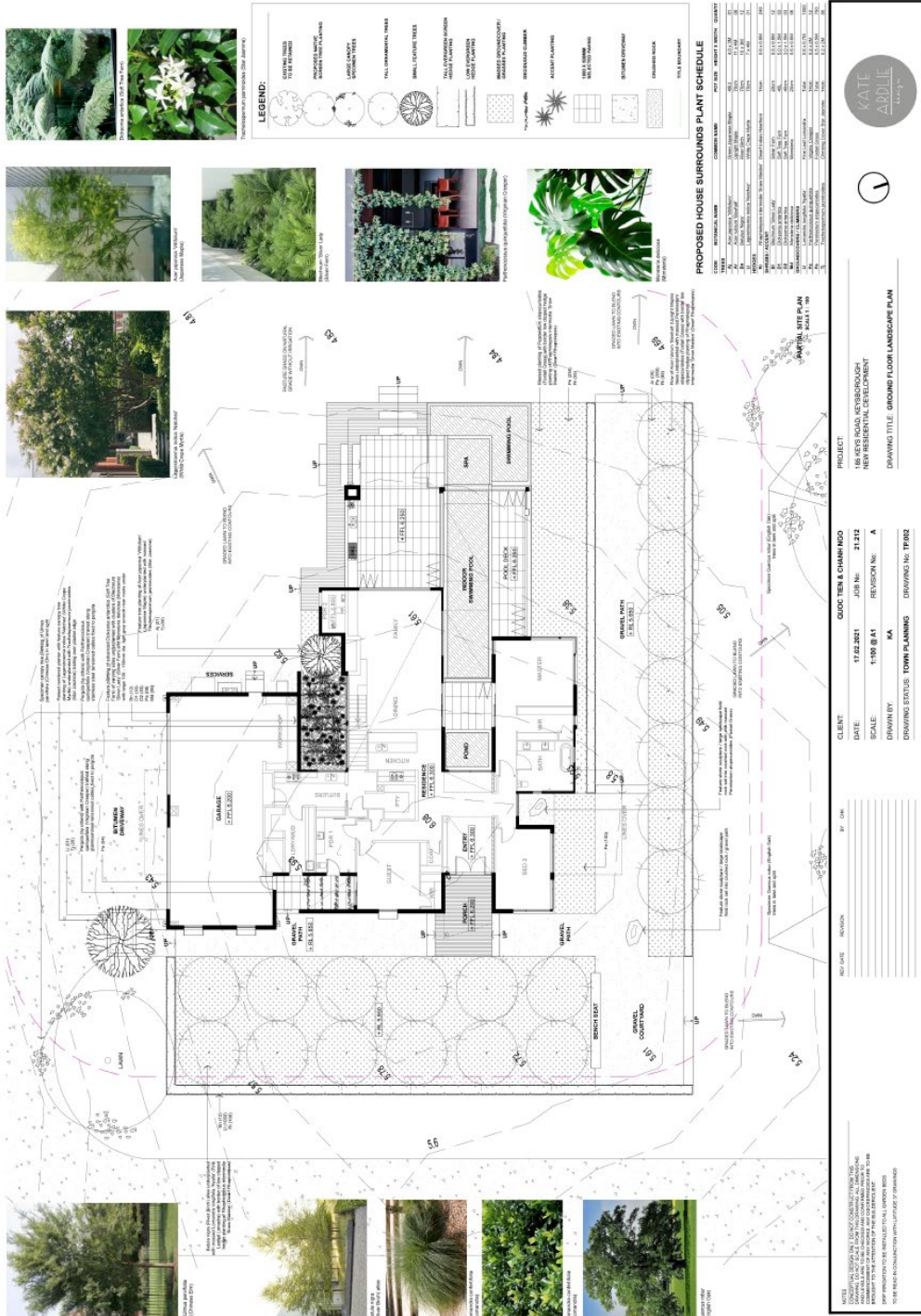
TB01 TIMBER
CLADDING
PORCH
CEILING &
EAVES FF

SS01 CLADDING
ROOF DECK & WALL
CLADDING
DARK GREY

2.3.1 Town Planning Application - No. 185-211 Keys Road, Keysborough (Planning Application No. PLN20/0578) (Cont.)



2.3.1 Town Planning Application - No. 185-211 Keys Road, Keysborough (Planning Application No. PLN20/0578) (Cont.)



2.3.1 Town Planning Application - No. 185-211 Keys Road, Keysborough (Planning Application No. PLN20/0578) (Cont.)

STATUTORY PLANNING APPLICATIONS

**TOWN PLANNING APPLICATION – NO. 185-211 KEYS ROAD,
KEYSBOROUGH (PLANNING APPLCIATION NO. PLN20/0578)**

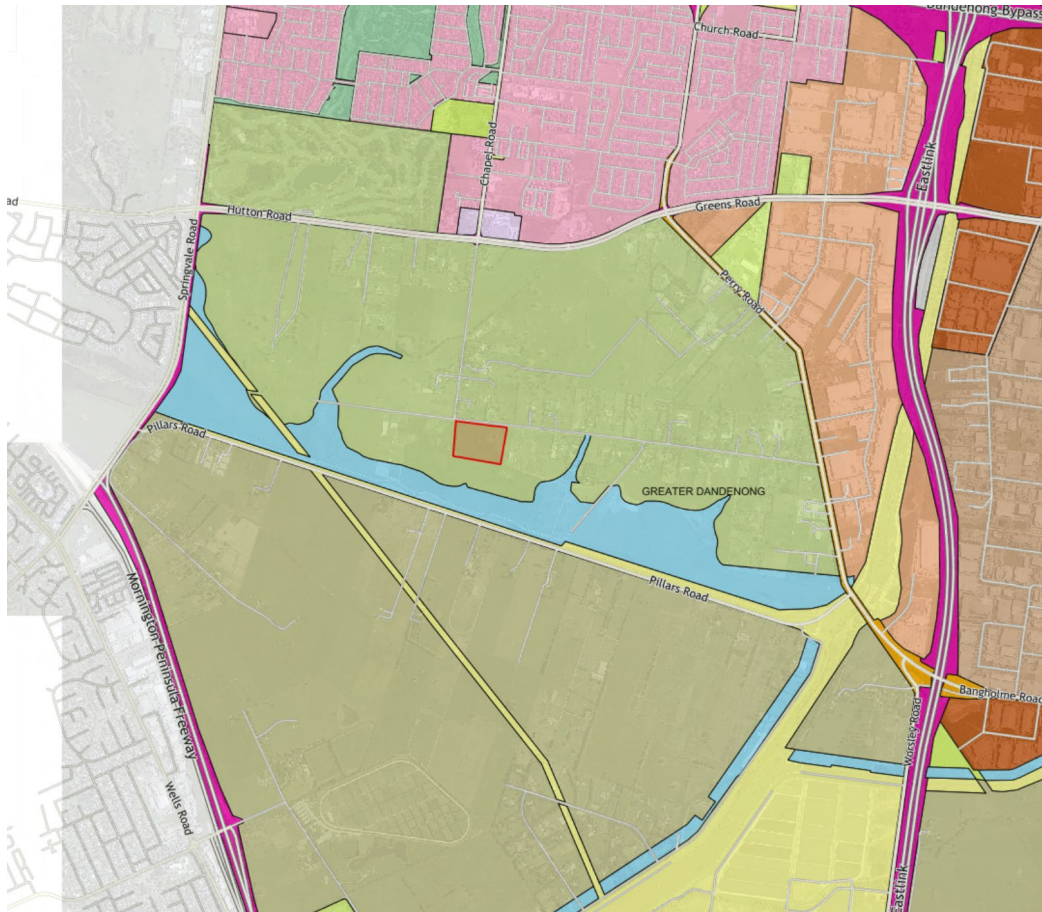
ATTACHMENT 2

LOCATION OF OBJECTORS

PAGES 2 (including cover)

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

2.3.1 Town Planning Application - No. 185-211 Keys Road, Keysborough (Planning Application No. PLN20/0578) (Cont.)



The above map highlights in red the subject site and an approximate 3km radius. The four (4) objectors to the proposal are all greater than a 3km radius away from the subject site.

3 QUESTION TIME - PUBLIC

Comment

John Bennie PSM, Chief Executive Officer

Thank you, Mayor and Councillors. There are some 23 questions tonight so this may take us a little while to get through this, but please bear with us as we work our way through.

The first thing I would like to do is acknowledge the first five questioners who had specifically requested that they verbally present their questions at a meeting. Given that we are in the circumstances that we are, that is not possible, including using the technology that we have in place tonight. It is not possible to both webcast and Teams – any of those sorts of things. Regrettably we cannot deal with those but each of those five questioners have been contacted and they are agreeable to their questions being read on this occasion.

Question

Silvia Mastrogiovanni, Dandenong

During the community workshops, a number of very small sites of approximately 2,000 square metres were put to those attending as possible sites for the Dandenong Community Hub. Given that by the year 2030 Council's own projections of the population of Dandenong will be 52,000 people, why isn't the site nearby almost completely owned by Council, namely the site bordered by Stuart Street, King Street, Sleeth Avenue and Clow Street being considered? At approximately 17,750 square metres it is comparable in size to the site of the Keysborough South Community Hub which is approximately 14,500 square metres. It must be noted that by Council's own projections the population of Dandenong will be 52,000 by 2030 whereas the population of Keysborough South will still be around 12,000, that is less than a quarter of the size of Dandenong so a site bigger than the Keysborough South Community Hub site is needed to provide the space needed for a single storey hub with sufficient outdoor space.

Response

Martin Fidler, Director Community Services

Council has recently completed the first stage of the Dandenong Hub consultation and engagement, seeking community views on services for inclusion in the hub and four possible locations along Stuart Street in Dandenong. Engagement participants were also able to provide views on alternative location proposals. A precise building footprint and preferred site have not yet been finalised and will be informed by a site analysis currently underway and also in discussion with Council.

Question

Su Stanyer, Keysborough

Nobody is clearing the litter on the Dandenong Bypass between Springvale Road and Eastlink. There is so much rubbish along the side of the road and nobody is doing anything about it. On top of that Eastlink roadside is a disgrace. It is like a rubbish tip. Eastlink is not doing their due diligence and clearing the rubbish. You can see it piling up amongst the shrubbery especially on the turnoffs and especially leading into the Monash Freeway.

3 QUESTION TIME - PUBLIC (Cont.)

Response

Paul Kearsley, Director Business, Engineering and Major Projects

With regards to rubbish and waste along the Dandenong Bypass, we have been faced with this issue for some time and we have made it very clear to the Department of Transport that it is a particular issue that they need to deal with and deal with quickly. We are intending to raise this again with the Regional Manager for the Department of Transport and if needs be, also make arrangements to inform the local Member of Parliament as well.

With regards to Eastlink, that is not a matter for Council or the Department of Transport to deal with. That is a privately owned road. I would recommend any complaints with regards to Eastlink to be forwarded directly on to them. However, we will in this instance also request that they clean up the roadside issues as well.

Question

Tina Congues, Dandenong

When will the consultation report including verbatim responses from the Dandenong Community Hub consultation in May be available on the website? Last year's report on the Keysborough South Community Hub had verbatim responses and was publicly available.

Response

Martin Fidler, Director Community Services

Results from Council's recent round of consultation and engagement on services for inclusion in the Dandenong Hub will be incorporated into a draft business case and will be summarised in the next phase of public engagement concerning the draft concept plan. This will then be put on the website.

Question

Tina Congues, Dandenong

What are the next steps in the Dandenong Community Hub business case and concept design process, in particular on what date will the high-level concept designs and site options be out for public consultation?

Response

Martin Fidler, Director Community Services

Council's consultants will now begin the process of developing a concept plan, conducting a site analysis and drafting of the business case. Currently the concept plan is due to be presented for public consultation for four weeks, commencing in July this year.

Question

Leah Anderson, Dandenong

When will the new Greater Dandenong Children's Plan and associated first year action plan be presented to a Council meeting for adoption?

3 QUESTION TIME - PUBLIC (Cont.)

Response

Martin Fidler, Director Community Services

The report will be presented to Council in August 2021 for endorsement.

Cr Tim Dark and Cr Richard Lim left the meeting at 7.40pm.

Comment

John Bennie PSM, Chief Executive Officer

That concludes all of the questions that asked to express their own questions and we will now move on to those who are happy for them to be read.

Question

Mark Dalton, Springvale South

With the Springvale business district about to receive a sprucing up, would it be possible to include signage on or near the historic Burden's Building telling the story of this early pioneer and shopkeeper.

Response

Paul Kearsley, Director Business, Engineering and Major Projects

Thank you for your question regarding the opportunity to include signage on or near the historic Burden's building. As a site of significance and registered in the City of Greater Dandenong heritage study in 2003, Burden's building is significant to Springvale because they are some of the oldest shops in the Springvale retailing area, providing a landmark in the development of the strip; and of their association with George Burden, a local identity and Springvale storekeeper and owner. The Council's Springvale Activities and Placemaking Interpretative Signage Program is well placed to develop a sign to publicly share the story of this important site. A Council officer for the Placemaking and Revitalising Business Unit will be in contact with you to discuss this opportunity in more detail.

Question

Mark Dalton, Springvale South

Can I be advised of the whereabouts of a historical road grader and furphy water wagon that was passed on from the previous Springvale City Council, if and where will they be displayed? They used to reside next to my work shed behind the Springvale Town Hall many years ago. Thanks.

Response

Paul Kearsley, Director Business, Engineering and Major Projects

We have done some extensive research and looking through some historical matters in the last ten or so years with regards to both items. I wish to advise that the City of Greater Dandenong is no longer in possession of both pieces of plant that you have enquired about.

3 QUESTION TIME - PUBLIC (Cont.)

Question

Bryan Hunter, Keysborough

Once the Community Garden Policy is brought to Council on the 17 July 2021, are there any further steps or consultations before it is ready to go and will the Maralinga community garden be on Chandler Reserve by September 2021?

Response

Jamie Thorley, Acting Director City Planning, Design and Amenity

In response to your question, the Community Gardens Policy is due to be further discussed internally later in June 2021, which will seek to finalise any future steps required for the adoption of this policy. In terms of 19 July 2021 discussion with Councillors, this will be a briefing only. Subsequent to this, the policy will need to be formally adopted at a future Council meeting.

However, separate to the policy, officers are working to assist the establishment of the Maralinga community garden and as you would be well aware, they are currently assessing the planning application for this. Officers anticipate being able to get in touch with the group in the next two weeks to further discuss this specific proposal and how we can ensure the process of establishing the garden can be finalised as quickly as possible.

Question

Bryan Hunter, Keysborough

Can we, the members of Maralinga Community Garden Inc. have definitive timelines in regard to the community garden construction as the \$6,500 South East Water grant that we were successful in obtaining will expire in November 2021?

Response

Jamie Thorley, Acting Director City Planning, Design and Amenity

As stated in my response to your previous question, Council officers will be in touch with the group within the next two weeks to further discuss the proposal to ensure it can be finalised as quickly as possible.

Question

Bryan Hunter, Keysborough

From the email I received on Thursday 10 June 2021 from Tim Ford, Acting Service Unit Leader Parks, Infrastructure Services and Planning in regard to possible native garden plantings at Chandler Reserve, it stated: *"that the outcome of the Community Gardens Policy and subsequent determination of the Maralinga Community Garden will trigger a review of the future use of the reserve. This will include further work to develop an overall reserve concept plan which will give consideration to garden beds, planting and other landscaping features."* How long after the Community Garden Policy is approved will a review of the future use of Chandler Reserve be set in motion?

3 QUESTION TIME - PUBLIC (Cont.)

Response

Paul Kearsley, Director Business, Engineering and Major Projects

With regards to Mr Hunter's question, it is fairly similar to the two previous questions from Mr Dalton. We understand his point with this one meaning what will happen with the other parts of the reserve once the establishment of the community garden has taken place. What we would be aiming to do is essentially once the policy has been determined and a planning application issued, that planning application will determine the nature, size and location of garden beds within the community garden. We will then prepare a response to that with regards to how the rest of the park or garden area should be used and that will follow as quickly as possible from the finalisation of the planning permit. It may well be undertaken once the establishment of the fencing and gardens beds associated with the community garden have taken place.

Cr Richard Lim returned to the meeting at 7.44pm.

Question

Matthew Kirwan, Noble Park

What is the status of the next stage of Revitalising Central Dandenong led by Capital Alliance? Have Councillors yet been briefed by Development Victoria and Capital Alliance and what are the currently expected timeframes for the community consultation?

Response

Paul Kearsley, Director Business, Engineering and Major Projects

We had arranged for an initial meeting with the Mayor and the Ward Councillor, Cr Memeti a few weeks ago but unfortunately that was one of the many meetings that was cancelled due to COVID with the restrictions that were in place so we could not have that particular meeting.

We are aiming to reschedule that and following on from that will be a more formal presentation by Development Victoria and Capital Alliance with regards to their proposal. We are not quite sure yet of the nature and timing of the community consultation because that is undertaken directly by Development Victoria and Capital Alliance. However, as soon as we are in a position to identify those dates and methods, we will certainly inform both Council and the community.

Question

Pam Naylor, Noble Park

Councils across Melbourne are steadily trying to arrest the decline in canopy cover across their municipalities in response to climate change and declining biodiversity. At what Council meeting is Council proposing to make a decision on the proposal for a local law regulating the removal of large canopy trees on private land?

3 QUESTION TIME - PUBLIC (Cont.)

Response

Jamie Thorley, Acting Director City Planning, Design and Amenity

Council is currently progressing its general local law but the matters referred to by the questioner are not part of the general local law at this stage. It has not been determined if and therefore when the matter will be addressed however, Council's guidance will be sought on those matters.

Question

Lisa Hartzenberg, Dandenong

I and many other Dandenong residents want a single storey, spacious community hub with outdoor areas like other Greater Dandenong suburbs. This would be delivered by the site bordered by Clow Street, Sleeth Avenue, King Street and Stuart Street, a site that is already almost completely owned by Council perfectly placed between the Dandenong Plaza and Dandenong Market. On what date will Dandenong residents be getting a say on the site of the Dandenong Community Hub?

Response

Martin Fidler, Director Community Services

Dandenong residents will be able to review and provide feedback on the Dandenong Community Hub concept plan for four weeks commencing in July this year.

Question

Sabrina Mileto, Dandenong

In the next stage of consultation on the Dandenong Community Hub in July 2021, will the concept designs presented be site specific or site independent?

Response

Martin Fidler, Director Community Services

It is intended for the derived concept plan to be site specific.

Question

Matthew Kirwan, Noble Park

What is the latest status and next steps with the planning for an A-League stadium on Cheltenham Road, Dandenong?

Response

Paul Kearsley, Director Business, Engineering and Major Projects

We have just commenced the feasibility and business case which is jointly funded by both the City of Greater Dandenong, Sport and Recreation Victoria on behalf of the State Government and Melbourne City Football Club. The three parties have recently appointed Deloitte Australia as the overarching consultant in order for the feasibility and business case to be undertaken and we are underway and we hope to have that finalised for submission to the State Government through their budget processes later this year.

3 QUESTION TIME - PUBLIC (Cont.)

Cr Tim Dark returned to the meeting at 7.48pm.

Comment

John Bennie PSM, Chief Executive Officer

The next two questions are very similar so I intend to ask both these questions and then refer to Mr Thorley to respond to them sequentially.

Question

Dom Boccari, Keysborough

Surely no governing body managed by humans could possibly supply a certificate of occupancy to Lot 1, especially knowing the Victorian Building Authority states on the website that, "One of the main objectives of the *Building Act 1993 (the Act)* is to protect the safety and health of people who use those buildings and to enhance the amenity of buildings". The relevant building surveyor, RBS, in issuing an occupancy permit, has a duty of care to ensure that buildings are safe and habitable.

That concludes the quote I believe. Their website also states that, "Building practitioners have a legal obligation to ensure that no harm to people or damage to property results from their actions. Liability for negligence extends to the issue of occupancy permits, the building work under Part 5, Division 1 of the Act. Failure to attend to these matters before an occupancy permit is issued can have serious results and investigation may lead to de-registration, litigation and even criminal prosecution, in the event that a person is killed or injured, or a building is damaged".

Now the question: Please consider the liability to Lot 1 of the building site on Cheltenham Road near HomeCo and the safety of all the residents and community accessing HomeCo and the childcare.

Question

Dom Boccari, Keysborough

Reference No.P-Sub' – planning sub-division – '18/0190; planning permit reference, PLN18/0630; with Council dated document 24/10/2019. Was this space previously marked on the plans for public open space which is now building site, Lot 1 on PS729572N, Cheltenham Road, HomeCo'?

Response

Jamie Thorley, Acting Director City Planning, Design and Amenity

In relation to your first question, thanks for bringing this building matter to our attention. What I can say is Council officers from the Building, Planning and Engineering departments will conduct a review of this development in response to a number of concerns that have been raised from the community on this issue and very similar issues relating to this site.

3 QUESTION TIME - PUBLIC (Cont.)

In relation to question 2, I can say that the land at Lot 1, PS729572N as referred to in your question, otherwise known as 452 Cheltenham Road, is land that forms a wider area of land zoned as mixed-use purpose. While this land sat vacant for some time, it has been in private ownership and has not been set aside for the purpose of public open space. As such, I can confirm that this development has not resulted in the loss of any public open space.

Question

Dom Boccari, Keysborough

I believe an opportunity has risen to apply for a position of the CEO and General Manager of the newly formed Council owned company South East Leisure. These two employment opportunities were posted on Seek site on 4 June 2021, six business working days ago. I see on another website these opportunities to apply have closed. Were these two positions within South East Leisure advertised on the City of Greater Dandenong website, the city of opportunities? If not, why not? Has Council given the right people the chance to be part of these two existing roles?

Response

Martin Fidler, Director Community Services

South East Leisure is a newly formed company of the City of Greater Dandenong with a charter to operate the City's four major aquatic and leisure facilities from 1 July 2022. Sportspeople have been engaged to run the recruitment process for the one position, being the Chief Executive Officer position, on behalf of South East Leisure and have posted the advertisement on a range of appropriate sites including Seek. The recruitment is open until 28 June 2021 and it is our understanding in contacting Seek that that advertisement is also still open. This is a South East Leisure role and the Greater Dandenong Council employment website only advertises employment opportunities with Council.

Question

Maria Sampey, Dandenong North

It was a package deal that in the CIP of 2019 there was money set aside of \$180,000 for the service road in Bakers Road next to the nursing home carpark, to have the service road opened. \$35,000 was also set aside for a pedestrian crossing for Heritage Hill Kindergarten, money set aside for a carpark for the kindergarten. Why hasn't that project commenced?

Response

Paul Kearlsey, Director Business, Engineering and Major Projects

The monies for the project were subject to a Council decision on 23 November 2020 when Council considered deferring a range of capital works projects based on the current COVID situation at that particular time and that was one of those projects that was deferred late last year. However, I can advise that it is listed as a project in the 21/22 Budget year for completion.

3 QUESTION TIME - PUBLIC (Cont.)

Question

Maria Sampey, Dandenong North

Two new elderly pensioner groups are being asked to pay per hour hiring fees which existing elderly groups do not pay a fee and have not paid any fees for the last 20 years or so. New elderly groups should be treated and charged the same as their predecessors which is nil. How long will it further take Council officers to come up with a solution as it has been more than 18 months when it was only supposed to take 6 months?

Response

Mick Jaensch, Director Corporate Services

I will take this question on behalf of Mr Fidler. It does fall between both of our areas.

The new seniors clubs who meet the criteria of a seniors group can now apply for a free rent of Council facilities subject to a number of conditions. These groups should discuss their applications with Council's Civic Facilities Coordinator in order to resolve their needs. What we are asking is for those groups to come forward and discuss them with our Civic Facilities Coordinator and we will discuss their needs with them.

Question

Maria Sampey, Dandenong North

In relation to the Agenda Item 2.3.3 - South East Leisure Proprietary Limited Company Administration, Councillors have been elected to represent the residents of our City. How will the residents have their say and voice their concerns if there is no Councillor representative on the new committee. How many and who was on the interview panel to appoint the new candidates?

Response

Martin Fidler, Director Community Services

The Management Services Agreement, which is included as part of tonight's Agenda, includes that Council may notify South East Leisure in writing of up to two individuals to be Council Representatives. That is one Councillor, and one Council employee at the Director level. As with current arrangements, residents will be able to have their say by raising any matters requiring attention with South East Leisure, Council officers or Council representatives.

As resolved by Council, the interview panel for the members of the board included Council's CEO, the Director of Community Services, Manager of Community Development, Sport and Recreation and an expert external industry person.

Comment

John Bennie PSM, Chief Executive Officer

The next series of questions are from a resident. They have asked eight questions and Council's Governance Rules place a restriction on the number of questions to be asked being three. On this occasion this evening I am going to read all eight. I am going to refer all questions to

3 QUESTION TIME - PUBLIC (Cont.)

Mr Kearsley who may respond to three or may take those and all questions on notice. Regardless, any questions asked tonight will be addressed in due course and in writing to the resident.

Question

Resident

I am a purchaser of the new town house in Keysborough called Keysborough Townhouses, previously known as Everlea. On reflection of recent community discussion and my own assessment I would like to address the following pedestrian safety issues and seek a road safe review within the Council or with external parties as required. The following are to be discussed:

- 1) Pedestrian safety from the estate to the shops;
- 2) pedestrian safety from the estate to the bus stops or surrounds;
- 3) pedestrian safety from the shops to the footpath on Centre Dandenong Road. One side is the development with no footpath or grassed areas to walk on and the other side is a garden bed;
- 4) safety of kids at the childcare centre, including those who will be walking to the centre from the estate or from Centre Dandenong Road;
- 5) safety for families within the estate. There are no footpaths or grassed areas to walk on, meaning kids will be walking on the road with the cars to walk to the parks in the estate or to the shops, or to the community;
- 6) Lot 1, which is unsafe and seems to be approved in 2018, a late approval;
- 7) whilst parking is an issue everywhere, the concern is residents will use the shops to park. Where they are 2-3 bedroom townhouses it assumes it is small families where there may be two cars. If they only have a single garage they will be parking at the shops increasing safety issues for residents;
- 8) visitors parking was advised to be available but within the development and its surrounds there is limited space available.

Can you please attain a review of these current statuses?

Response

Paul Kearsley, Director, Business, Engineering and Major Projects

Due to the nature of the questions, not just in numbers but also with regards to matters dealing with the safety of children and the need to have conversations with our town planners with regards to how the development came about, I will take all eight questions on notice and respond directly to the resident.

3 QUESTION TIME - PUBLIC (Cont.)

Question

Gaye Guest, Keysborough

Is Council walking with MCG (Maralinga Community Garden Incorporated) down the garden path for a positive outcome for this community venture? Can the community garden policy be brought forward earlier than 19 July 2021? Is it finalised and able to be discussed earlier as the planning permit is supposed to be known by 24/06/21? If not, why not? Why are some other concepts and projects perceived to be jumping the queue of urgency given the varying degree of kvetching and yammering on the various issues when the garden proposal has been on the table for two and a half years and is shovel ready?

Response

Jamie Thorley, Acting Director City Planning, Design and Amenity

I guess this question somewhat has been answered in response to Mr Hunter's questions earlier tonight. I would like to add that Council officers are currently assessing a planning application for the Maralinga community garden, including working through some of the logistics of its implementation which is really important. Officers will be in touch shortly with the group to further discuss this and how the implementation can be done as quickly as possible.

Question

Gaye Guest, Keysborough

Why is Council even talking about selling Walker Street Gallery given its history to the local area and that it is a much needed community space in a central location? It appears looking in that Council is asset rich, cash poor and robbing Peter to pay Paul and the logic defies many residents when a central community hub is required and land is scarce. Why sell a historical asset you already own when central meeting spaces are needed?

Response

John Bennie PSM, Chief Executive Officer

I can respond to Ms Guest at this stage with three key points.

The first is that Council has not yet formally resolved to treat on this particular property, nor sell it. However, it is appropriate to say that Council continues to be open-minded and mindful of the need to offset significant costs for a range of major projects that it has on its capital works program at the moment, some of which of course are related to this particular property, being the new art gallery in Mason Street that is planned to replace this building.

Of course, the disposal of redundant assets by Council to fund new assets is a principle that Council is obliged to consider among many options.

Finally, at the moment Council and those many people being engaged within the community do not consider that the Walker Street site has any role to play as a Dandenong community hub.

3 QUESTION TIME - PUBLIC (Cont.)

Question

Harpreet Kaur, Dandenong

I read in the Dandenong Journal that the Council are going to put the Dandenong community hub on a tiny site. Why is Council having these generous community hub sites with open spaces in Springvale and Keysborough South and leaving the Dandenong community short changed?

Response

Martin Fidler, Director Community Services

Council has recently completed the first stage of the hub consultation and engagement, seeking community views on services for inclusion in the hub and four possible locations along Stuart Street in Dandenong. Engagement participants were also able to provide views on alternative location proposals. A precise building footprint and preferred site has not yet been formalised and will be informed by a site analysis currently underway and also in discussion with Council.

4 OFFICERS' REPORTS - PART TWO

4.1 CONTRACTS

4.1.1 Contract No 2021-45 Repair & Maintenance of Parks Infrastructure and Facilities

| | |
|----------------------|---|
| File Id: | qA437598 |
| Responsible Officer: | Director Business, Engineering & Major Projects |
| Attachments: | Tender Information (Confidential) |

1. Report Summary

This report summarises the tender process undertaken by Council to select a suitably experienced and resourced panel of contractors for the repair and maintenance of parks infrastructure and facilities within the municipality.

The initial contract term is five (5) years, with an option of two (2), twelve (12) month extensions at the sole and absolute discretion of Council.

This is a Schedule of Rates based contract.

2. Recommendation Summary

This report recommends that the following six (6) suppliers should be appointed to the panel for this contract;

1. Total Construction Maintenance Solutions (all services/handyman/carpentry)
2. Urban Maintenance Systems (all services/handyman/carpentry)
3. Grant Oliva Excavations Pty Ltd (plant)
4. Commlec Services Pty Ltd (electrical)
5. Hydrotech Services Pty Ltd (plumbing)
6. Hallett Plumbing (VIC) Pty Ltd (irrigation)

4.1.1 Contract No 2021-45 Repair & Maintenance of Parks Infrastructure and Facilities (Cont.)

3. Background

Council is seeking the services of a suitable experienced and resourced panel of contractors to undertake repair and maintenance of Parks Infrastructure and Facilities within the municipality. The work to be delivered consists of specialised plant works (e.g. gravel path resurfacing and playground soft fall replenishment), carpentry, irrigation, plumbing, and electrical trades for the repair and maintenance of park assets. The services of experienced and specialised contractors are required to ensure Parks assets are maintained to a safe and serviceable standard which meets the needs and expectations of our community.

The current Repair and Maintenance of Parks Infrastructure and Facilities contract expires on 1 July 2021. The Parks Team undertook a review of services prior to tendering. Two existing Parks contracts, Irrigation Repair and Maintenance and Specialised Plant Services contracts were incorporated into the tender documentation as these contracts are considered specialised trade services and will expire at the same time. Its anticipated, the consolidation of services will streamline overall service delivery whilst improving efficiencies with contract management.

4. Tender Process

The tender was advertised in The Age newspaper on Saturday 13 February 2021 and closed at 2PM on Thursday 11 March 2021. At close of the advertising period sixteen (16) tenders were received from the following companies:

1. A2Z Trade Services (Non-conforming)
2. All Points Safety (Non-conforming)
3. Anstis Electrics
4. Around the Clock Plumbing
5. Commlec Services
6. Eco Electrical Services
7. EcoStream Pty Ltd
8. Grant Oliva Excavations Pty Ltd
9. Hallett Plumbing (VIC) Pty Ltd
10. Hydrotech Services Pty Ltd
11. Inspire Electrical
12. Karac Electrics
13. Keece Maintenance Services
14. MPE Group
15. Total Construction Maintenance Solutions
16. Urban Maintenance Systems Pty Ltd

5. Tender Evaluation

The tender evaluation panel comprised of Service Unit Leader – Parks, Team Leader Turf Services, Open Space Contracts Coordinator and Contracts Officer.

4.1.1 Contract No 2021-45 Repair & Maintenance of Parks Infrastructure and Facilities (Cont.)

The tenders were evaluated using Council's Weighted Attribute Value Selection method. The evaluation criteria included in the tender documents and the allocated weightings used to evaluate the tenders were as follows:

| | Evaluation Criteria | Weighting |
|---|----------------------------|------------------|
| 1 | Tendered Price | 30% |
| 2 | Relevant Experience | 30% |
| 3 | Capability | 25% |
| 4 | Social Procurement | 5% |
| 5 | Local Industry | 5% |
| 6 | Environmental | 5% |

The evaluation criteria are given a point score between 0 and 5 as detailed in the following table:

| Score | Description |
|--------------|-----------------------|
| 5 | Excellent |
| 4 | Very Good |
| 3 | Good |
| 2 | Acceptable |
| 1 | Marginally Acceptable |
| 0 | Not Acceptable |

The panel assessed the criteria against the tendered submission and the comparative Weighted Attribute Scores after the evaluation stage was as follows:

| Tenderer | Price Points | Non-Price Points | Total Score | OHS and EMS |
|--|---------------------|-------------------------|--------------------|--|
| <i>Electrical</i> | | | | |
| Commlec Services | 1.18 | 2.41 | 3.59 | Registered and compliant with Rapid Global |
| Total Construction Maintenance Solutions | 0.69 | 2.90 | 3.59 | Registered with Rapid Global but requires update |

4.1.1 Contract No 2021-45 Repair & Maintenance of Parks Infrastructure and Facilities (Cont.)

| | | | | |
|--|---------------------|-------------------------|--------------------|--|
| Eco Electrical Services | 0.75 | 2.82 | 3.57 | |
| Inspire Electrical | 0.75 | 2.42 | 3.17 | |
| Urban Maintenance Systems | 0.06 | 3.08 | 3.14 | |
| Karac Electrics | 0.96 | 2.13 | 3.09 | |
| Anstis Electrics | 0.75 | 2.33 | 3.08 | |
| MPE Group | 0.52 | 2.48 | 3.00 | |
| Keece Maintenance Service | 0.00 | 1.94 | 1.94 | |
| <i>Plumbing and Irrigation</i> | | | | |
| Total Construction Maintenance Solutions | 0.93 | 2.90 | 3.83 | Registered with Rapid Global but requires update |
| Tenderer | Price Points | Non-Price Points | Total Score | OHS and EMS |
| Hydrotech Services | 0.84 | 2.79 | 3.63 | Registered and compliant with Rapid Global |
| Hallett Plumbing | 0.75 | 2.76 | 3.51 | Registered and compliant with Rapid Global |
| Around the Clock Plumbing | 0.75 | 2.71 | 3.46 | |
| Urban Maintenance Systems | 0.34 | 3.08 | 3.42 | |
| EcoStream P/L | 0.00 | 1.92 | 1.92 | |
| <i>Plant and Equipment</i> | | | | |
| Grant Oliva Excavations | 0.77 | 3.06 | 3.83 | Registered with Rapid Global need verification |
| Hydrotech Services | 0.89 | 2.79 | 3.68 | |
| Eco Electrical Services | 0.38 | 2.82 | 3.20 | |
| Around the Clock Plumbing | 0.27 | 2.71 | 2.98 | |
| EcoStream P/L | 0.11 | 1.92 | 2.03 | |
| <i>Carpentry</i> | | | | |

4.1.1 Contract No 2021-45 Repair & Maintenance of Parks Infrastructure and Facilities (Cont.)

| | | | | |
|--|------|------|------|--|
| Total Construction Maintenance Solutions | 0.95 | 2.90 | 3.85 | Registered with Rapid Global but requires update |
| Urban Maintenance Systems | 0.55 | 3.08 | 3.63 | Registered and compliant with Rapid Global |
| Handyman | | | | |
| Total Construction Maintenance Solutions | 0.92 | 2.90 | 3.82 | Registered with Rapid Global but requires update |
| Urban Maintenance Systems | 0.58 | 3.08 | 3.66 | Registered and compliant with Rapid Global |
| Non-Conforming | | | | |
| A2Z Trade Services | 0.0 | 0.0 | 0.0 | |
| All Points Safety | 0.0 | 0.0 | 0.0 | |

The submissions from A2Z Trade Services and All Points Safety were deemed non-conforming because they did not contain any completed schedules required for assessment. After the initial tender evaluation meeting the tender panel agreed to contact referees for Hydrotech, Commlec and Total CMS. Grant Oliva Excavations, Urban Maintenance Systems and Hallett Plumbing (Vic) Pty Ltd are experienced contactors that have previously worked for Greater Dandenong to the satisfaction of contract managers.

Note:

The higher the price score – lower the tendered price.

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

6. Financial Implications

There are no financial implications associated with this report. Council expects, based on volume of work that it has traditionally delivered, and is expected to deliver, in conjunction with the schedule of rates submitted, that the contract costs will be managed with the current and forecasted budget provisions.

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 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.

4.1.1 Contract No 2021-45 Repair & Maintenance of Parks Infrastructure and Facilities (Cont.)

7. Social Procurement

Both Total Construction Maintenance Solutions and Urban Maintenance Systems demonstrated their investments in social procurement by supporting various groups such as apprentices, partnering with specialist employment services for disadvantaged youth and people with disabilities. Grant Oliva Excavations showed an understanding of their social impacts of delivering services to the CGD community through this contract and are located in the neighbouring council City of Casey. Commlec Services and Hallett Plumbing are both located in neighbouring councils Monash City Council and City of Casey respectively and Hydrotech Services are located in Maroondah City Council.

8. Local Industry

Grant Oliva Excavations, Urban Maintenance Systems, Hallett Plumbing and Hydrotech Services all provided value estimates for their use of local content and major items from within Greater Dandenong varying from \$60,000 to up \$610,000 and \$18,000 to up \$145,000 respectively. Commlec Services and Total Construction Maintenance Solutions did not provide a value estimate in their submission.

9. Consultation

Consultation is exempt under Councils Community Engagement Policy. Consultation was not required as the tendering process relates to operational matters and contains confidential or commercial in confidence information.

10. The Overarching Governance Principles of the *Local Government Act 2020*

Section 9 of the *Local Government Act 2020* (the LGA 2020) states that a Council must in the performance of its role give effect to the overarching governance principles. When a tender process is undertaken it is fundamentally underpinned by the following overarching governance principles:

- Section 9(a) of the LGA2020 - Council decisions are to be made and actions taken in accordance with the relevant law;
- Section 9(b) of the LGA2020 - Priority is to be given to achieving the best outcomes for the municipal community, including future generations;
- Section 9(c) of the LGA2020 - the economic, social and environmental sustainability of the municipal district, including mitigation and planning for climate change risks, is to be promoted;
- Section 9(e) of the LGA 2020 - innovation and continuous improvement is to be pursued;
- Section 9(f) of the LGA 2020 - collaboration with other councils and governments and statutory bodies is to be sought;
- Section 9(g) of the LGA2020 - the ongoing financial viability of the Council is to be ensured; and
- Section 9(i) of the LGA2020 - the transparency of Council decisions, actions and information is to be ensured.

4.1.1 Contract No 2021-45 Repair & Maintenance of Parks Infrastructure and Facilities (Cont.)

In giving effect to the overarching governance principles above, the following supporting principles are also considered throughout any tender process:

- Section 89 of the LGA2020 - the strategic planning principles; and
- Section 1010 of the LGA 2020 - the financial management principles.

11. Victorian Charter of Human Rights and Responsibilities

Council, Councillors and members of Council staff are a public authority under the *Charter of Human Rights and Responsibilities Act 2006* and, as such, are all responsible to act in accordance with the *Victorian Charter of Human Rights and Responsibilities 2006* (the Charter).

The Victorian Charter of Human Rights and Responsibilities Act 2006 has been considered in relation to whether any human right under the Charter is restricted or interfered with in any way by this tender. It is considered the tendering process and report is consistent with the rights outlined in the Charter.

12. The Gender Equality Act 2020

The *Gender Equality Act 2020* came into operation on 31 March 2021 and requires councils to take positive action towards achieving workplace gender equality and to promote gender equality in their policies, programs and services.

Council's Diversity, Access and Equity Policy and the *Gender Equality Act 2020* have been considered in the preparation of this report but are not relevant to its contents.

The content of this report does not have a direct and significant impact on members of the Greater Dandenong community therefore a gender impact assessment is not required. However, to ensure the importance of equality and inclusion is considered, tenderers responses against social procurement were assessed and scored accordingly within the tender evaluation matrix.

Consideration was also given to tenderers corporate social responsibilities and the inclusions of policies which adhere to relevant state and federal relevant legislation, as outlined in Councils Diversity, Access and Equity Policy. This includes Equal Employment Opportunity, Sexual Harassment and Disability Discrimination. The administration and compliance of these policies will be monitored through monthly contract meetings and contract performance monitoring systems.

13. Climate Change and Sustainability

One of the overarching governance principles of the *Local Government Act 2020* is that the economic, social and environmental sustainability of the municipal district, including mitigation and planning for climate change risks, is to be promoted.

In January 2020, this Council joined a growing number of cities around Australia and declared a "Climate and Ecological Emergency" and committed this Council to emergency action on climate change. Council has developed a Climate Change Emergency Strategy and Action Plan 2020-30 to help the City of Greater Dandenong become a resilient, net zero carbon emission city with an active community prepared for the challenges of changing climate.

4.1.1 Contract No 2021-45 Repair & Maintenance of Parks Infrastructure and Facilities (Cont.)

The tender responds to Council's declaration of climate and ecological emergency and, the climate emergency strategy and action plan 2020-2030 in the following ways. Successful tenderers have demonstrated and committed to sustainable practices including the reduction of greenhouse emissions, water usage and waste generation and recycling through environmental management systems (EMS) both independent and compliant with ISO14001:2015. Successful tenderers EMS were assessed as either a pass or fail component as part of the tender evaluation process.

14. Conclusion

At the conclusion of the tender evaluation process, the evaluation panel agreed that the tender submissions from **Commlec Services Pty Ltd, Hydrotech Services Pty Ltd, Hallett Plumbing Pty Ltd, Urban Maintenance Systems, Grant Olivia Excavations and Total Construction Maintenance Solutions** represented the best value outcome for Council and should be accepted to form the resourced panel of contractors due to their:

- 1) conforming and lowest priced tender submissions;
- 2) relevant experience working with Victorian government authorities and private organisations on similar projects;
- 3) level of experience, staff resources and sub-contractor selection;
- 4) receiving a Pass for their Occupational Health and Safety (OH&S) and Environmental Management Systems;
- 5) registered and pre-qualified with Rapid Global (Council's Contractor Risk Management Compliance database).

15. Recommendation

That Council:

1. **awards Contract No. 2021-45 for the provision of the Repair and Maintenance of Parks Infrastructure and facilities to the following panel of contractors for an initial period of five (5) years:**
 1. **Commlec Services Pty Ltd**
 2. **Hydrotech Services Pty Ltd**
 3. **Hallett Plumbing (VIC) Pty Ltd**
 4. **Urban Maintenance Systems**
 5. **Grant Olivia Excavations on the condition that they are fully compliant with Rapid Global by 30 June 2021**

4.1.1 Contract No 2021-45 Repair & Maintenance of Parks Infrastructure and Facilities (Cont.)

6. Total Construction Maintenance Solutions on the condition that they are fully compliant with Rapid Global by 30 June 2021;

- 2. reserves the option to extend the initial contract term by two (2) twelve (12) month extensions at the sole and absolute discretion of Council; and**
- 3. signs and seals the contract documents when prepared.**

MINUTE 179

Moved by: Cr Tim Dark
Seconded by: Cr Lana Formoso

That Council:

- 1. awards Contract No. 2021-45 for the provision of the Repair and Maintenance of Parks Infrastructure and facilities to the following panel of contractors for an initial period of five (5) years:**
 - 1. Commlec Services Pty Ltd**
 - 2. Hydrotech Services Pty Ltd**
 - 3. Hallett Plumbing (VIC) Pty Ltd**
 - 4. Urban Maintenance Systems**
 - 5. Grant Olivia Excavations on the condition that they are fully compliant with Rapid Global by 30 June 2021**
 - 6. Total Construction Maintenance Solutions on the condition that they are fully compliant with Rapid Global by 30 June 2021;**
- 2. reserves the option to extend the initial contract term by two (2) twelve (12) month extensions at the sole and absolute discretion of Council; and**
- 3. signs and seals the contract documents when prepared.**

CARRIED

4.1.1 Contract No 2021-45 Repair & Maintenance of Parks Infrastructure and Facilities (Cont.)

REPORT

15 June 2021

Contract No 2021-45 Repair & Maintenance of Parks Infrastructure and Facilities (Cont.)

CONTRACTS

**CONTRACT NO. 2021-45 REPAIR AND MAINTENANCE OF
PARKS INFRASTRUCTURE AND FACILITIES**

ATTACHMENT 1

**TENDER INFORMATION
(CONFIDENTIAL)**

PAGES 6 (including cover)

This attachment has been deemed confidential by the Chief Executive Officer under section 3(1) of the
Local Government Act 2020 and has not been provided within the Public Agenda.

Page 9

4.2 FINANCE AND BUDGET

4.2.1 Supplementary Valuation Return 2021-4 and 2021-4A

File Id:

Responsible Officer:

Director Corporate Services

Attachments:

SV 2021-4 - 1 January 2021

SV 2021-4A - 1 February 2021

1. Report Summary

Valuer General Valuer Westlink have assessed Supplementary Valuation Return 2021-4 and 2021-4A that comprises of 697 Supplementary Valuations.

2. Recommendation Summary

This report recommends that Council note the new valuations in Supplementary Valuation Return 2021-4 and 2021-4A.

4.2.1 Supplementary Valuation Return 2021-4 and 2021-4A (Cont.)

3. Background

Supplementary valuations are carried out from time to time to reflect the variation in valuation of properties in between General Valuations of the Municipality. Supplementary valuations may be made for any of the circumstances referred to in Section 13DF of the Valuation of Land Act 1960 and are to be assessed as at the date prescribed for the current valuation of the municipality ie. 1 January 2020. Supplementary valuations in this report have been formally processed and have received certification from the Valuer General. The new values are applied when certification is received.

4. Proposal

It is proposed that Council note the new valuations listed in Supplementary Valuation Return 2021-4 and 2021-4A.

5. Financial Implications

Most supplementary valuations in Return 2021-4 have been made effective from 1 January 2021 and 2021-4A have been made effective from 1 February 2021. The 2020-21 Mid Year Annual Budget for supplementary rate incomes is \$800,000. The nett effect of Supplementary Return 2021-4 and 2021-4A was a decrease in income of approximately \$26,773.90. This decrease was caused primarily by one industrial property being reclassified to farm for rating purposes. Current year to date supplementary rates is approximately \$857,476.40.

6. Consultation

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

7. Conclusion

It is recommended that Council note the new valuations in Return 2021-4 and 2021-4A.

8. Recommendation

That Council notes the new valuations in Supplementary Valuation Return 2021-4 and 2021-4A.

MINUTE 180

Moved by: Cr Jim Memeti
Seconded by: Cr Bob Milkovic

That Council notes the new valuations in Supplementary Valuation Return 2021-4 and 2021-4A.

CARRIED

4.2.1 Supplementary Valuation Return 2021-4 and 2021-4A (Cont.)

FINANCE AND BUDGET

SUPPLEMENTARY VALUATION RETURN 2021-4 AND 2021-4A

ATTACHMENT 1

SV 2021-4 – 1 JANUARY 2021

PAGES 6 (including cover)

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

ORDINARY COUNCIL MEETING - MINUTES

4.2.1 Supplementary Valuation Return 2021-4 and 2021-4A (Cont.)

Council Report
Supplementary Valuation
\$1,262,144 - 1 January 2021

| Property No. | Street No. | Street | Suburb | Supp Reason | Supp Effective Date | Current SV | Current CIV | Current NAV | Pending Supp SV | Pending Supp CIV | Pending Supp NAV | Prev AVPCC | New AVPCC | F/SPL | Land Area |
|--------------|------------|---------------------|-----------------|--|---------------------|--------------|--------------|-------------|-----------------|------------------|------------------|------------|-----------|-------|-----------|
| 331900 2 | | Bulong Street | Dandenong | Subdivision Of Land | 01-Jan-2021 | \$ 510,000 | \$ 570,000 | \$ 28,500 | \$ - | \$ - | \$ - | 110.3 | 010 | NRNL | 645 m² |
| 515355 2 | | Bulong Street | Dandenong | Subdivision Of Land | 01-Jan-2021 | | | | \$ 325,000 | \$ 325,000 | \$ 16,250 | | 100 | RAFSL | 523 m² |
| 498435 1/16 | | Edith Street | Dandenong | Separation Of Occupancies | 01-Jan-2021 | | | | \$ 215,000 | \$ 440,000 | \$ 22,000 | | 131 | RAFSL | 0 m² |
| 299185 16 | | Edith Street | Dandenong | Separation Of Occupancies | 01-Jan-2021 | \$ 630,000 | \$ 630,000 | \$ 31,500 | \$ - | \$ - | \$ - | 100 | 010 | NRNL | 746 m² |
| 498440 2/16 | | Edith Street | Dandenong | Separation Of Occupancies | 01-Jan-2021 | | | | \$ 210,000 | \$ 415,000 | \$ 20,750 | | 131 | RAFSL | 0 m² |
| 498445 3/16 | | Edith Street | Dandenong | Separation Of Occupancies | 01-Jan-2021 | | | | \$ 215,000 | \$ 415,000 | \$ 20,750 | | 131 | RAFSL | 0 m² |
| 515955 1/97 | | Herbert Street | Dandenong | Change Of Legal Description and/or State of Land | 01-Jan-2021 | \$ 205,000 | \$ 485,000 | \$ 24,250 | \$ 225,000 | \$ 995,000 | \$ 29,750 | 131 | 120 | RAFSL | 0 m² |
| 515960 2/97 | | Herbert Street | Dandenong | Change Of Legal Description and/or State of Land | 01-Jan-2021 | \$ 200,000 | \$ 475,000 | \$ 23,750 | \$ 190,000 | \$ 505,000 | \$ 25,250 | 131 | 120 | RAFSL | 0 m² |
| 515965 3/97 | | Herbert Street | Dandenong | Change Of Legal Description and/or State of Land | 01-Jan-2021 | \$ 195,000 | \$ 470,000 | \$ 23,500 | \$ 190,000 | \$ 500,000 | \$ 25,000 | 131 | 120 | RAFSL | 0 m² |
| 30320 2/3 | | Hopkins Street | Dandenong | Property Non-retainable | 01-Jan-2021 | \$ 290,000 | \$ 430,000 | \$ 21,500 | \$ 290,000 | \$ 430,000 | \$ 21,500 | 110.3 | 740 | NRFSL | 248 m² |
| 354560 2/77 | | Lomdale Street | Dandenong | Erection/Construction Of Buildings | 01-Jan-2021 | \$ 790,000 | \$ 790,000 | \$ 39,500 | \$ 790,000 | \$ 1,985,000 | \$ 112,000 | 200 | 210 | RAFSL | 294 m² |
| 355540 20 | | Mason Street | Dandenong | Land Previously Multi Owned New One Owner | 01-Jan-2021 | \$ 1,050,000 | \$ 1,460,000 | \$ 73,000 | \$ - | \$ - | \$ - | 220.1 | 010 | NRNL | 619 m² |
| 522045 20 | | Mason Street | Dandenong | Land Previously Multi Owned New One Owner | 01-Jan-2021 | | | | \$ 1,460,000 | \$ 1,460,000 | \$ 73,000 | | 202 | RAFSL | 1,203 m² |
| 355545 22 | | Mason Street | Dandenong | Land Previously Multi Owned New One Owner | 01-Jan-2021 | \$ 1,050,000 | \$ 1,050,000 | \$ 52,500 | \$ - | \$ - | \$ - | 200 | 010 | NRNL | 584 m² |
| 515980 32 | | Mason Street | Dandenong | Subdivision Of Land | 01-Jan-2021 | | | | \$ 210,000 | \$ 370,000 | \$ 16,500 | | 120 | RAFSL | 0 m² |
| 515985 34 | | Olive Street | Dandenong | Subdivision Of Land | 01-Jan-2021 | | | | \$ 215,000 | \$ 380,000 | \$ 19,000 | | 120 | RAFSL | 0 m² |
| 319720 1/10 | | Robert Street | Dandenong | Subdivision Of Land | 01-Jan-2021 | \$ 260,000 | \$ 360,000 | \$ 18,000 | \$ - | \$ - | \$ - | 131 | 010 | NRNL | 0 m² |
| 515980 10 | | Robert Street | Dandenong | Subdivision Of Land | 01-Jan-2021 | | | | \$ 295,000 | \$ 450,000 | \$ 22,500 | | 120 | RAFSL | 0 m² |
| 319725 2/10 | | Robert Street | Dandenong | Subdivision Of Land | 01-Jan-2021 | \$ 220,000 | \$ 300,000 | \$ 15,000 | \$ - | \$ - | \$ - | 131 | 010 | NRNL | 0 m² |
| 319730 3/10 | | Robert Street | Dandenong | Subdivision Of Land | 01-Jan-2021 | \$ 200,000 | \$ 280,000 | \$ 14,000 | \$ - | \$ - | \$ - | 131 | 010 | NRNL | 0 m² |
| 320175 4 | | Ronald Street | Dandenong | House Erected | 01-Jan-2021 | \$ 530,000 | \$ 530,000 | \$ 26,500 | \$ 530,000 | \$ 1,020,000 | \$ 51,000 | 100 | 110 | RAFSL | 626 m² |
| 515980 3 | | Stanley Street | Dandenong | Subdivision Of Land | 01-Jan-2021 | | | | \$ 295,000 | \$ 295,000 | \$ 14,750 | | 100 | RAFSL | 323 m² |
| 267100 25 | | Belbrook Drive | Dandenong North | Buildings Destroyed By Fire | 01-Jan-2021 | \$ 480,000 | \$ 710,000 | \$ 35,500 | \$ 480,000 | \$ 480,000 | \$ 24,000 | 110.3 | 100 | RAFSL | 665 m² |
| 522530 8 | | Acologia Street | Dandenong South | Separation Of Occupancies | 01-Jan-2021 | | | | \$ 2,345,000 | \$ 2,800,000 | \$ 130,000 | | 310.5 | RAFSL | 6,324 m² |
| 327930 6-10 | | Acologia Street | Dandenong South | Separation Of Occupancies | 01-Jan-2021 | \$ 2,505,000 | \$ 2,650,000 | \$ 132,500 | \$ - | \$ - | \$ - | 310.5 | 010 | NRNL | 7,324 m² |
| 415300 31-39 | | Monash Drive | Dandenong South | Erection/Construction Of Buildings | 01-Jan-2021 | \$ 3,715,000 | \$ 9,480,000 | \$ 706,000 | \$ 3,715,000 | \$ 9,700,000 | \$ 722,000 | 310.5 | 310.5 | RAFSL | 15,890 m² |
| 522525 28 | | Nicholas Drive | Dandenong South | Separation Of Occupancies | 01-Jan-2021 | | | | \$ 450,000 | \$ 450,000 | \$ 22,500 | | 300 | RAFSL | 1,000 m² |
| 508600 5 | | Annabelle Boulevard | Keyborough | House Erected | 01-Jan-2021 | \$ 520,000 | \$ 520,000 | \$ 26,000 | \$ 520,000 | \$ 995,000 | \$ 49,750 | 100 | 110 | RAFSL | 400 m² |
| 498595 1 | | Base Court | Keyborough | Subdivision Of Land | 01-Jan-2021 | | | | \$ 670,000 | \$ 670,000 | \$ 33,500 | | 300 | RAFSL | 1,245 m² |
| 498575 10 | | Base Court | Keyborough | Subdivision Of Land | 01-Jan-2021 | | | | \$ 600,000 | \$ 600,000 | \$ 30,000 | | 300 | RAFSL | 1,100 m² |
| 498580 11 | | Base Court | Keyborough | Subdivision Of Land | 01-Jan-2021 | | | | \$ 600,000 | \$ 600,000 | \$ 30,000 | | 300 | RAFSL | 1,100 m² |
| 522960 11X | | Base Court | Keyborough | Subdivision Of Land | 01-Jan-2021 | | | | \$ 1,000 | \$ 40,000 | \$ 2,000 | | 623 | RAFSL | 22 m² |
| 498570 12 | | Base Court | Keyborough | Subdivision Of Land | 01-Jan-2021 | | | | \$ 600,000 | \$ 600,000 | \$ 30,000 | | 300 | RAFSL | 1,100 m² |
| 498585 13 | | Base Court | Keyborough | Subdivision Of Land | 01-Jan-2021 | | | | \$ 600,000 | \$ 600,000 | \$ 30,000 | | 300 | RAFSL | 1,100 m² |
| 498585 14 | | Base Court | Keyborough | Subdivision Of Land | 01-Jan-2021 | | | | \$ 600,000 | \$ 600,000 | \$ 30,000 | | 300 | RAFSL | 1,100 m² |
| 498590 15 | | Base Court | Keyborough | Subdivision Of Land | 01-Jan-2021 | | | | \$ 600,000 | \$ 600,000 | \$ 30,000 | | 300 | RAFSL | 1,100 m² |
| 522955 15X | | Base Court | Keyborough | Subdivision Of Land | 01-Jan-2021 | | | | \$ 1,000 | \$ 40,000 | \$ 2,000 | | 623 | RAFSL | 22 m² |
| 498660 16 | | Base Court | Keyborough | Subdivision Of Land | 01-Jan-2021 | | | | \$ 600,000 | \$ 600,000 | \$ 30,000 | | 300 | RAFSL | 1,100 m² |

4.2.1 Supplementary Valuation Return 2021-4 and 2021-4A (Cont.)

Council Report
Supplementary Valuation
8/2021-4A - 1 January 2021

| Property No. | Street No. | Street | Suburb | Supp Reason | Supp Effective Date | Current SV | Current CIV | Current NAV | Pending Supp SV | Pending Supp CIV | Pending Supp NAV | Prev AVPCC | New AVPCC | FSP/L | Land Area |
|---------------|------------|------------------|------------|---------------------|---------------------|---------------|---------------|-------------|-----------------|------------------|------------------|------------|-----------|-----------|-----------|
| 498515 17 | | Bass Court | Keyborough | Subdivision Of Land | 01-Jan-2021 | | | | \$ 600,000 | \$ 600,000 | \$ 30,000 | 300 | 300 | RAFSL | 1,100 m² |
| 498515 18 | | Bass Court | Keyborough | Subdivision Of Land | 01-Jan-2021 | | | | \$ 600,000 | \$ 600,000 | \$ 30,000 | 300 | 300 | RAFSL | 1,100 m² |
| 498500 19 | | Bass Court | Keyborough | Subdivision Of Land | 01-Jan-2021 | | | | \$ 600,000 | \$ 600,000 | \$ 30,000 | 300 | 300 | RAFSL | 1,100 m² |
| 522945 1X | | Bass Court | Keyborough | Subdivision Of Land | 01-Jan-2021 | | | | \$ 2,000 | \$ 40,000 | \$ 2,000 | 623 | 623 | RAFSL | 46 m² |
| 498515 2 | | Bass Court | Keyborough | Subdivision Of Land | 01-Jan-2021 | | | | \$ 600,000 | \$ 600,000 | \$ 30,000 | 300 | 300 | RAFSL | 1,104 m² |
| 498500 20 | | Bass Court | Keyborough | Subdivision Of Land | 01-Jan-2021 | | | | \$ 600,000 | \$ 600,000 | \$ 30,000 | 300 | 300 | RAFSL | 1,100 m² |
| 498505 21 | | Bass Court | Keyborough | Subdivision Of Land | 01-Jan-2021 | | | | \$ 950,000 | \$ 950,000 | \$ 29,500 | 300 | 300 | RAFSL | 1,078 m² |
| 498545 22 | | Bass Court | Keyborough | Subdivision Of Land | 01-Jan-2021 | | | | \$ 600,000 | \$ 600,000 | \$ 30,000 | 300 | 300 | RAFSL | 1,100 m² |
| 498510 23 | | Bass Court | Keyborough | Subdivision Of Land | 01-Jan-2021 | | | | \$ 995,000 | \$ 995,000 | \$ 29,750 | 300 | 300 | RAFSL | 1,097 m² |
| 498540 24 | | Bass Court | Keyborough | Subdivision Of Land | 01-Jan-2021 | | | | \$ 600,000 | \$ 600,000 | \$ 30,000 | 300 | 300 | RAFSL | 1,100 m² |
| 498515 25 | | Bass Court | Keyborough | Subdivision Of Land | 01-Jan-2021 | | | | \$ 950,000 | \$ 950,000 | \$ 27,500 | 300 | 300 | RAFSL | 964 m² |
| 498535 26 | | Bass Court | Keyborough | Subdivision Of Land | 01-Jan-2021 | | | | \$ 625,000 | \$ 625,000 | \$ 31,250 | 300 | 300 | RAFSL | 1,153 m² |
| 498520 27 | | Bass Court | Keyborough | Subdivision Of Land | 01-Jan-2021 | | | | \$ 925,000 | \$ 925,000 | \$ 26,250 | 300 | 300 | RAFSL | 849 m² |
| 498530 28 | | Bass Court | Keyborough | Subdivision Of Land | 01-Jan-2021 | | | | \$ 985,000 | \$ 985,000 | \$ 29,250 | 300 | 300 | RAFSL | 1,077 m² |
| 498500 3 | | Bass Court | Keyborough | Subdivision Of Land | 01-Jan-2021 | | | | \$ 600,000 | \$ 600,000 | \$ 30,000 | 300 | 300 | RAFSL | 1,100 m² |
| 498525 30 | | Bass Court | Keyborough | Subdivision Of Land | 01-Jan-2021 | | | | \$ 970,000 | \$ 970,000 | \$ 28,500 | 300 | 300 | RAFSL | 1,041 m² |
| 498500 4 | | Bass Court | Keyborough | Subdivision Of Land | 01-Jan-2021 | | | | \$ 600,000 | \$ 600,000 | \$ 30,000 | 300 | 300 | RAFSL | 1,100 m² |
| 498505 5 | | Bass Court | Keyborough | Subdivision Of Land | 01-Jan-2021 | | | | \$ 600,000 | \$ 600,000 | \$ 30,000 | 300 | 300 | RAFSL | 1,100 m² |
| 498505 6 | | Bass Court | Keyborough | Subdivision Of Land | 01-Jan-2021 | | | | \$ 990,000 | \$ 990,000 | \$ 29,500 | 300 | 300 | RAFSL | 1,078 m² |
| 498570 7 | | Bass Court | Keyborough | Subdivision Of Land | 01-Jan-2021 | | | | \$ 600,000 | \$ 600,000 | \$ 30,000 | 300 | 300 | RAFSL | 1,100 m² |
| 498580 8 | | Bass Court | Keyborough | Subdivision Of Land | 01-Jan-2021 | | | | \$ 600,000 | \$ 600,000 | \$ 30,000 | 300 | 300 | RAFSL | 1,100 m² |
| 498575 9 | | Bass Court | Keyborough | Subdivision Of Land | 01-Jan-2021 | | | | \$ 600,000 | \$ 600,000 | \$ 30,000 | 300 | 300 | RAFSL | 1,100 m² |
| 507930/617 | | Chandler Road | Keyborough | Subdivision Of Land | 01-Jan-2021 | \$ 6,100,000 | \$ 6,100,000 | \$ 305,000 | | | | 102 | 010 | NRNL | 10,850 m² |
| 519790/617E | | Chandler Road | Keyborough | Subdivision Of Land | 01-Jan-2021 | | | | \$ 960,000 | \$ 960,000 | \$ 18,000 | | 844 | NRFSL-S29 | 840 m² |
| 507055 15 | | Emily Promenade | Keyborough | Subdivision Of Land | 01-Jan-2021 | \$ 580,000 | \$ 580,000 | \$ 29,000 | | | | 100 | 010 | NRNL | 451 m² |
| 507035 1-7 | | Emily Promenade | Keyborough | Subdivision Of Land | 01-Jan-2021 | \$ 1,550,000 | \$ 1,550,000 | \$ 77,500 | | | | 100 | 010 | NRNL | 2,129 m² |
| 422095/410 | | Greens Road | Keyborough | Titles Consolidated | 01-Jan-2021 | \$ 12,520,000 | \$ 12,520,000 | \$ 626,000 | | | | 303 | 010 | NRNL | 54,910 m² |
| 522540/10-440 | | Greens Road | Keyborough | Arithmetical Error | 01-Jun-2020 | | | | \$ 13,400,000 | \$ 13,400,000 | \$ 670,000 | | 500 | RAFSL | 79,610 m² |
| 368425/440 | | Greens Road | Keyborough | Titles Consolidated | 01-Jan-2021 | \$ 7,710,000 | \$ 7,710,000 | \$ 385,500 | | | | 303 | 010 | NRNL | 24,700 m² |
| 519600 1 | | Mallory Crescent | Keyborough | Subdivision Of Land | 01-Jan-2021 | | | | \$ 535,000 | \$ 535,000 | \$ 26,750 | 100 | 100 | RAFSL | 415 m² |
| 519760/10 | | Mallory Crescent | Keyborough | Subdivision Of Land | 01-Jan-2021 | | | | \$ 930,000 | \$ 930,000 | \$ 26,500 | 100 | 100 | RAFSL | 415 m² |
| 519705 11 | | Mallory Crescent | Keyborough | Subdivision Of Land | 01-Jan-2021 | | | | \$ 515,000 | \$ 515,000 | \$ 25,750 | 100 | 100 | RAFSL | 390 m² |
| 519705 12 | | Mallory Crescent | Keyborough | Subdivision Of Land | 01-Jan-2021 | | | | \$ 985,000 | \$ 985,000 | \$ 29,250 | 100 | 100 | RAFSL | 481 m² |
| 519710/13 | | Mallory Crescent | Keyborough | Subdivision Of Land | 01-Jan-2021 | | | | \$ 540,000 | \$ 540,000 | \$ 27,000 | 100 | 100 | RAFSL | 428 m² |
| 519770/14 | | Mallory Crescent | Keyborough | Subdivision Of Land | 01-Jan-2021 | | | | \$ 965,000 | \$ 965,000 | \$ 28,250 | 100 | 100 | RAFSL | 459 m² |
| 519715/15E | | Mallory Crescent | Keyborough | Subdivision Of Land | 01-Jan-2021 | | | | \$ 295,000 | \$ 295,000 | \$ 14,750 | | 844 | NRFSL-S29 | 491 m² |
| 519775 16 | | Mallory Crescent | Keyborough | Subdivision Of Land | 01-Jan-2021 | | | | \$ 930,000 | \$ 930,000 | \$ 26,500 | 100 | 100 | RAFSL | 415 m² |
| 519720/17 | | Mallory Crescent | Keyborough | Subdivision Of Land | 01-Jan-2021 | | | | \$ 600,000 | \$ 600,000 | \$ 30,000 | 100 | 100 | RAFSL | 488 m² |

4.2.1 Supplementary Valuation Return 2021-4 and 2021-4A (Cont.)

Council Report
Supplementary Valuation
8/2021-4A - 1 January 2021

| Property No. | Street No. | Street | Suburb | Supp Reason | Supp Effective Date | Current SV | Current CIV | Current NAV | Pending Supp SV | Pending Supp CIV | Pending Supp NAV | Prev AVPCC | New AVPCC | FSP/L | Land Area |
|--------------|------------|------------------|--------------|-----------------------------|---------------------|--------------|--------------|-------------|-----------------|------------------|------------------|------------|-----------|-------|-----------|
| 519780 | 18 | Mallory Crescent | Keaysborough | Subdivision Of Land | 01-Jan-2021 | | | | \$ 530,000 | \$ 530,000 | \$ 26,500 | 100 | 100 | RAFSL | 415 m² |
| 519725 | 19 | Mallory Crescent | Keaysborough | Subdivision Of Land | 01-Jan-2021 | | | | \$ 510,000 | \$ 510,000 | \$ 25,500 | 100 | 100 | RAFSL | 380 m² |
| 519740 | 2 | Mallory Crescent | Keaysborough | Subdivision Of Land | 01-Jan-2021 | | | | \$ 480,000 | \$ 480,000 | \$ 24,500 | 100 | 100 | RAFSL | 363 m² |
| 519785 | 20 | Mallory Crescent | Keaysborough | Subdivision Of Land | 01-Jan-2021 | | | | \$ 495,000 | \$ 495,000 | \$ 24,750 | 100 | 100 | RAFSL | 381 m² |
| 519730 | 21 | Mallory Crescent | Keaysborough | Subdivision Of Land | 01-Jan-2021 | | | | \$ 510,000 | \$ 510,000 | \$ 25,500 | 100 | 100 | RAFSL | 380 m² |
| 519735 | 23 | Mallory Crescent | Keaysborough | Subdivision Of Land | 01-Jan-2021 | | | | \$ 510,000 | \$ 510,000 | \$ 25,500 | 100 | 100 | RAFSL | 385 m² |
| 519685 | 3 | Mallory Crescent | Keaysborough | Subdivision Of Land | 01-Jan-2021 | | | | \$ 955,000 | \$ 955,000 | \$ 25,250 | 100 | 100 | RAFSL | 375 m² |
| 519745 | 4 | Mallory Crescent | Keaysborough | Subdivision Of Land | 01-Jan-2021 | | | | \$ 480,000 | \$ 480,000 | \$ 24,500 | 100 | 100 | RAFSL | 351 m² |
| 519690 | 5 | Mallory Crescent | Keaysborough | Subdivision Of Land | 01-Jan-2021 | | | | \$ 515,000 | \$ 515,000 | \$ 25,750 | 100 | 100 | RAFSL | 390 m² |
| 519750 | 6 | Mallory Crescent | Keaysborough | Subdivision Of Land | 01-Jan-2021 | | | | \$ 495,000 | \$ 495,000 | \$ 24,750 | 100 | 100 | RAFSL | 381 m² |
| 519695 | 7 | Mallory Crescent | Keaysborough | Subdivision Of Land | 01-Jan-2021 | | | | \$ 955,000 | \$ 955,000 | \$ 25,250 | 100 | 100 | RAFSL | 375 m² |
| 519755 | 8 | Mallory Crescent | Keaysborough | Subdivision Of Land | 01-Jan-2021 | | | | \$ 530,000 | \$ 530,000 | \$ 26,500 | 100 | 100 | RAFSL | 415 m² |
| 519700 | 9 | Mallory Crescent | Keaysborough | Subdivision Of Land | 01-Jan-2021 | | | | \$ 955,000 | \$ 955,000 | \$ 25,250 | 100 | 100 | RAFSL | 375 m² |
| 519120 | | Oakwood Drive | Keaysborough | Subdivision Of Land | 01-Jan-2021 | | | | \$ - | \$ - | \$ - | 011 | 010 | NRNL | 0 m² |
| 388455 | 241 | Perry Road | Keaysborough | Subdivision Of Land | 01-Jan-2021 | \$ 8,300,000 | \$ 8,300,000 | \$ 415,000 | \$ 4,785,000 | \$ 4,785,000 | \$ 238,250 | 300 | 300 | RAFSL | 15,080 m² |
| 519170 | 1A | Triton Drive | Keaysborough | Subdivision Of Land | 01-Jan-2021 | \$ 255,000 | \$ 470,000 | \$ 23,500 | \$ 295,000 | \$ 680,000 | \$ 34,500 | 131 | 121 | RAFSL | 0 m² |
| 519175 | 1B | Triton Drive | Keaysborough | Subdivision Of Land | 01-Jan-2021 | \$ 255,000 | \$ 470,000 | \$ 23,500 | \$ 295,000 | \$ 680,000 | \$ 34,500 | 131 | 121 | RAFSL | 0 m² |
| 189345 | 28 | Nance Street | Noble Park | Buildings Destroyed By Fire | 01-Jan-2021 | \$ 510,000 | \$ 620,000 | \$ 31,000 | \$ 510,000 | \$ 510,000 | \$ 25,500 | 110.3 | 110 | NRFSL | 584 m² |
| 382815 | 2 | Railway Parade | Noble Park | Property Non-releasable | 01-Jan-2021 | \$ 600,000 | \$ 740,000 | \$ 37,000 | \$ 600,000 | \$ 740,000 | \$ 37,000 | 110.3 | 110 | NRFSL | 819 m² |
| 488440 | 1177 | Rex Court | Noble Park | Subdivision Of Land | 01-Jan-2021 | \$ 240,000 | \$ 280,000 | \$ 14,000 | \$ 250,000 | \$ 450,000 | \$ 22,500 | 131 | 120 | RAFSL | 0 m² |
| 488445 | 217 | Rex Court | Noble Park | Subdivision Of Land | 01-Jan-2021 | \$ 340,000 | \$ 380,000 | \$ 19,500 | \$ 330,000 | \$ 570,000 | \$ 28,500 | 131 | 120 | RAFSL | 0 m² |
| 520900 | 11/6 | Vincent Crescent | Noble Park | Separation Of Occupancies | 01-Jan-2021 | | | | \$ 295,000 | \$ 440,000 | \$ 22,000 | | | RAFSL | 0 m² |
| 520905 | 16 | Vincent Crescent | Noble Park | Separation Of Occupancies | 01-Jan-2021 | \$ 570,000 | \$ 570,000 | \$ 28,500 | \$ - | \$ - | \$ - | 100 | 010 | NRNL | 589 m² |
| 520905 | 2/16 | Vincent Crescent | Noble Park | Separation Of Occupancies | 01-Jan-2021 | | | | \$ 275,000 | \$ 405,000 | \$ 20,250 | | | RAFSL | 0 m² |
| 521610 | 11/2 | Ashdale Court | Springvale | Subdivision Of Land | 01-Jan-2021 | \$ 215,000 | \$ 420,000 | \$ 21,000 | \$ 220,000 | \$ 690,000 | \$ 26,500 | 131 | 120 | RAFSL | 0 m² |
| 521615 | 2/2 | Ashdale Court | Springvale | Subdivision Of Land | 01-Jan-2021 | \$ 200,000 | \$ 405,000 | \$ 20,250 | \$ 205,000 | \$ 655,000 | \$ 27,250 | 131 | 120 | RAFSL | 0 m² |
| 521620 | 3/2 | Ashdale Court | Springvale | Subdivision Of Land | 01-Jan-2021 | \$ 200,000 | \$ 390,000 | \$ 19,500 | \$ 205,000 | \$ 645,000 | \$ 27,250 | 131 | 120 | RAFSL | 0 m² |
| 521625 | 4/2 | Ashdale Court | Springvale | Subdivision Of Land | 01-Jan-2021 | \$ 185,000 | \$ 385,000 | \$ 17,750 | \$ 170,000 | \$ 460,000 | \$ 22,500 | 131 | 121 | RAFSL | 0 m² |
| 518845 | 1 | Aspen Circuit | Springvale | Reapportionment of Values | 01-Jan-2021 | \$ 311,000 | \$ 1,340,000 | \$ 73,500 | \$ 280,000 | \$ 1,340,000 | \$ 73,500 | 310.5 | 310.5 | RAFSL | 0 m² |
| 518890 | 10 | Aspen Circuit | Springvale | Reapportionment of Values | 01-Jan-2021 | \$ 119,000 | \$ 520,000 | \$ 28,200 | \$ 110,000 | \$ 520,000 | \$ 28,200 | 310.5 | 310.5 | RAFSL | 0 m² |
| 518895 | 11 | Aspen Circuit | Springvale | Reapportionment of Values | 01-Jan-2021 | \$ 119,000 | \$ 520,000 | \$ 28,200 | \$ 110,000 | \$ 520,000 | \$ 28,200 | 310.5 | 310.5 | RAFSL | 0 m² |
| 519000 | 12 | Aspen Circuit | Springvale | Reapportionment of Values | 01-Jan-2021 | \$ 151,000 | \$ 650,000 | \$ 35,700 | \$ 135,000 | \$ 660,000 | \$ 35,700 | 310.5 | 310.5 | RAFSL | 0 m² |
| 519005 | 13 | Aspen Circuit | Springvale | Reapportionment of Values | 01-Jan-2021 | \$ 96,000 | \$ 410,000 | \$ 22,600 | \$ 85,000 | \$ 410,000 | \$ 22,600 | 310.5 | 310.5 | RAFSL | 0 m² |
| 519010 | 14 | Aspen Circuit | Springvale | Reapportionment of Values | 01-Jan-2021 | \$ 82,000 | \$ 380,000 | \$ 19,400 | \$ 75,000 | \$ 380,000 | \$ 19,400 | 310.5 | 310.5 | RAFSL | 0 m² |
| 519015 | 15 | Aspen Circuit | Springvale | Reapportionment of Values | 01-Jan-2021 | \$ 83,000 | \$ 380,000 | \$ 19,600 | \$ 75,000 | \$ 380,000 | \$ 19,600 | 310.5 | 310.5 | RAFSL | 0 m² |
| 519020 | 16 | Aspen Circuit | Springvale | Reapportionment of Values | 01-Jan-2021 | \$ 134,000 | \$ 580,000 | \$ 31,700 | \$ 120,000 | \$ 580,000 | \$ 31,700 | 310.5 | 310.5 | RAFSL | 0 m² |
| 519025 | 17 | Aspen Circuit | Springvale | Reapportionment of Values | 01-Jan-2021 | \$ 117,000 | \$ 500,000 | \$ 27,500 | \$ 105,000 | \$ 500,000 | \$ 27,500 | 310.5 | 310.5 | RAFSL | 0 m² |
| 519030 | 18 | Aspen Circuit | Springvale | Reapportionment of Values | 01-Jan-2021 | \$ 117,000 | \$ 500,000 | \$ 27,500 | \$ 105,000 | \$ 500,000 | \$ 27,500 | 310.5 | 310.5 | RAFSL | 0 m² |

ORDINARY COUNCIL MEETING - MINUTES

4.2.1 Supplementary Valuation Return 2021-4 and 2021-4A (Cont.)

Council Report
Supplementary Valuation
\$1,262,744 - 1 January 2021

| Property No. | Street No. | Street | Suburb | Supp Reason | Supp Effective Date | Current SV | Current CIV | Current NAV | Pending Supp SV | Pending Supp CIV | Pending Supp NAV | Prev AVPCC | New AVPCC | FSP/L | Land Area |
|--------------|------------|---------------|------------|--|---------------------|--------------|--------------|-------------|-----------------|------------------|------------------|------------|-----------|-------|-----------|
| 519035 | 19 | Aspen Circuit | Springvale | Reapportionment of Values | 01-Jan-2021 | \$ 123,000 | \$ 530,000 | \$ 29,000 | \$ 110,000 | \$ 530,000 | \$ 29,000 | \$ 310.5 | \$ 310.5 | RAFSL | 0 m² |
| 518866 | 2 | Aspen Circuit | Springvale | Reapportionment of Values | 01-Jan-2021 | \$ 137,000 | \$ 590,000 | \$ 32,300 | \$ 125,000 | \$ 590,000 | \$ 32,300 | \$ 310.5 | \$ 310.5 | RAFSL | 0 m² |
| 519040 | 20 | Aspen Circuit | Springvale | Reapportionment of Values | 01-Jan-2021 | \$ 94,000 | \$ 410,000 | \$ 22,200 | \$ 85,000 | \$ 410,000 | \$ 22,200 | \$ 310.5 | \$ 310.5 | RAFSL | 0 m² |
| 519045 | 21 | Aspen Circuit | Springvale | Reapportionment of Values | 01-Jan-2021 | \$ 94,000 | \$ 410,000 | \$ 22,200 | \$ 85,000 | \$ 410,000 | \$ 22,200 | \$ 310.5 | \$ 310.5 | RAFSL | 0 m² |
| 519050 | 22 | Aspen Circuit | Springvale | Reapportionment of Values | 01-Jan-2021 | \$ 121,000 | \$ 520,000 | \$ 28,500 | \$ 110,000 | \$ 520,000 | \$ 28,500 | \$ 310.5 | \$ 310.5 | RAFSL | 0 m² |
| 519055 | 23 | Aspen Circuit | Springvale | Reapportionment of Values | 01-Jan-2021 | \$ 98,000 | \$ 420,000 | \$ 23,100 | \$ 90,000 | \$ 420,000 | \$ 23,100 | \$ 310.5 | \$ 310.5 | RAFSL | 0 m² |
| 519060 | 24 | Aspen Circuit | Springvale | Reapportionment of Values | 01-Jan-2021 | \$ 107,000 | \$ 460,000 | \$ 25,300 | \$ 95,000 | \$ 460,000 | \$ 25,300 | \$ 310.5 | \$ 310.5 | RAFSL | 0 m² |
| 519065 | 25 | Aspen Circuit | Springvale | Reapportionment of Values | 01-Jan-2021 | \$ 107,000 | \$ 460,000 | \$ 25,300 | \$ 95,000 | \$ 460,000 | \$ 25,300 | \$ 310.5 | \$ 310.5 | RAFSL | 0 m² |
| 519070 | 26 | Aspen Circuit | Springvale | Reapportionment of Values | 01-Jan-2021 | \$ 103,000 | \$ 440,000 | \$ 24,300 | \$ 95,000 | \$ 440,000 | \$ 24,300 | \$ 310.5 | \$ 310.5 | RAFSL | 0 m² |
| 519075 | 27 | Aspen Circuit | Springvale | Reapportionment of Values | 01-Jan-2021 | \$ 119,000 | \$ 510,000 | \$ 28,100 | \$ 110,000 | \$ 510,000 | \$ 28,100 | \$ 310.5 | \$ 310.5 | RAFSL | 0 m² |
| 519080 | 28 | Aspen Circuit | Springvale | Reapportionment of Values | 01-Jan-2021 | \$ 93,000 | \$ 400,000 | \$ 22,000 | \$ 85,000 | \$ 400,000 | \$ 22,000 | \$ 310.5 | \$ 310.5 | RAFSL | 0 m² |
| 519085 | 29 | Aspen Circuit | Springvale | Reapportionment of Values | 01-Jan-2021 | \$ 93,000 | \$ 400,000 | \$ 22,000 | \$ 85,000 | \$ 400,000 | \$ 22,000 | \$ 310.5 | \$ 310.5 | RAFSL | 0 m² |
| 518953 | 3 | Aspen Circuit | Springvale | Reapportionment of Values | 01-Jan-2021 | \$ 137,000 | \$ 590,000 | \$ 32,300 | \$ 125,000 | \$ 590,000 | \$ 32,300 | \$ 310.5 | \$ 310.5 | RAFSL | 0 m² |
| 519090 | 30 | Aspen Circuit | Springvale | Reapportionment of Values | 01-Jan-2021 | \$ 181,000 | \$ 780,000 | \$ 42,600 | \$ 165,000 | \$ 780,000 | \$ 42,600 | \$ 310.5 | \$ 310.5 | RAFSL | 0 m² |
| 521275 | 31 | Aspen Circuit | Springvale | Subdivision Of Land | 01-Jan-2021 | | | | \$ 125,000 | \$ 645,000 | \$ 32,250 | | | RAFSL | 0 m² |
| 521280 | 32 | Aspen Circuit | Springvale | Subdivision Of Land | 01-Jan-2021 | | | | \$ 70,000 | \$ 365,000 | \$ 18,250 | | | RAFSL | 0 m² |
| 521285 | 33 | Aspen Circuit | Springvale | Subdivision Of Land | 01-Jan-2021 | | | | \$ 50,000 | \$ 255,000 | \$ 12,750 | | | RAFSL | 0 m² |
| 521290 | 34 | Aspen Circuit | Springvale | Subdivision Of Land | 01-Jan-2021 | | | | \$ 80,000 | \$ 420,000 | \$ 21,000 | | | RAFSL | 0 m² |
| 521295 | 35 | Aspen Circuit | Springvale | Subdivision Of Land | 01-Jan-2021 | | | | \$ 80,000 | \$ 420,000 | \$ 21,000 | | | RAFSL | 0 m² |
| 521300 | 36 | Aspen Circuit | Springvale | Subdivision Of Land | 01-Jan-2021 | | | | \$ 45,000 | \$ 230,000 | \$ 11,500 | | | RAFSL | 0 m² |
| 521305 | 37 | Aspen Circuit | Springvale | Subdivision Of Land | 01-Jan-2021 | | | | \$ 45,000 | \$ 230,000 | \$ 11,500 | | | RAFSL | 0 m² |
| 521310 | 38 | Aspen Circuit | Springvale | Subdivision Of Land | 01-Jan-2021 | | | | \$ 50,000 | \$ 265,000 | \$ 13,250 | | | RAFSL | 0 m² |
| 521315 | 39 | Aspen Circuit | Springvale | Subdivision Of Land | 01-Jan-2021 | | | | \$ 75,000 | \$ 400,000 | \$ 20,000 | | | RAFSL | 0 m² |
| 518960 | 4 | Aspen Circuit | Springvale | Reapportionment of Values | 01-Jan-2021 | \$ 153,000 | \$ 660,000 | \$ 36,200 | \$ 140,000 | \$ 660,000 | \$ 36,200 | \$ 310.5 | \$ 310.5 | RAFSL | 0 m² |
| 521320 | 40 | Aspen Circuit | Springvale | Subdivision Of Land | 01-Jan-2021 | | | | \$ 45,000 | \$ 240,000 | \$ 12,000 | | | RAFSL | 0 m² |
| 521325 | 41 | Aspen Circuit | Springvale | Subdivision Of Land | 01-Jan-2021 | | | | \$ 65,000 | \$ 345,000 | \$ 17,500 | | | RAFSL | 0 m² |
| 521330 | 42 | Aspen Circuit | Springvale | Subdivision Of Land | 01-Jan-2021 | | | | \$ 80,000 | \$ 410,000 | \$ 20,500 | | | RAFSL | 0 m² |
| 521335 | 43 | Aspen Circuit | Springvale | Subdivision Of Land | 01-Jan-2021 | | | | \$ 75,000 | \$ 400,000 | \$ 20,000 | | | RAFSL | 0 m² |
| 521340 | 44 | Aspen Circuit | Springvale | Subdivision Of Land | 01-Jan-2021 | | | | \$ 45,000 | \$ 245,000 | \$ 12,250 | | | RAFSL | 0 m² |
| 521345 | 45 | Aspen Circuit | Springvale | Subdivision Of Land | 01-Jan-2021 | | | | \$ 45,000 | \$ 245,000 | \$ 12,250 | | | RAFSL | 0 m² |
| 521350 | 46 | Aspen Circuit | Springvale | Subdivision Of Land | 01-Jan-2021 | | | | \$ 70,000 | \$ 360,000 | \$ 18,000 | | | RAFSL | 0 m² |
| 518970 | 6 | Aspen Circuit | Springvale | Reapportionment of Values | 01-Jan-2021 | \$ 153,000 | \$ 660,000 | \$ 36,200 | \$ 140,000 | \$ 660,000 | \$ 36,200 | \$ 310.5 | \$ 310.5 | RAFSL | 0 m² |
| 518975 | 7 | Aspen Circuit | Springvale | Reapportionment of Values | 01-Jan-2021 | \$ 113,000 | \$ 490,000 | \$ 26,700 | \$ 105,000 | \$ 490,000 | \$ 26,700 | \$ 310.5 | \$ 310.5 | RAFSL | 0 m² |
| 518980 | 8 | Aspen Circuit | Springvale | Reapportionment of Values | 01-Jan-2021 | \$ 136,000 | \$ 600,000 | \$ 32,700 | \$ 125,000 | \$ 600,000 | \$ 32,700 | \$ 310.5 | \$ 310.5 | RAFSL | 0 m² |
| 518985 | 9 | Aspen Circuit | Springvale | Reapportionment of Values | 01-Jan-2021 | \$ 136,000 | \$ 600,000 | \$ 32,700 | \$ 125,000 | \$ 600,000 | \$ 32,700 | \$ 310.5 | \$ 310.5 | RAFSL | 0 m² |
| 520935 | 1638 | Centre Road | Springvale | Subdivision Of Land | 01-Jan-2021 | \$ 6,955,000 | \$ 6,955,000 | \$ 347,750 | \$ - | \$ - | \$ - | \$ 300 | \$ 300 | NRNL | 22,535 m² |
| 522065 | 1638 | Centre Road | Springvale | Subdivision Of Land | 01-Jan-2021 | \$ 300,000 | \$ 495,000 | \$ 22,750 | \$ 5,735,000 | \$ 5,735,000 | \$ 28,750 | \$ 300 | \$ 300 | RAFSL | 16,585 m² |
| 519130 | 11/8 | Loller Street | Springvale | Change of Legal Description and/or State of Land | 01-Jan-2021 | \$ 300,000 | \$ 495,000 | \$ 22,750 | \$ 320,000 | \$ 720,000 | \$ 36,000 | \$ 131 | \$ 120 | RAFSL | 0 m² |

4.2.1 Supplementary Valuation Return 2021-4 and 2021-4A (Cont.)

FINANCE AND BUDGET

SUPPLEMENTARY VALUATION RETURN 2021-4 AND 2021-4A

ATTACHMENT 2

SV 2021-4A – 1 FEBRUARY 2021

PAGES 18 (including cover)

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

ORDINARY COUNCIL MEETING - MINUTES

4.2.1 Supplementary Valuation Return 2021-4 and 2021-4A (Cont.)

Council Report
Supplementary Valuation
SV 2021-4A - 1 February 2021

| Property No. | Street No. | Street | Suburb | Supp Reason | Supp Effective Date | Current SV | Current CV | Current NAV | Pending Supp SV | Pending Supp CV | Pending Supp NAV | Prev AVPC | New AVPC | FSP | Land Area |
|-----------------|------------|--------------------|------------------|-------------------------------|---------------------|---------------|---------------|-------------|-----------------|-----------------|------------------|-----------|----------|-----------|-----------|
| 102240 | 40 | Balmoral Avenue | Springvale | Change Of Rating Category | 01-Feb-2021 | \$ 2,800,000 | \$ 3,200,000 | \$ 180,000 | \$ 2,800,000 | \$ 3,200,000 | \$ 180,000 | 740 | 740 | NRFSL | 2,889 m² |
| 102250 | 53 | Balmoral Avenue | Springvale | Change Of Rating Category | 01-Feb-2021 | \$ 1,070,000 | \$ 1,130,000 | \$ 56,500 | \$ 1,070,000 | \$ 1,130,000 | \$ 56,500 | 741 | 741 | NRFSL | 725 m² |
| 102300 | 48 | Balmoral Avenue | Springvale | Change Of Rating Category | 01-Feb-2021 | \$ 1,330,000 | \$ 1,600,000 | \$ 80,000 | \$ 1,330,000 | \$ 1,600,000 | \$ 80,000 | 740 | 740 | NRFSL | 1,148 m² |
| 103951 | 2-6 | Booth Street | Springvale | Change Of Rating Category | 01-Feb-2021 | \$ 1,800,000 | \$ 1,800,000 | \$ 90,000 | \$ 1,800,000 | \$ 1,800,000 | \$ 90,000 | 740 | 740 | NRFSL | 2,248 m² |
| 105700 | 10 | The Crescent | Springvale | Adjustment - Objection/appeal | 01-Jul-2020 | \$ 750,000 | \$ 1,220,000 | \$ 61,000 | \$ 675,000 | \$ 1,140,000 | \$ 57,000 | 110.3 | 110.3 | RAFSL | 541 m² |
| 109170 | 34 | Garnsworthy Street | Springvale | Change Of Rating Category | 01-Feb-2021 | \$ 210,000 | \$ 350,000 | \$ 17,500 | \$ 210,000 | \$ 350,000 | \$ 17,500 | 159.1 | 110.4 | RAFSL | 185 m² |
| 115955 | 36-38 | Leeds Street | Springvale | Change Of Rating Category | 01-Feb-2021 | \$ 14,000,000 | \$ 19,000,000 | \$ 950,000 | \$ 14,000,000 | \$ 19,000,000 | \$ 950,000 | 732 | 732 | NRFSL | 44,480 m² |
| 116720 | 4 | Nash Street | Springvale | Change Of Rating Category | 01-Feb-2021 | \$ 700,000 | \$ 860,000 | \$ 43,000 | \$ 700,000 | \$ 860,000 | \$ 43,000 | 740 | 740 | NRFSL | 880 m² |
| 117000/2A | | Olands Avenue | Springvale | Change Of Rating Category | 01-Feb-2021 | \$ 2,000,000 | \$ 2,200,000 | \$ 110,000 | \$ 2,000,000 | \$ 2,200,000 | \$ 110,000 | 720.1 | 720.1 | NRFSL | 3,915 m² |
| 117250 | 19 | Osborne Avenue | Springvale | Change Of Rating Category | 01-Feb-2021 | \$ 900,000 | \$ 1,000,000 | \$ 50,000 | \$ 900,000 | \$ 1,000,000 | \$ 50,000 | 220.1 | 220.2 | NRFSL | 729 m² |
| 119720 | 52 | Queens Avenue | Springvale | Change Of Rating Category | 01-Feb-2021 | \$ 820,000 | \$ 1,120,000 | \$ 56,000 | \$ 820,000 | \$ 1,120,000 | \$ 56,000 | 741 | 741 | NRFSL | 770 m² |
| 121210 | 55 | Royal Avenue | Springvale | Change Of Rating Category | 01-Feb-2021 | \$ 1,300,000 | \$ 1,350,000 | \$ 67,500 | \$ 1,300,000 | \$ 1,350,000 | \$ 67,500 | 750 | 750 | NRFSL | 1,106 m² |
| 123300/427-44.1 | | Springvale Road | Springvale | Change Of Rating Category | 01-Feb-2021 | \$ 9,500,000 | \$ 12,500,000 | \$ 625,000 | \$ 9,500,000 | \$ 12,500,000 | \$ 625,000 | 723.2 | 723.2 | NRFSL | 26,650 m² |
| 125430/25-35 | | St Johns Avenue | Springvale | Change Of Rating Category | 01-Feb-2021 | \$ 6,300,000 | \$ 8,800,000 | \$ 440,000 | \$ 6,300,000 | \$ 8,800,000 | \$ 440,000 | 723.2 | 723.2 | NRFSL | 16,810 m² |
| 125560/11/2 | | St Johns Avenue | Springvale | Adjustment - Objection/appeal | 01-Jul-2020 | \$ 1,070,000 | \$ 1,070,000 | \$ 53,500 | \$ - | \$ - | \$ - | 131 | 10 | NRNL | 0 m² |
| 125955 | 22 | Sullivan Street | Springvale | Change Of Rating Category | 01-Feb-2021 | \$ 570,000 | \$ 570,000 | \$ 28,500 | \$ 570,000 | \$ 570,000 | \$ 28,500 | 844 | 844 | NRFSL-S20 | 602 m² |
| 126385 | 1 | Union Grove | Springvale | Adjustment - Objection/appeal | 01-Jul-2020 | \$ 750,000 | \$ 810,000 | \$ 40,500 | \$ 710,000 | \$ 750,000 | \$ 37,500 | 110.3 | 110 | RAFSL | 595 m² |
| 12870 | 10 | Victoria Avenue | Springvale | Change Of Rating Category | 01-Feb-2021 | \$ 2,050,000 | \$ 2,050,000 | \$ 102,500 | \$ 2,050,000 | \$ 2,050,000 | \$ 102,500 | 844 | 844 | NRFSL-S20 | 1,697 m² |
| 127325 | 30 | View Road | Springvale | Change Of Rating Category | 01-Feb-2021 | \$ 900,000 | \$ 1,040,000 | \$ 52,000 | \$ 900,000 | \$ 1,040,000 | \$ 52,000 | 740 | 740 | NRFSL | 707 m² |
| 129860 | 21 | Windsor Avenue | Springvale | Change Of Rating Category | 01-Feb-2021 | \$ 3,300,000 | \$ 3,300,000 | \$ 165,000 | \$ 3,300,000 | \$ 3,300,000 | \$ 165,000 | 100 | 200 | RAFSL | 1,501 m² |
| 132695 | 63-71 | Bowmore Road | Noble Park | Change Of Rating Category | 01-Feb-2021 | \$ 2,550,000 | \$ 2,550,000 | \$ 127,500 | \$ 2,550,000 | \$ 2,550,000 | \$ 127,500 | 844 | 844 | NRFSL-S20 | 6,129 m² |
| 133195 | 62 | Bowmore Road | Noble Park | Change Of Rating Category | 01-Feb-2021 | \$ 1,390,000 | \$ 1,500,000 | \$ 75,000 | \$ 1,390,000 | \$ 1,500,000 | \$ 75,000 | 720.4 | 720.4 | NRFSL | 2,378 m² |
| 133525 | 121-123 | Browns Road | Noble Park North | Change Of Rating Category | 01-Feb-2021 | \$ 8,300,000 | \$ 8,300,000 | \$ 415,000 | \$ 8,300,000 | \$ 8,300,000 | \$ 415,000 | 844 | 844 | NRFSL-S20 | 54,822 m² |
| 133810 | 28-30 | Browns Road | Noble Park North | Change Of Rating Category | 01-Feb-2021 | \$ 2,350,000 | \$ 2,350,000 | \$ 117,500 | \$ 2,350,000 | \$ 2,350,000 | \$ 117,500 | 844 | 844 | NRFSL-S20 | 6,147 m² |
| 133985 | 14 | Bundamba Drive | Noble Park North | Change Of Rating Category | 01-Feb-2021 | \$ 1,650,000 | \$ 1,650,000 | \$ 82,500 | \$ 1,650,000 | \$ 1,650,000 | \$ 82,500 | 844 | 844 | NRFSL-S20 | 4,302 m² |
| 139075 | 6 | Dian Street | Noble Park | Adjustment - Objection/appeal | 01-Jul-2020 | \$ 730,000 | \$ 840,000 | \$ 42,000 | \$ 730,000 | \$ 730,000 | \$ 38,000 | 110.3 | 110 | RAFSL | 654 m² |
| 140125 | 1-3 | Edinburgh Road | Springvale | Change Of Rating Category | 01-Feb-2021 | \$ 1,170,000 | \$ 1,700,000 | \$ 85,000 | \$ 1,170,000 | \$ 1,700,000 | \$ 85,000 | 740 | 740 | NRFSL | 1,850 m² |
| 142715 | 16 | Gales Place | Noble Park North | Change Of Rating Category | 01-Feb-2021 | \$ 770,000 | \$ 770,000 | \$ 38,500 | \$ 770,000 | \$ 770,000 | \$ 38,500 | 844 | 844 | NRFSL-S20 | 1,470 m² |
| 143760 | 18 | Gurbar Avenue | Springvale | Change Of Rating Category | 01-Feb-2021 | \$ 610,000 | \$ 690,000 | \$ 49,000 | \$ 610,000 | \$ 690,000 | \$ 49,000 | 130 | 130 | RAFSL | 585 m² |
| 144455 | 1173-1175 | Heatherton Road | Noble Park | Change Of Rating Category | 01-Feb-2021 | \$ 500,000 | \$ 700,000 | \$ 35,000 | \$ 500,000 | \$ 700,000 | \$ 35,000 | 273 | 110 | RAFSL | 615 m² |
| 144860 | 1130-1134 | Heatherton Road | Noble Park | Change Of Rating Category | 01-Feb-2021 | \$ 410,000 | \$ 690,000 | \$ 43,000 | \$ 410,000 | \$ 690,000 | \$ 43,000 | 215 | 310.6 | RAFSL | 548 m² |
| 144975 | 1162-1170 | Heatherton Road | Noble Park | Change Of Rating Category | 01-Feb-2021 | \$ 1,900,000 | \$ 1,900,000 | \$ 95,000 | \$ 1,900,000 | \$ 1,900,000 | \$ 95,000 | 844 | 844 | NRFSL-S20 | 6,270 m² |
| 145265 | 1252-1258 | Heatherton Road | Noble Park | Change Of Rating Category | 01-Feb-2021 | \$ 1,120,000 | \$ 1,120,000 | \$ 56,000 | \$ 1,120,000 | \$ 1,120,000 | \$ 56,000 | 215 | 101 | RAFSL | 2,651 m² |
| 147365 | 18 | Kelvinside Road | Noble Park | Change Of Rating Category | 01-Feb-2021 | \$ 860,000 | \$ 1,040,000 | \$ 52,000 | \$ 860,000 | \$ 1,040,000 | \$ 52,000 | 740 | 740 | NRFSL | 1,516 m² |
| 151215 | 24 | Mona Parade | Noble Park | Change Of Rating Category | 01-Feb-2021 | \$ 1,100,000 | \$ 1,100,000 | \$ 55,000 | \$ 1,100,000 | \$ 1,100,000 | \$ 55,000 | 750 | 750 | NRFSL-S20 | 1,799 m² |
| 151390 | 30 | Peter Street | Springvale | Change Of Rating Category | 01-Feb-2021 | \$ 620,000 | \$ 620,000 | \$ 31,000 | \$ 620,000 | \$ 620,000 | \$ 31,000 | 844 | 844 | NRFSL-S20 | 1,528 m² |
| 153985 | 2292 | Police Road | Noble Park North | Adjustment - Objection/appeal | 01-Jul-2020 | \$ 230,000 | \$ 480,000 | \$ 24,000 | \$ 230,000 | \$ 430,000 | \$ 21,500 | 120.3 | 120 | RAFSL | 0 m² |
| 155425 | 2 | Rosecourse Road | Noble Park | Change Of Rating Category | 01-Feb-2021 | \$ 2,400,000 | \$ 2,400,000 | \$ 120,000 | \$ 2,400,000 | \$ 2,400,000 | \$ 120,000 | 844 | 844 | NRFSL-S20 | 6,960 m² |
| 166820 | 1b-11 | Taro Place | Noble Park North | Change Of Rating Category | 01-Feb-2021 | \$ 1,350,000 | \$ 1,350,000 | \$ 67,500 | \$ 1,350,000 | \$ 1,350,000 | \$ 67,500 | 844 | 844 | NRFSL-S20 | 3,310 m² |

ORDINARY COUNCIL MEETING - MINUTES

4.2.1 Supplementary Valuation Return 2021-4 and 2021-4A (Cont.)

Council Report
Supplementary Valuation
SV 2021-4A - 1 February 2021

| Property No. | Street No. | Street | Suburb | Supp Reason | Supp Effective Date | Current SV | Current CV | Current NAV | Pending Supp SV | Pending Supp CV | Pending Supp NAV | Prev AVPC | New AVPC | FSP | Land Area |
|--------------|------------|--------------------|------------------|-------------------------------|---------------------|---------------|---------------|-------------|-----------------|-----------------|------------------|-----------|----------|-----------|-----------|
| 197995 | 5 | View Road | Springvale | Change Of Rating Category | 01-Feb-2021 | \$ 1,490,000 | \$ 1,900,000 | \$ 95,000 | \$ 1,490,000 | \$ 1,900,000 | \$ 95,000 | 741 | 741 | NRFSL | 1,608 m² |
| 182400 | 4-6 | Avalon Court | Noble Park | Change Of Rating Category | 01-Feb-2021 | \$ 770,000 | \$ 770,000 | \$ 38,500 | \$ 770,000 | \$ 770,000 | \$ 38,500 | 844 | 844 | NRFSL-S20 | 1,187 m² |
| 183480 | 10 | Bennett Court | Noble Park | Change Of Rating Category | 01-Feb-2021 | \$ 2,200,000 | \$ 2,200,000 | \$ 110,000 | \$ 2,200,000 | \$ 2,200,000 | \$ 110,000 | 844 | 844 | NRFSL-S20 | 5,390 m² |
| 164800 | 160-162 | Bloomfield Road | Keewborough | Change Of Rating Category | 01-Feb-2021 | \$ 740,000 | \$ 1,010,000 | \$ 50,500 | \$ 740,000 | \$ 1,010,000 | \$ 50,500 | 720.5 | 720.5 | NRFSL | 1,075 m² |
| 186155 | 82-88 | Buckley Street | Noble Park | Change Of Rating Category | 01-Feb-2021 | \$ 8,600,000 | \$ 11,000,000 | \$ 550,000 | \$ 8,600,000 | \$ 11,000,000 | \$ 550,000 | 721 | 721 | NRFSL | 26,787 m² |
| 186545 | 17 | Baradene Avenue | Keewborough | Change Of Rating Category | 01-Feb-2021 | \$ 510,000 | \$ 690,000 | \$ 34,500 | \$ 510,000 | \$ 690,000 | \$ 34,500 | 742 | 742 | NRFSL-S20 | 534 m² |
| 187745 | 200A | Chandler Road | Keewborough | Change Of Rating Category | 01-Feb-2021 | \$ 640,000 | \$ 640,000 | \$ 32,000 | \$ 640,000 | \$ 640,000 | \$ 32,000 | 844 | 844 | NRFSL-S20 | 1,314 m² |
| 189970 | 19 | Brooks Close | Noble Park | Change Of Rating Category | 01-Feb-2021 | \$ 2,450,000 | \$ 2,450,000 | \$ 122,500 | \$ 2,450,000 | \$ 2,450,000 | \$ 122,500 | 844 | 844 | NRFSL-S20 | 4,431 m² |
| 173285 | 10 | Deborah Court | Noble Park | Change Of Rating Category | 01-Feb-2021 | \$ 520,000 | \$ 520,000 | \$ 28,000 | \$ 520,000 | \$ 520,000 | \$ 28,000 | 844 | 844 | NRFSL-S20 | 631 m² |
| 174900 | 88 | Douglas Street | Noble Park | Demolition of Improvements | 01-Feb-2021 | \$ 470,000 | \$ 590,000 | \$ 28,000 | \$ 470,000 | \$ 470,000 | \$ 23,500 | 110.3 | 100 | NRFSL | 534 m² |
| 175175 | 39-41 | Elisabeth Avenue | Springvale South | Change Of Rating Category | 01-Feb-2021 | \$ 790,000 | \$ 790,000 | \$ 39,000 | \$ 790,000 | \$ 790,000 | \$ 39,000 | 844 | 844 | NRFSL-S20 | 1,065 m² |
| 176115 | 3-5 | Frank Street | Noble Park | Change Of Rating Category | 01-Feb-2021 | \$ 1,650,000 | \$ 1,650,000 | \$ 82,500 | \$ 1,650,000 | \$ 1,650,000 | \$ 82,500 | 288 | 288 | NRFSL | 1,897 m² |
| 177330 | 18-20 | Greenfield Court | Noble Park | Change Of Rating Category | 01-Feb-2021 | \$ 1,240,000 | \$ 1,240,000 | \$ 62,000 | \$ 1,240,000 | \$ 1,240,000 | \$ 62,000 | 844 | 844 | NRFSL-S20 | 2,420 m² |
| 178150 | 20 | Hawkins Court | Keewborough | Change Of Rating Category | 01-Feb-2021 | \$ 490,000 | \$ 490,000 | \$ 24,500 | \$ 490,000 | \$ 490,000 | \$ 24,500 | 844 | 844 | NRFSL-S20 | 648 m² |
| 179285 | 800-866 | Heatheron Road | Springvale South | Change Of Rating Category | 01-Feb-2021 | \$ 1,320,000 | \$ 1,800,000 | \$ 90,000 | \$ 1,320,000 | \$ 1,800,000 | \$ 90,000 | 740 | 740 | NRFSL | 2,629 m² |
| 179745 | 37 | Hedderley Road | Keewborough | Change Of Rating Category | 01-Feb-2021 | \$ 1,140,000 | \$ 1,140,000 | \$ 57,000 | \$ 1,140,000 | \$ 1,140,000 | \$ 57,000 | 844 | 844 | NRFSL-S20 | 2,588 m² |
| 179825 | 5-21 | Hecken Street | Springvale South | Change Of Rating Category | 01-Feb-2021 | \$ 1,460,000 | \$ 2,050,000 | \$ 102,500 | \$ 1,460,000 | \$ 2,050,000 | \$ 102,500 | 740 | 740 | NRFSL | 2,411 m² |
| 181030 | 2-12 | Joy Parade | Noble Park | Change Of Rating Category | 01-Feb-2021 | \$ 2,500,000 | \$ 3,150,000 | \$ 157,500 | \$ 2,500,000 | \$ 3,150,000 | \$ 157,500 | 740 | 740 | NRFSL | 4,807 m² |
| 181460 | 10 | Kenneth Street | Noble Park | Change Of Rating Category | 01-Feb-2021 | \$ 1,260,000 | \$ 1,260,000 | \$ 63,000 | \$ 1,260,000 | \$ 1,260,000 | \$ 63,000 | 844 | 844 | NRFSL-S20 | 1,807 m² |
| 182185 | 28 | Kingsclere Avenue | Keewborough | Change Of Rating Category | 01-Feb-2021 | \$ 800,000 | \$ 990,000 | \$ 49,500 | \$ 800,000 | \$ 990,000 | \$ 49,500 | 720.4 | 720.4 | NRFSL | 1,064 m² |
| 182275 | 64 | Kingsclere Avenue | Keewborough | Change Of Rating Category | 01-Feb-2021 | \$ 510,000 | \$ 630,000 | \$ 31,500 | \$ 510,000 | \$ 630,000 | \$ 31,500 | 110.3 | 110 | BAFSL | 582 m² |
| 182445 | 11-13 | Kninoh Avenue | Keewborough | Change Of Rating Category | 01-Feb-2021 | \$ 2,000,000 | \$ 2,000,000 | \$ 100,000 | \$ 2,000,000 | \$ 2,000,000 | \$ 100,000 | 844 | 844 | NRFSL-S20 | 4,560 m² |
| 187995 | 35 | Marin Street | Springvale South | Change Of Rating Category | 01-Feb-2021 | \$ 1,220,000 | \$ 1,220,000 | \$ 61,000 | \$ 1,220,000 | \$ 1,220,000 | \$ 61,000 | 844 | 844 | NRFSL-S20 | 1,731 m² |
| 190790 | 2-4 | Noble Street | Noble Park | Change Of Rating Category | 01-Feb-2021 | \$ 3,850,000 | \$ 4,550,000 | \$ 227,500 | \$ 3,850,000 | \$ 4,550,000 | \$ 227,500 | 740 | 740 | NRFSL | 7,842 m² |
| 191640 | 13-15 | Olympic Avenue | Springvale South | Change Of Rating Category | 01-Feb-2021 | \$ 1,130,000 | \$ 1,750,000 | \$ 87,500 | \$ 1,130,000 | \$ 1,750,000 | \$ 87,500 | 740 | 740 | NRFSL | 1,751 m² |
| 191645 | 17 | Olympic Avenue | Springvale South | Change Of Rating Category | 01-Feb-2021 | \$ 710,000 | \$ 810,000 | \$ 40,500 | \$ 710,000 | \$ 810,000 | \$ 40,500 | 743 | 743 | NRFSL | 1,008 m² |
| 192895 | 43 | Paramatta Crescent | Noble Park | Change Of Rating Category | 01-Feb-2021 | \$ 700,000 | \$ 700,000 | \$ 35,000 | \$ 700,000 | \$ 700,000 | \$ 35,000 | 844 | 844 | NRFSL-S20 | 928 m² |
| 195545 | 8 | Shawle Court | Keewborough | Change Of Rating Category | 01-Feb-2021 | \$ 530,000 | \$ 650,000 | \$ 32,500 | \$ 530,000 | \$ 650,000 | \$ 32,500 | 742 | 742 | NRFSL | 579 m² |
| 195545 | 20 | Wall Street | Noble Park | Adjustment - Objection/appeal | 01-Jun-2020 | \$ 730,000 | \$ 800,000 | \$ 40,000 | \$ 680,000 | \$ 750,000 | \$ 37,500 | 110.3 | 110 | BAFSL | 780 m² |
| 196670 | 32-38 | Avenue Square | Noble Park | Change Of Rating Category | 01-Feb-2021 | \$ 1,600,000 | \$ 1,900,000 | \$ 95,000 | \$ 1,600,000 | \$ 1,900,000 | \$ 95,000 | 740 | 740 | NRFSL | 2,969 m² |
| 201245 | 6-10 | Woodlira Avenue | Keewborough | Change Of Rating Category | 01-Feb-2021 | \$ 11,500,000 | \$ 11,500,000 | \$ 575,000 | \$ 11,500,000 | \$ 11,500,000 | \$ 575,000 | 844 | 844 | NRFSL-S20 | 38,680 m² |
| 203400 | 9 | Yaralla Court | Keewborough | Change Of Rating Category | 01-Feb-2021 | \$ 1,400,000 | \$ 1,400,000 | \$ 70,000 | \$ 1,400,000 | \$ 1,400,000 | \$ 70,000 | 844 | 844 | NRFSL-S20 | 2,038 m² |
| 202955 | 6-20 | Annesham Avenue | Springvale South | Change Of Rating Category | 01-Feb-2021 | \$ 7,200,000 | \$ 7,300,000 | \$ 365,000 | \$ 7,200,000 | \$ 7,300,000 | \$ 365,000 | 844 | 844 | NRFSL-S20 | 17,283 m² |
| 203860 | 22 | Barley Place | Springvale South | Change Of Rating Category | 01-Feb-2021 | \$ 990,000 | \$ 990,000 | \$ 49,500 | \$ 990,000 | \$ 990,000 | \$ 49,500 | 844 | 844 | NRFSL-S20 | 1,193 m² |
| 204040 | 1A | Brett Drive | Keewborough | Change Of Rating Category | 01-Feb-2021 | \$ 270,000 | \$ 270,000 | \$ 13,500 | \$ 270,000 | \$ 270,000 | \$ 13,500 | 720.4 | 720.4 | NRFSL | 8,459 m² |
| 205305 | 139 | Chapel Road | Keewborough | Change Of Rating Category | 01-Feb-2021 | \$ 14,500,000 | \$ 17,500,000 | \$ 875,000 | \$ 14,500,000 | \$ 17,500,000 | \$ 875,000 | 721.3 | 721.3 | NRFSL | 42,733 m² |
| 205455 | 176 | Chapel Road | Keewborough | Change Of Rating Category | 01-Feb-2021 | \$ 2,700,000 | \$ 2,700,000 | \$ 135,000 | \$ 2,700,000 | \$ 2,700,000 | \$ 135,000 | 740 | 740 | NRFSL | 4,046 m² |
| 205470 | 206 | Chapel Road | Keewborough | Change Of Rating Category | 01-Feb-2021 | \$ 95,000 | \$ 95,000 | \$ 4,750 | \$ 95,000 | \$ 95,000 | \$ 4,750 | 844 | 844 | NRFSL-S20 | 514 m² |

ORDINARY COUNCIL MEETING - MINUTES

4.2.1 Supplementary Valuation Return 2021-4 and 2021-4A (Cont.)

Council Report
Supplementary Valuation
SV 2021-4A - 17 February 2021

| Property No. | Street No. | Street | Suburb | Supp Reason | Supp Effective Date | Current SV | Current CV | Current NAV | Pending Supp SV | Pending Supp CV | Pending Supp NAV | Prev AVCC | New AVCC | FSP | Land Area |
|--------------|------------|------------------|------------------|---------------------------|---------------------|---------------|---------------|--------------|-----------------|-----------------|------------------|-----------|----------|----------|------------|
| 205795 | 24 | Charlotte Street | Springvale South | Change Of Rating Category | 01-Feb-2021 | \$ 1,270,000 | \$ 1,270,000 | \$ 63,500 | \$ 1,270,000 | \$ 1,270,000 | \$ 63,500 | 844 | 844 | NRFSLS20 | 6,859 m² |
| 208105 | 364 | Cheltenham Road | Keewborough | Change Of Rating Category | 01-Feb-2021 | \$ 1,850,000 | \$ 2,250,000 | \$ 112,500 | \$ 1,850,000 | \$ 2,250,000 | \$ 112,500 | 720.3 | 720.3 | NRFSL | 4,047 m² |
| 208355 | 852-854 | Cheritonham Road | Keewborough | Change Of Rating Category | 01-Feb-2021 | \$ 17,500,000 | \$ 18,000,000 | \$ 900,000 | \$ 17,500,000 | \$ 18,000,000 | \$ 900,000 | 844 | 844 | NRFSLS20 | 60,520 m² |
| 208545 | 18 | Newson Street | Keewborough | Change Of Rating Category | 01-Feb-2021 | \$ 2,650,000 | \$ 2,650,000 | \$ 132,500 | \$ 2,650,000 | \$ 2,650,000 | \$ 132,500 | 844 | 844 | NRFSLS20 | 5,195 m² |
| 208750 | 14-13 | Clarke Road | Springvale South | Change Of Rating Category | 01-Feb-2021 | \$ 740,000 | \$ 990,000 | \$ 47,500 | \$ 740,000 | \$ 960,000 | \$ 47,500 | 720.4 | 720.4 | NRFSL | 1,064 m² |
| 208835 | 158-171 | Clarke Road | Springvale South | Change Of Rating Category | 01-Feb-2021 | \$ 3,850,000 | \$ 4,550,000 | \$ 227,500 | \$ 3,850,000 | \$ 4,550,000 | \$ 227,500 | 740 | 740 | NRFSL | 13,154 m² |
| 207055 | 13-15 | Colchester Court | Keewborough | Change Of Rating Category | 01-Feb-2021 | \$ 3,600,000 | \$ 3,600,000 | \$ 180,000 | \$ 3,600,000 | \$ 3,600,000 | \$ 180,000 | 844 | 844 | NRFSLS20 | 6,029 m² |
| 207520 | 47-49 | Conc Drive | Keewborough | Change Of Rating Category | 01-Feb-2021 | \$ 11,000,000 | \$ 11,000,000 | \$ 550,000 | \$ 11,000,000 | \$ 11,000,000 | \$ 550,000 | 844 | 844 | NRFSLS20 | 26,125 m² |
| 208000 | 338-342 | Corrigan Road | Keewborough | Change Of Rating Category | 01-Feb-2021 | \$ 23,500,000 | \$ 26,500,000 | \$ 1,325,000 | \$ 23,500,000 | \$ 26,500,000 | \$ 1,325,000 | 740 | 740 | NRFSL | 70,372 m² |
| 208195 | 402-418 | Corrigan Road | Keewborough | Change Of Rating Category | 01-Feb-2021 | \$ 1,170,000 | \$ 1,170,000 | \$ 58,500 | \$ 1,170,000 | \$ 1,170,000 | \$ 58,500 | 844 | 844 | NRFSLS20 | 2,825 m² |
| 209095 | 7 | Doris Court | Keewborough | Change Of Rating Category | 01-Feb-2021 | \$ 610,000 | \$ 610,000 | \$ 30,500 | \$ 610,000 | \$ 610,000 | \$ 30,500 | 844 | 844 | NRFSLS20 | 1,004 m² |
| 209430 | 3 | East Court | Keewborough | Change Of Rating Category | 01-Feb-2021 | \$ 2,000,000 | \$ 2,200,000 | \$ 110,000 | \$ 2,000,000 | \$ 2,200,000 | \$ 110,000 | 720.5 | 720.5 | NRFSL | 3,856 m² |
| 210700 | 3 | Gillian Street | Springvale South | Change Of Rating Category | 01-Feb-2021 | \$ 1,850,000 | \$ 1,950,000 | \$ 97,500 | \$ 1,850,000 | \$ 1,950,000 | \$ 97,500 | 740 | 740 | NRFSL | 3,137 m² |
| 212120 | 152-158 | Harold Road | Noble Park | Change Of Rating Category | 01-Feb-2021 | \$ 590,000 | \$ 590,000 | \$ 27,500 | \$ 590,000 | \$ 590,000 | \$ 27,500 | 844 | 844 | NRFSLS20 | 555 m² |
| 213740 | 13 | Janelane Court | Springvale South | Change Of Rating Category | 01-Feb-2021 | \$ 3,750,000 | \$ 3,750,000 | \$ 187,500 | \$ 3,750,000 | \$ 3,750,000 | \$ 187,500 | 844 | 844 | NRFSLS20 | 10,330 m² |
| 215255 | 75-79 | Liverpool Drive | Keewborough | Change Of Rating Category | 01-Feb-2021 | \$ 240,000 | \$ 240,000 | \$ 12,000 | \$ 240,000 | \$ 240,000 | \$ 12,000 | 844 | 844 | NRFSLS20 | 522 m² |
| 215375 | 50 | Liverpool Drive | Keewborough | Change Of Rating Category | 01-Feb-2021 | \$ 360,000 | \$ 360,000 | \$ 18,000 | \$ 360,000 | \$ 360,000 | \$ 18,000 | 844 | 844 | NRFSLS20 | 604 m² |
| 215670 | 19 | Lowwood Avenue | Keewborough | Change Of Rating Category | 01-Feb-2021 | \$ 710,000 | \$ 710,000 | \$ 35,500 | \$ 710,000 | \$ 710,000 | \$ 35,500 | 844 | 844 | NRFSLS20 | 1,044 m² |
| 215700 | 6-8 | Lowwood Avenue | Keewborough | Change Of Rating Category | 01-Feb-2021 | \$ 820,000 | \$ 820,000 | \$ 41,000 | \$ 820,000 | \$ 820,000 | \$ 41,000 | 844 | 844 | NRFSLS20 | 2,094 m² |
| 216985 | 6 | Naomi Court | Noble Park | Change Of Rating Category | 01-Feb-2021 | \$ 58,480,000 | \$ 65,890,000 | \$ 3,234,500 | \$ 58,480,000 | \$ 65,890,000 | \$ 3,234,500 | 721.4 | 721.4 | NRFSL | 279,098 m² |
| 221100 | 855-891 | Springvale Road | Keewborough | Change Of Rating Category | 01-Feb-2021 | \$ 5,400,000 | \$ 5,400,000 | \$ 270,000 | \$ 5,400,000 | \$ 5,400,000 | \$ 270,000 | 844 | 844 | NRFSLS20 | 41,987 m² |
| 221170 | 2-56 | Merrett Drive | Keewborough | Change Of Rating Category | 01-Feb-2021 | \$ 3,200,000 | \$ 4,050,000 | \$ 202,500 | \$ 3,200,000 | \$ 4,050,000 | \$ 202,500 | 740 | 740 | NRFSL | 5,445 m² |
| 221345 | 458-460 | Springvale Road | Springvale South | Change Of Rating Category | 01-Feb-2021 | \$ 850,000 | \$ 1,100,000 | \$ 55,000 | \$ 850,000 | \$ 1,100,000 | \$ 55,000 | 740 | 740 | NRFSL | 1,447 m² |
| 221355 | 464-466 | Springvale Road | Springvale South | Change Of Rating Category | 01-Feb-2021 | \$ 3,920,000 | \$ 3,920,000 | \$ 196,000 | \$ 3,920,000 | \$ 3,920,000 | \$ 196,000 | 118 | 102 | BAFSL | 10,880 m² |
| 221680 | 530-534 | Springvale Road | Springvale South | AVPCC Change by Occupancy | 01-Feb-2021 | \$ 8,000,000 | \$ 8,700,000 | \$ 435,000 | \$ 8,000,000 | \$ 8,700,000 | \$ 435,000 | 740 | 740 | NRFSL | 17,346 m² |
| 221685 | 536-540 | Springvale Road | Springvale South | Change Of Rating Category | 01-Feb-2021 | \$ 3,450,000 | \$ 3,900,000 | \$ 195,000 | \$ 3,450,000 | \$ 3,900,000 | \$ 195,000 | 740 | 740 | NRFSL | 6,059 m² |
| 221700 | 852-854 | Springvale Road | Springvale South | Change Of Rating Category | 01-Feb-2021 | \$ 2,000 | \$ 2,000 | \$ 100 | \$ 2,000 | \$ 2,000 | \$ 100 | 844 | 844 | NRFSLS20 | 18 m² |
| 221750 | 802-608 | Springvale Road | Springvale South | Change Of Rating Category | 01-Feb-2021 | \$ 1,020,000 | \$ 1,270,000 | \$ 63,500 | \$ 1,020,000 | \$ 1,270,000 | \$ 63,500 | 740 | 740 | NRFSL | 17,050 m² |
| 222560 | 446 | Thompson Road | Bangholme | Change Of Rating Category | 01-Feb-2021 | \$ 890,000 | \$ 890,000 | \$ 44,500 | \$ 890,000 | \$ 890,000 | \$ 44,500 | 844 | 844 | NRFSLS20 | 2,290 m² |
| 223005 | 16-17 | Verbera Crescent | Noble Park | Change Of Rating Category | 01-Feb-2021 | \$ 4,550,000 | \$ 4,550,000 | \$ 227,500 | \$ 4,550,000 | \$ 4,550,000 | \$ 227,500 | 844 | 844 | NRFSLS20 | 6,995 m² |
| 224335 | 10 | Franc Court | Keewborough | Change Of Rating Category | 01-Feb-2021 | \$ 1,750,000 | \$ 1,750,000 | \$ 87,500 | \$ 1,750,000 | \$ 1,750,000 | \$ 87,500 | 844 | 844 | NRFSLS20 | 3,525 m² |
| 225290 | 4-6 | Melmo Court | Keewborough | Change Of Rating Category | 01-Feb-2021 | \$ 7,500 | \$ 7,500 | \$ 375 | \$ 7,500 | \$ 7,500 | \$ 375 | 103 | 638.3 | NRNL | 4,552 m² |
| 228150 | 67 | Garengatch Drive | Bangholme | Change Of Rating Category | 01-Feb-2021 | \$ 2,500,000 | \$ 2,500,000 | \$ 125,000 | \$ 2,500,000 | \$ 2,500,000 | \$ 125,000 | 844 | 844 | NRFSLS20 | 4,121 m² |
| 228625 | 1-7 | Acza Street | Keewborough | Change Of Rating Category | 01-Feb-2021 | \$ 860,000 | \$ 860,000 | \$ 43,000 | \$ 860,000 | \$ 860,000 | \$ 43,000 | 844 | 844 | NRFSLS20 | 2,044 m² |
| 228655 | 50 | Bergen Street | Keewborough | Change Of Rating Category | 01-Feb-2021 | \$ 115,000 | \$ 115,000 | \$ 5,750 | \$ 115,000 | \$ 115,000 | \$ 5,750 | 844 | 844 | NRFSLS20 | 3,976 m² |
| 227775 | 30 | Shoogum Court | Keewborough | Change Of Rating Category | 01-Feb-2021 | \$ 684,000 | \$ 830,000 | \$ 46,000 | \$ 684,000 | \$ 830,000 | \$ 46,000 | 220.1 | 220.1 | BAFSL | 0 m² |
| 228150 | 25-7 | Warwick Avenue | Springvale | Change Of Rating Category | 01-Feb-2021 | \$ 650,000 | \$ 650,000 | \$ 32,500 | \$ 650,000 | \$ 650,000 | \$ 32,500 | 844 | 844 | NRFSLS20 | 891 m² |
| 228255 | 13 | Avon Street | Noble Park | Change Of Rating Category | 01-Feb-2021 | \$ 650,000 | \$ 650,000 | \$ 32,500 | \$ 650,000 | \$ 650,000 | \$ 32,500 | 844 | 844 | NRFSLS20 | 891 m² |

ORDINARY COUNCIL MEETING - MINUTES

4.2.1 Supplementary Valuation Return 2021-4 and 2021-4A (Cont.)

Council Report
Supplementary Valuation
SV 2401-4A - 17 February 2021

| Property No. | Street No. | Street | Suburb | Supp Reason | Supp Effective Date | Current SV | Current CV | Current NAV | Pending Supp SV | Pending Supp CV | Pending Supp NAV | Prev AVPCP | New AVPCP | FSP/L | Land Area |
|--------------|------------|---------------------|------------------|---------------------------|---------------------|---------------|---------------|--------------|-----------------|-----------------|------------------|------------|-----------|------------|------------|
| 232930 | 16 | Sandra Avenue | Noble Park | Change Of Rating Category | 01-Feb-2021 | \$ 830,000 | \$ 830,000 | \$ 41,500 | \$ 830,000 | \$ 830,000 | \$ 41,500 | 844 | 844 | NRFSLS-520 | 1,200 m² |
| 232930 | 2 | Chapel Road | Keewborough | Change Of Rating Category | 01-Feb-2021 | \$ 170,000 | \$ 170,000 | \$ 8,500 | \$ 170,000 | \$ 170,000 | \$ 8,500 | 844 | 844 | NRFSLS-520 | 1,013 m² |
| 232935 | 11-13 | Monwell Parade | Springvale | Change Of Rating Category | 01-Feb-2021 | \$ 1,000,000 | \$ 1,220,000 | \$ 61,000 | \$ 1,000,000 | \$ 1,220,000 | \$ 61,000 | 723.4 | 723.4 | NRFSLS | 2,099 m² |
| 232970 | 19/134-142 | Springvale Road | Springvale | Change Of Rating Category | 01-Feb-2021 | \$ 330,000 | \$ 690,000 | \$ 34,500 | \$ 330,000 | \$ 690,000 | \$ 34,500 | 752 | 752 | NRFSLS | 0 m² |
| 233035 | 2-4 | Parsons Avenue | Springvale | Change Of Rating Category | 01-Feb-2021 | \$ 2,230,000 | \$ 2,750,000 | \$ 159,000 | \$ 2,230,000 | \$ 2,750,000 | \$ 159,000 | 740 | 740 | NRFSLS | 5,004 m² |
| 232075 | 82-88 | Spring Road | Springvale | Change Of Rating Category | 01-Feb-2021 | \$ 4,450,000 | \$ 4,450,000 | \$ 222,500 | \$ 4,450,000 | \$ 4,450,000 | \$ 222,500 | 844 | 844 | NRFSLS-520 | 6,507 m² |
| 232485 | 2 | Newcomen Road | Springvale | Change Of Rating Category | 01-Feb-2021 | \$ 430,000 | \$ 430,000 | \$ 21,500 | \$ 430,000 | \$ 430,000 | \$ 21,500 | 300 | 300 | BAFSL | 794 m² |
| 233195 | 44 | Hope Street | Springvale | Change Of Rating Category | 01-Feb-2021 | \$ 600,000 | \$ 600,000 | \$ 30,000 | \$ 600,000 | \$ 600,000 | \$ 30,000 | 844 | 844 | NRFSLS-520 | 2,381 m² |
| 233140 | 3A | Douglas Street | Noble Park | Change Of Rating Category | 01-Feb-2021 | \$ 500,000 | \$ 500,000 | \$ 25,000 | \$ 500,000 | \$ 500,000 | \$ 25,000 | 844 | 844 | NRFSLS-520 | 888 m² |
| 233150 | 8 | Wyrama Drive | Noble Park | Change Of Rating Category | 01-Feb-2021 | \$ 380,000 | \$ 380,000 | \$ 19,000 | \$ 380,000 | \$ 380,000 | \$ 19,000 | 844 | 844 | NRFSLS-520 | 1,791 m² |
| 233205 | 5-15 | Dwelling Avenue | Springvale | Change Of Rating Category | 01-Feb-2021 | \$ 7,400,000 | \$ 7,500,000 | \$ 375,000 | \$ 7,400,000 | \$ 7,500,000 | \$ 375,000 | 844 | 844 | NRFSLS-520 | 24,123 m² |
| 233201 | 1A | Ericsson Street | Springvale | Change Of Rating Category | 01-Feb-2021 | \$ 11,500,000 | \$ 12,000,000 | \$ 600,000 | \$ 11,500,000 | \$ 12,000,000 | \$ 600,000 | 844 | 844 | NRFSLS-520 | 40,280 m² |
| 233251 | 5-7 | Heritage Drive | Springvale | Change Of Rating Category | 01-Feb-2021 | \$ 9,300,000 | \$ 10,000,000 | \$ 500,000 | \$ 9,300,000 | \$ 10,000,000 | \$ 500,000 | 844 | 844 | NRFSLS-520 | 38,352 m² |
| 233280 | 20 | Memorial Drive | Noble Park | Change Of Rating Category | 01-Feb-2021 | \$ 28,000,000 | \$ 28,000,000 | \$ 1,400,000 | \$ 28,000,000 | \$ 28,000,000 | \$ 1,400,000 | 844 | 844 | NRFSLS-520 | 169,694 m² |
| 233290 | 25A | Durbanne Road | Noble Park | Change Of Rating Category | 01-Feb-2021 | \$ 11,000,000 | \$ 11,000,000 | \$ 550,000 | \$ 11,000,000 | \$ 11,000,000 | \$ 550,000 | 844 | 844 | NRFSLS-520 | 40,993 m² |
| 233300 | 880-924 | Heatherton Road | Springvale South | Change Of Rating Category | 01-Feb-2021 | \$ 19,500,000 | \$ 19,500,000 | \$ 975,000 | \$ 19,500,000 | \$ 19,500,000 | \$ 975,000 | 844 | 844 | NRFSLS-520 | 73,371 m² |
| 233310 | 101-105 | Noble Street | Noble Park | Change Of Rating Category | 01-Feb-2021 | \$ 4,500,000 | \$ 4,650,000 | \$ 232,500 | \$ 4,500,000 | \$ 4,650,000 | \$ 232,500 | 844 | 844 | NRFSLS-520 | 9,019 m² |
| 233330 | 387-389 | Springvale Road | Springvale South | Change Of Rating Category | 01-Feb-2021 | \$ 13,500,000 | \$ 13,500,000 | \$ 675,000 | \$ 13,500,000 | \$ 13,500,000 | \$ 675,000 | 844 | 844 | NRFSLS-520 | 57,588 m² |
| 233335 | 28-30 | Coomoona Road | Springvale South | Change Of Rating Category | 01-Feb-2021 | \$ 24,500,000 | \$ 24,500,000 | \$ 1,225,000 | \$ 24,500,000 | \$ 24,500,000 | \$ 1,225,000 | 844 | 844 | NRFSLS-520 | 79,981 m² |
| 233345 | 46-56 | Moodiemans Street | Noble Park | Change Of Rating Category | 01-Feb-2021 | \$ 15,020,000 | \$ 15,020,000 | \$ 751,000 | \$ 15,020,000 | \$ 15,020,000 | \$ 751,000 | 844 | 844 | NRFSLS-520 | 60,989 m² |
| 238095 | 27B | Comrig Road | Noble Park | Change Of Rating Category | 01-Feb-2021 | \$ 3,250,000 | \$ 3,250,000 | \$ 162,500 | \$ 3,250,000 | \$ 3,250,000 | \$ 162,500 | 844 | 844 | NRFSLS-520 | 13,301 m² |
| 238120 | 9A | Wassa Court | Keewborough | Change Of Rating Category | 01-Feb-2021 | \$ 125,000 | \$ 125,000 | \$ 6,250 | \$ 125,000 | \$ 125,000 | \$ 6,250 | 844 | 844 | NRFSLS-520 | 2,14 m² |
| 238115 | 208 | Bangholme Road | Bangholme | Change Of Rating Category | 01-Feb-2021 | \$ 620,000 | \$ 620,000 | \$ 31,000 | \$ 620,000 | \$ 620,000 | \$ 31,000 | 844 | 844 | NRFSLS-520 | 3,459 m² |
| 238920 | 165A | Browns Road | Noble Park North | Change Of Rating Category | 01-Feb-2021 | \$ 730,000 | \$ 730,000 | \$ 36,500 | \$ 730,000 | \$ 730,000 | \$ 36,500 | 844 | 844 | NRFSLS-520 | 11,106 m² |
| 238750 | 45A | Piccadilly Crescent | Keewborough | Change Of Rating Category | 01-Feb-2021 | \$ 90,000 | \$ 90,000 | \$ 4,500 | \$ 90,000 | \$ 90,000 | \$ 4,500 | 844 | 844 | NRFSLS-520 | 1,75 m² |
| 238945 | 8 | Lachlan Place | Keewborough | Change Of Rating Category | 01-Feb-2021 | \$ 75,000 | \$ 75,000 | \$ 3,750 | \$ 75,000 | \$ 75,000 | \$ 3,750 | 844 | 844 | NRFSLS-520 | 150 m² |
| 238985 | 11 | Ladlaw Court | Keewborough | Change Of Rating Category | 01-Feb-2021 | \$ 760,000 | \$ 760,000 | \$ 38,000 | \$ 760,000 | \$ 760,000 | \$ 38,000 | 844 | 844 | NRFSLS-520 | 2,371 m² |
| 240180 | 12-18 | Turner Close | Springvale | Change Of Rating Category | 01-Feb-2021 | \$ 1,000,000 | \$ 1,000,000 | \$ 50,000 | \$ 1,000,000 | \$ 1,000,000 | \$ 50,000 | 844 | 844 | NRFSLS-520 | 2,000 m² |
| 240285 | 37 | Turner Close | Springvale | Change Of Rating Category | 01-Feb-2021 | \$ 115,000 | \$ 115,000 | \$ 5,750 | \$ 115,000 | \$ 115,000 | \$ 5,750 | 844 | 844 | NRFSLS-520 | 429 m² |
| 241695 | 45 | Azalea Crescent | Dandenong North | Change Of Rating Category | 01-Feb-2021 | \$ 520,000 | \$ 520,000 | \$ 26,000 | \$ 520,000 | \$ 520,000 | \$ 26,000 | 844 | 844 | NRFSLS-520 | 929 m² |
| 242020 | 105-121 | Bakens Road | Dandenong North | Change Of Rating Category | 01-Feb-2021 | \$ 7,300,000 | \$ 9,700,000 | \$ 485,000 | \$ 7,300,000 | \$ 9,700,000 | \$ 485,000 | 723.2 | 723.2 | NRFSLS | 23,818 m² |
| 242040 | 125-137 | Bakens Road | Dandenong North | Change Of Rating Category | 01-Feb-2021 | \$ 2,350,000 | \$ 2,350,000 | \$ 117,500 | \$ 2,350,000 | \$ 2,350,000 | \$ 117,500 | 844 | 844 | NRFSLS-520 | 5,377 m² |
| 243040 | 2-4 | Bentley Avenue | Dandenong North | Change Of Rating Category | 01-Feb-2021 | \$ 830,000 | \$ 1,090,000 | \$ 54,000 | \$ 830,000 | \$ 1,090,000 | \$ 54,000 | 740 | 740 | NRFSLS | 1,396 m² |
| 243100 | 5-11 | Birch Avenue | Dandenong North | Change Of Rating Category | 01-Feb-2021 | \$ 2,000,000 | \$ 2,500,000 | \$ 125,000 | \$ 2,000,000 | \$ 2,500,000 | \$ 125,000 | 740 | 740 | NRFSLS | 4,386 m² |
| 245595 | 32-36 | Codrains Road | Noble Park North | Change Of Rating Category | 01-Feb-2021 | \$ 1,800,000 | \$ 1,800,000 | \$ 90,000 | \$ 1,800,000 | \$ 1,800,000 | \$ 90,000 | 844 | 844 | NRFSLS-520 | 3,919 m² |
| 245860 | 1-9 | Cumbrina Street | Dandenong North | Change Of Rating Category | 01-Feb-2021 | \$ 3,400,000 | \$ 3,400,000 | \$ 170,000 | \$ 3,400,000 | \$ 3,400,000 | \$ 170,000 | 844 | 844 | NRFSLS-520 | 13,913 m² |
| 246300 | 2A | Oyress Grove | Dandenong North | Change Of Rating Category | 01-Feb-2021 | \$ 800,000 | \$ 800,000 | \$ 40,000 | \$ 800,000 | \$ 800,000 | \$ 40,000 | 844 | 844 | NRFSLS-520 | 1,119 m² |
| 247955 | 2 | Edna Avenue | Dandenong North | Change Of Rating Category | 01-Feb-2021 | \$ 450,000 | \$ 450,000 | \$ 22,500 | \$ 450,000 | \$ 450,000 | \$ 22,500 | 740 | 740 | NRFSLS | 592 m² |
| 247770 | 37 | Ebnera Road | Noble Park North | Change Of Rating Category | 01-Feb-2021 | \$ 620,000 | \$ 620,000 | \$ 31,000 | \$ 620,000 | \$ 620,000 | \$ 31,000 | 844 | 844 | NRFSLS-520 | 1,903 m² |
| 248310 | 68 | Fillmore Road | Dandenong North | Change Of Rating Category | 01-Feb-2021 | \$ 1,480,000 | \$ 1,480,000 | \$ 74,000 | \$ 1,480,000 | \$ 1,480,000 | \$ 74,000 | 844 | 844 | NRFSLS-520 | 2,780 m² |
| 249580 | 240-242 | Gleasons Road | Dandenong North | Change Of Rating Category | 01-Feb-2021 | \$ 1,750,000 | \$ 1,750,000 | \$ 87,500 | \$ 1,750,000 | \$ 1,750,000 | \$ 87,500 | 844 | 844 | NRFSLS-520 | 4,525 m² |

ORDINARY COUNCIL MEETING - MINUTES

4.2.1 Supplementary Valuation Return 2021-4 and 2021-4A (Cont.)

Council Report
Supplementary Valuation
SV 2021-4A - 17 February 2021

| Property No. | Street No. | Street | Suburb | Supp Reason | Supp Effective Date | Current SV | Current CV | Current NAV | Pending Supp SV | Pending Supp CV | Pending Supp NAV | Prev AVCC | New AVCC | FSP | Land Area |
|--------------|----------------|--------------------|------------------|-------------------------------|---------------------|---------------|---------------|--------------|-----------------|-----------------|------------------|-----------|----------|------------|-----------|
| 24995 | 57 | Hilton Road | Noble Park North | Change Of Rating Category | 01-Feb-2021 | \$ 21,960,000 | \$ 21,960,000 | \$ 1,098,000 | \$ 21,960,000 | \$ 21,960,000 | \$ 1,098,000 | 844 | 844 | NRFSLS-520 | 59,389 m² |
| 25015 | 43 | Hayington Crescent | Noble Park North | Change Of Rating Category | 01-Feb-2021 | \$ 530,000 | \$ 530,000 | \$ 26,500 | \$ 530,000 | \$ 530,000 | \$ 26,500 | 844 | 844 | NRFSLS-S20 | 1,279 m² |
| 25270 | 125 | Jacksons Road | Noble Park North | Change Of Rating Category | 01-Feb-2021 | \$ 7,000,000 | \$ 7,000,000 | \$ 390,000 | \$ 6,700,000 | \$ 7,000,000 | \$ 390,000 | 844 | 844 | NRFSLS-S20 | 5,692 m² |
| 25245 | 20-22 | Kandara Street | Dandenong North | Change Of Rating Category | 01-Feb-2021 | \$ 800,000 | \$ 800,000 | \$ 40,000 | \$ 800,000 | \$ 800,000 | \$ 40,000 | 844 | 844 | NRFSLS-S20 | 1,117 m² |
| 25615 | 21-31 | Madison Avenue | Dandenong North | Change Of Rating Category | 01-Feb-2021 | \$ 2,500,000 | \$ 2,500,000 | \$ 125,000 | \$ 2,500,000 | \$ 2,500,000 | \$ 125,000 | 844 | 844 | NRFSLS-S20 | 6,880 m² |
| 25740 | 13-17 | Manning Drive | Noble Park North | Change Of Rating Category | 01-Feb-2021 | \$ 13,000,000 | \$ 17,000,000 | \$ 890,000 | \$ 13,000,000 | \$ 17,000,000 | \$ 890,000 | 723.2 | 723.2 | NRFSLS | 48,282 m² |
| 25795 | 7 | Maureen Court | Dandenong North | Change Of Rating Category | 01-Feb-2021 | \$ 500,000 | \$ 500,000 | \$ 28,000 | \$ 500,000 | \$ 500,000 | \$ 28,000 | 742 | 742 | NRFSLS | 725 m² |
| 26000 | 273-375 | Princes Highway | Noble Park | Change Of Rating Category | 01-Feb-2021 | \$ 770,000 | \$ 1,560,000 | \$ 83,000 | \$ 770,000 | \$ 1,560,000 | \$ 83,000 | 271.1 | 271.1 | RAFSLS | 1,201 m² |
| 26050 | 326 | Princes Highway | Noble Park North | Change Of Rating Category | 01-Feb-2021 | \$ 7,400,000 | \$ 7,400,000 | \$ 370,000 | \$ 7,400,000 | \$ 7,400,000 | \$ 370,000 | 844 | 844 | NRFSLS-S20 | 3,777 m² |
| 26275 | 1/1 | Sainsbury Crescent | Dandenong North | Adjustment - Objection/appeal | 01-Jul-2020 | \$ 250,000 | \$ 540,000 | \$ 27,000 | \$ 250,000 | \$ 540,000 | \$ 19,000 | 120.3 | 120.3 | RAFSLS | 0 m² |
| 26280 | 2/1 | Sainsbury Crescent | Dandenong North | Adjustment - Objection/appeal | 01-Jul-2020 | \$ 250,000 | \$ 540,000 | \$ 27,000 | \$ 250,000 | \$ 540,000 | \$ 19,000 | 120.3 | 120.3 | RAFSLS | 0 m² |
| 26335 | 54 | Shelton Crescent | Noble Park North | Change Of Rating Category | 01-Feb-2021 | \$ 1,750,000 | \$ 1,750,000 | \$ 87,500 | \$ 1,750,000 | \$ 1,750,000 | \$ 87,500 | 844 | 844 | NRFSLS-S20 | 3,815 m² |
| 26345 | 3 | Singleton Place | Noble Park North | Change Of Rating Category | 01-Feb-2021 | \$ 430,000 | \$ 760,000 | \$ 38,000 | \$ 430,000 | \$ 760,000 | \$ 38,000 | 742 | 742 | NRFSLS | 530 m² |
| 26815 | 9/Avril Street | Dandenong North | Dandenong North | Change Of Rating Category | 01-Feb-2021 | \$ 460,000 | \$ 530,000 | \$ 26,500 | \$ 460,000 | \$ 530,000 | \$ 26,500 | 781 | 781 | NRFSLS | 628 m² |
| 26740 | 41 | Belford Drive | Dandenong North | Change Of Rating Category | 01-Feb-2021 | \$ 480,000 | \$ 690,000 | \$ 34,500 | \$ 480,000 | \$ 690,000 | \$ 34,500 | 742 | 742 | NRFSLS | 674 m² |
| 26750 | 19-25 | Boon Crescent | Dandenong North | Change Of Rating Category | 01-Feb-2021 | \$ 2,300,000 | \$ 2,300,000 | \$ 115,000 | \$ 2,300,000 | \$ 2,300,000 | \$ 115,000 | 844 | 844 | NRFSLS-S20 | 5,159 m² |
| 26810 | 38-43 | Brady Road | Dandenong North | Change Of Rating Category | 01-Feb-2021 | \$ 980,000 | \$ 980,000 | \$ 49,000 | \$ 980,000 | \$ 980,000 | \$ 49,000 | 280 | 280 | NRFSLS | 1,955 m² |
| 26840 | 13-19 | Bier Hurst Avenue | Dandenong North | Change Of Rating Category | 01-Feb-2021 | \$ 1,650,000 | \$ 1,650,000 | \$ 82,500 | \$ 1,650,000 | \$ 1,650,000 | \$ 82,500 | 844 | 844 | NRFSLS-S20 | 3,467 m² |
| 26955 | 18 | Brunet Street | Dandenong North | Change Of Rating Category | 01-Feb-2021 | \$ 820,000 | \$ 1,140,000 | \$ 57,000 | \$ 820,000 | \$ 1,140,000 | \$ 57,000 | 720 | 720 | NRFSLS | 1,310 m² |
| 26870 | 1-9 | Cardinala Close | Dandenong North | Change Of Rating Category | 01-Feb-2021 | \$ 1,950,000 | \$ 1,950,000 | \$ 97,500 | \$ 1,950,000 | \$ 1,950,000 | \$ 97,500 | 844 | 844 | NRFSLS-S20 | 5,639 m² |
| 27025 | 85-87 | Carlton Road | Dandenong North | Change Of Rating Category | 01-Feb-2021 | \$ 790,000 | \$ 930,000 | \$ 46,500 | \$ 790,000 | \$ 930,000 | \$ 46,500 | 750 | 750 | NRFSLS | 1,216 m² |
| 27090 | 80 | Carlton Road | Dandenong North | Change Of Rating Category | 01-Feb-2021 | \$ 17,500,000 | \$ 17,500,000 | \$ 875,000 | \$ 17,500,000 | \$ 17,500,000 | \$ 875,000 | 844 | 844 | NRFSLS-S20 | 55,087 m² |
| 27580 | 123-137 | Gladstone Road | Dandenong North | Change Of Rating Category | 01-Feb-2021 | \$ 3,150,000 | \$ 3,600,000 | \$ 180,000 | \$ 3,150,000 | \$ 3,600,000 | \$ 180,000 | 740 | 740 | NRFSLS | 7,398 m² |
| 27595 | 1/245 | Gladstone Road | Dandenong North | Adjustment - Objection/appeal | 01-Jul-2020 | \$ 155,000 | \$ 320,000 | \$ 16,000 | \$ 155,000 | \$ 300,000 | \$ 15,000 | 131 | 131 | RAFSLS | 0 m² |
| 27570 | 2/245 | Gladstone Road | Dandenong North | Adjustment - Objection/appeal | 01-Jul-2020 | \$ 160,000 | \$ 330,000 | \$ 16,500 | \$ 160,000 | \$ 300,000 | \$ 15,000 | 131 | 131 | RAFSLS | 0 m² |
| 27575 | 3/245 | Gladstone Road | Dandenong North | Adjustment - Objection/appeal | 01-Jul-2020 | \$ 160,000 | \$ 330,000 | \$ 16,500 | \$ 160,000 | \$ 300,000 | \$ 15,000 | 131 | 131 | RAFSLS | 0 m² |
| 275710 | 4/245 | Gladstone Road | Dandenong North | Adjustment - Objection/appeal | 01-Jul-2020 | \$ 155,000 | \$ 320,000 | \$ 16,000 | \$ 155,000 | \$ 300,000 | \$ 15,000 | 131 | 131 | RAFSLS | 0 m² |
| 275715 | 5/245 | Gladstone Road | Dandenong North | Adjustment - Objection/appeal | 01-Jul-2020 | \$ 160,000 | \$ 330,000 | \$ 16,500 | \$ 160,000 | \$ 300,000 | \$ 15,000 | 131 | 131 | RAFSLS | 0 m² |
| 27585 | 301 | Gladstone Road | Dandenong North | Change Of Rating Category | 01-Feb-2021 | \$ 2,550,000 | \$ 2,550,000 | \$ 127,500 | \$ 2,550,000 | \$ 2,550,000 | \$ 127,500 | 844 | 844 | NRFSLS-S20 | 9,058 m² |
| 27580 | 307 | Gladstone Road | Dandenong North | Change Of Rating Category | 01-Feb-2021 | \$ 4,770,000 | \$ 5,670,000 | \$ 283,500 | \$ 4,770,000 | \$ 5,670,000 | \$ 283,500 | 740 | 740 | NRFSLS | 16,010 m² |
| 27645 | 7 | Golding Court | Dandenong North | Change Of Rating Category | 01-Feb-2021 | \$ 2,200,000 | \$ 2,200,000 | \$ 110,000 | \$ 2,200,000 | \$ 2,200,000 | \$ 110,000 | 844 | 844 | NRFSLS-S20 | 5,321 m² |

ORDINARY COUNCIL MEETING - MINUTES

4.2.1 Supplementary Valuation Return 2021-4 and 2021-4A (Cont.)

Council Report
Supplementary Valuation
SV 2021-4A - 1 February 2021

| Property No. | Street No. | Street | Suburb | Supp Reason | Supp Effective Date | Current SV | Current CV | Current NAV | Pending Supp SV | Pending Supp CV | Pending Supp NAV | Prev AVPPC | New AVPPC | FSP/L | Land Area |
|--------------|------------|--------------------|-----------------|-------------------------------|---------------------|---------------|---------------|--------------|-----------------|-----------------|------------------|------------|-----------|-----------|------------|
| 276705 | 11479 | Heatherton Road | Dandenong North | Adjustment - Objection/appeal | 01-Jul-2020 | \$ 180,000 | \$ 340,000 | \$ 17,000 | \$ 180,000 | \$ 275,000 | \$ 13,750 | 131 | 131 | BAFSL | 0 m² |
| 276710 | 21479 | Heatherton Road | Dandenong North | Adjustment - Objection/appeal | 01-Jul-2020 | \$ 180,000 | \$ 340,000 | \$ 17,000 | \$ 180,000 | \$ 275,000 | \$ 13,750 | 131 | 131 | BAFSL | 0 m² |
| 276740 | 4 | Kingsl Way | Dandenong North | Change Of Rating Category | 01-Feb-2021 | \$ 2,600,000 | \$ 2,700,000 | \$ 135,000 | \$ 2,600,000 | \$ 2,700,000 | \$ 135,000 | 720.4 | 720.4 | NRFSL | 16,187 m² |
| 280480 | 70A | Melies Road | Dandenong North | Change Of Rating Category | 01-Feb-2021 | \$ 2,000,000 | \$ 2,250,000 | \$ 112,500 | \$ 2,000,000 | \$ 2,250,000 | \$ 112,500 | 712 | 712 | NRFSL | 4,459 m² |
| 280555 | 98-100 | Melies Road | Dandenong North | Change Of Rating Category | 01-Feb-2021 | \$ 710,000 | \$ 1,480,000 | \$ 74,000 | \$ 710,000 | \$ 1,480,000 | \$ 74,000 | 750 | 750 | NRFSL | 1,171 m² |
| 280755 | 36 | McIvor Circuit | Dandenong North | Change Of Rating Category | 01-Feb-2021 | \$ 1,750,000 | \$ 1,750,000 | \$ 87,500 | \$ 1,750,000 | \$ 1,750,000 | \$ 87,500 | 844 | 844 | NRFSL-S20 | 4,909 m² |
| 281280 | 41A | Mercers Avenue | Dandenong North | Change Of Rating Category | 01-Feb-2021 | \$ 4,850,000 | \$ 5,500,000 | \$ 275,000 | \$ 4,850,000 | \$ 5,500,000 | \$ 275,000 | 844 | 844 | NRFSL-S20 | 11,791 m² |
| 281895 | 1-7 | Milan Court | Dandenong North | Change Of Rating Category | 01-Feb-2021 | \$ 1,950,000 | \$ 2,250,000 | \$ 112,500 | \$ 1,950,000 | \$ 2,250,000 | \$ 112,500 | 712 | 712 | NRFSL | 6,216 m² |
| 282985 | 189 | Outlook Drive | Dandenong North | Change Of Rating Category | 01-Feb-2021 | \$ 5,000,000 | \$ 5,000,000 | \$ 250,000 | \$ 5,000,000 | \$ 5,000,000 | \$ 250,000 | 844 | 844 | NRFSL-S20 | 57,018 m² |
| 283345 | 255-265 | Outlook Drive | Dandenong North | Change Of Rating Category | 01-Feb-2021 | \$ 2,750,000 | \$ 3,000,000 | \$ 150,000 | \$ 2,750,000 | \$ 3,000,000 | \$ 150,000 | 740 | 740 | NRFSL | 6,796 m² |
| 283365 | 70 | Outlook Drive | Dandenong North | Change Of Rating Category | 01-Feb-2021 | \$ 620,000 | \$ 800,000 | \$ 40,000 | \$ 620,000 | \$ 800,000 | \$ 40,000 | 720.4 | 720.4 | NRFSL | 1,208 m² |
| 283710 | 11728 | Outlook Drive | Dandenong North | Adjustment - Objection/appeal | 01-Jul-2020 | \$ 260,000 | \$ 570,000 | \$ 28,500 | \$ 260,000 | \$ 450,000 | \$ 22,500 | 120.3 | 120 | BAFSL | 0 m² |
| 284845 | 20 | Prinan Street | Dandenong North | Change Of Rating Category | 01-Feb-2021 | \$ 1,750,000 | \$ 1,750,000 | \$ 87,500 | \$ 1,750,000 | \$ 1,750,000 | \$ 87,500 | 844 | 844 | NRFSL-S20 | 3,311 m² |
| 287835 | 270 | Stur Road | Dandenong North | Change Of Rating Category | 01-Feb-2021 | \$ 2,840,000 | \$ 11,370,000 | \$ 588,500 | \$ 2,840,000 | \$ 11,370,000 | \$ 588,500 | 820.4 | 820.4 | NRFSL | 221,403 m² |
| 289325 | B-13 | Thornhill Court | Dandenong North | Change Of Rating Category | 01-Feb-2021 | \$ 4,150,000 | \$ 4,150,000 | \$ 207,500 | \$ 4,150,000 | \$ 4,150,000 | \$ 207,500 | 844 | 844 | NRFSL-S20 | 10,289 m² |
| 291055 | 9 | Avilla Avenue | Dandenong | Change Of Rating Category | 01-Feb-2021 | \$ 480,000 | \$ 490,000 | \$ 25,000 | \$ 480,000 | \$ 480,000 | \$ 25,000 | 131 | 211.3 | BAFSL | 639 m² |
| 291220 | 16 | Avilla Avenue | Dandenong | Change Of Rating Category | 01-Feb-2021 | \$ 500,000 | \$ 520,000 | \$ 26,000 | \$ 500,000 | \$ 520,000 | \$ 26,000 | 110.5 | 110.5 | BAFSL | 660 m² |
| 291655 | 85 | Amberley Crescent | Dandenong South | Change Of Rating Category | 01-Feb-2021 | \$ 910,000 | \$ 910,000 | \$ 45,500 | \$ 910,000 | \$ 910,000 | \$ 45,500 | 844 | 844 | NRFSL-S20 | 2,759 m² |
| 293375 | 100-130 | Box Street | Dandenong | Change Of Rating Category | 01-Feb-2021 | \$ 21,000,000 | \$ 21,000,000 | \$ 1,050,000 | \$ 21,000,000 | \$ 21,000,000 | \$ 1,050,000 | 844 | 844 | NRFSL-S20 | 73,021 m² |
| 294905 | B-11 | Caroline Street | Dandenong | Change Of Rating Category | 01-Feb-2021 | \$ 26,250,000 | \$ 31,500,000 | \$ 1,575,000 | \$ 26,250,000 | \$ 31,500,000 | \$ 1,575,000 | 721.3 | 721.3 | NRFSL | 84,895 m² |
| 295350 | 95 | Clelland Street | Dandenong | Change Of Rating Category | 01-Feb-2021 | \$ 2,000,000 | \$ 2,000,000 | \$ 100,000 | \$ 2,000,000 | \$ 2,000,000 | \$ 100,000 | 844 | 844 | NRFSL-S20 | 3,875 m² |
| 295625 | 92 | Clelland Street | Dandenong | Adjustment - Objection/appeal | 01-Jul-2020 | \$ 710,000 | \$ 750,000 | \$ 37,500 | \$ 670,000 | \$ 700,000 | \$ 35,000 | 271.3 | 110 | BAFSL | 760 m² |
| 298365 | 7/57 | Cow Street | Dandenong | Adjustment - Objection/appeal | 01-Jul-2020 | \$ 75,000 | \$ 250,000 | \$ 12,500 | \$ 75,000 | \$ 235,000 | \$ 11,750 | 125.3 | 125 | BAFSL | 0 m² |
| 298795 | 117 | Cow Street | Dandenong | Change Of Rating Category | 01-Feb-2021 | \$ 19,000,000 | \$ 19,000,000 | \$ 950,000 | \$ 19,000,000 | \$ 19,000,000 | \$ 950,000 | 844 | 844 | NRFSL-S20 | 152,300 m² |
| 297525 | 223 | David Street | Dandenong | Change Of Rating Category | 01-Feb-2021 | \$ 480,000 | \$ 480,000 | \$ 24,000 | \$ 480,000 | \$ 480,000 | \$ 24,000 | 844 | 844 | NRFSL-S20 | 3,999 m² |
| 298080 | 194 | David Street | Dandenong | Change Of Rating Category | 01-Feb-2021 | \$ 750,000 | \$ 750,000 | \$ 37,500 | \$ 750,000 | \$ 750,000 | \$ 37,500 | 844 | 844 | NRFSL-S20 | 4,780 m² |
| 300510 | 160 | Foster Street | Dandenong | Change Of Rating Category | 01-Feb-2021 | \$ 5,200,000 | \$ 6,200,000 | \$ 310,000 | \$ 5,200,000 | \$ 6,200,000 | \$ 310,000 | 740 | 740 | NRFSL | 6,052 m² |
| 300545 | 184-186 | Foster Street East | Dandenong | Change Of Rating Category | 01-Feb-2021 | \$ 1,900,000 | \$ 1,860,000 | \$ 93,000 | \$ 1,190,000 | \$ 1,860,000 | \$ 93,000 | 750 | 750 | NRFSL-S20 | 2,788 m² |
| 300590 | 204 | Foster Street East | Dandenong | Change Of Rating Category | 01-Feb-2021 | \$ 770,000 | \$ 770,000 | \$ 38,500 | \$ 770,000 | \$ 770,000 | \$ 38,500 | 844 | 844 | NRFSL-S20 | 613 m² |
| 301610 | 41-75 | Gailestone Road | Dandenong | Change Of Rating Category | 01-Feb-2021 | \$ 11,000,000 | \$ 15,000,000 | \$ 750,000 | \$ 11,000,000 | \$ 15,000,000 | \$ 750,000 | 723.2 | 723.2 | NRFSL | 33,686 m² |

4.2.1 Supplementary Valuation Return 2021-4 and 2021-4A (Cont.)

Council Report
Supplementary Valuation
SV 2021-4A - 1 February 2021

| Property No. | Street No. | Street | Suburb | Supp Reason | Supp Effective Date | Current SV | Current CV | Current NAV | Pending Supp SV | Pending Supp CV | Pending Supp NAV | Prev AVPC | New AVPC | FSP/L | Land Area |
|--------------|------------|------------------|-----------------|-------------------------------|---------------------|---------------|---------------|-------------|-----------------|-----------------|------------------|-----------|----------|-----------|-----------|
| 301615 | 77 | Bladstone Road | Dandenong | Change Of Rating Category | 01-Feb-2021 | \$ 450,000 | \$ 540,000 | \$ 27,000 | \$ 450,000 | \$ 540,000 | \$ 27,000 | 742 | 742 | NRFSL | 643 m² |
| 301900 | 12 | Glennys Court | Dandenong | Adjustment - Objection/appeal | 01-Jul-2020 | \$ 550,000 | \$ 610,000 | \$ 30,500 | \$ 550,000 | \$ 670,000 | \$ 28,500 | 110.3 | 110.3 | RAFSL | 781 m² |
| 303000 | 1545 | Heatherton Road | Dandenong North | Adjustment - Objection/appeal | 01-Jul-2020 | \$ 440,000 | \$ 550,000 | \$ 27,500 | \$ 440,000 | \$ 460,000 | \$ 23,000 | 110.3 | 110.3 | RAFSL | 585 m² |
| 304300 | 1556-1582 | Heatherton Road | Dandenong | Change Of Rating Category | 01-Feb-2021 | \$ 12,000,000 | \$ 12,000,000 | \$ 600,000 | \$ 12,000,000 | \$ 12,000,000 | \$ 600,000 | 844 | 844 | NRFSL-S20 | 18,313 m² |
| 304900 | 17-19 | Herbert Street | Dandenong | Change Of Rating Category | 01-Feb-2021 | \$ 1,850,000 | \$ 2,750,000 | \$ 137,500 | \$ 1,850,000 | \$ 2,750,000 | \$ 137,500 | 740 | 740 | NRFSL | 3,489 m² |
| 305200 | 23 | Hopkins Street | Dandenong | Change Of Rating Category | 01-Feb-2021 | \$ 290,000 | \$ 430,000 | \$ 21,500 | \$ 290,000 | \$ 430,000 | \$ 21,500 | 740 | 740 | NRFSL | 248 m² |
| 305500 | 10 | Ingrids Street | Dandenong | Change Of Rating Category | 01-Feb-2021 | \$ 670,000 | \$ 930,000 | \$ 46,500 | \$ 670,000 | \$ 930,000 | \$ 46,500 | 712 | 712 | NRFSL | 1,017 m² |
| 308800 | 23-29 | James Street | Dandenong | Change Of Rating Category | 01-Feb-2021 | \$ 1,750,000 | \$ 2,300,000 | \$ 115,000 | \$ 1,750,000 | \$ 2,300,000 | \$ 115,000 | 740 | 740 | NRFSL | 3,550 m² |
| 307000 | 55-57 | James Street | Dandenong | Change Of Rating Category | 01-Feb-2021 | \$ 1,650,000 | \$ 1,900,000 | \$ 95,000 | \$ 1,650,000 | \$ 1,900,000 | \$ 95,000 | 740 | 740 | NRFSL | 0 m² |
| 307800 | 98-100 | James Street | Dandenong | Change Of Rating Category | 01-Feb-2021 | \$ 1,380,000 | \$ 2,100,000 | \$ 105,000 | \$ 1,380,000 | \$ 2,100,000 | \$ 105,000 | 740 | 740 | NRFSL | 3,028 m² |
| 308710 | 1/5 | King Street | Dandenong | Adjustment - Objection/appeal | 01-Jul-2020 | \$ 125,000 | \$ 280,000 | \$ 14,000 | \$ 125,000 | \$ 250,000 | \$ 12,500 | 125.3 | 125.3 | RAFSL | 0 m² |
| 308715 | 2/5 | King Street | Dandenong | Adjustment - Objection/appeal | 01-Jul-2020 | \$ 125,000 | \$ 280,000 | \$ 14,000 | \$ 125,000 | \$ 250,000 | \$ 12,500 | 125.3 | 125.3 | RAFSL | 0 m² |
| 308720 | 3/5 | King Street | Dandenong | Adjustment - Objection/appeal | 01-Jul-2020 | \$ 125,000 | \$ 280,000 | \$ 14,000 | \$ 125,000 | \$ 250,000 | \$ 12,500 | 125.3 | 125.3 | RAFSL | 0 m² |
| 308725 | 4/5 | King Street | Dandenong | Adjustment - Objection/appeal | 01-Jul-2020 | \$ 125,000 | \$ 280,000 | \$ 14,000 | \$ 125,000 | \$ 250,000 | \$ 12,500 | 125.3 | 125.3 | RAFSL | 0 m² |
| 309200 | 34 | King Street | Dandenong | Change Of Rating Category | 01-Feb-2021 | \$ 530,000 | \$ 650,000 | \$ 32,500 | \$ 530,000 | \$ 650,000 | \$ 32,500 | 781 | 781 | NRFSL | 638 m² |
| 310300 | 51 | Langborne Street | Dandenong | Change Of Rating Category | 01-Feb-2021 | \$ 1,700,000 | \$ 1,850,000 | \$ 92,500 | \$ 1,700,000 | \$ 1,850,000 | \$ 92,500 | 831 | 831 | NRFSL | 2,226 m² |
| 310305 | 55-59 | Langborne Street | Dandenong | Change Of Rating Category | 01-Feb-2021 | \$ 3,650,000 | \$ 4,050,000 | \$ 202,500 | \$ 3,650,000 | \$ 4,050,000 | \$ 202,500 | 740 | 740 | NRFSL | 6,726 m² |
| 310700 | 224 | Langborne Street | Dandenong | Adjustment - Objection/appeal | 01-Jul-2020 | \$ 440,000 | \$ 740,000 | \$ 46,400 | \$ 440,000 | \$ 860,000 | \$ 40,000 | 220.1 | 220.1 | RAFSL | 0 m² |
| 310710 | 324 | Langborne Street | Dandenong | Adjustment - Objection/appeal | 01-Jul-2020 | \$ 440,000 | \$ 740,000 | \$ 46,400 | \$ 440,000 | \$ 860,000 | \$ 40,000 | 210.4 | 210.4 | RAFSL | 0 m² |
| 311000 | 7 | Leonard Street | Dandenong | Change Of Rating Category | 01-Feb-2021 | \$ 170,000 | \$ 300,000 | \$ 15,000 | \$ 170,000 | \$ 300,000 | \$ 15,000 | 110.3 | 110.3 | RAFSL | 186 m² |
| 311040 | 9 | Leonard Street | Dandenong | Change Of Rating Category | 01-Feb-2021 | \$ 170,000 | \$ 270,000 | \$ 13,500 | \$ 170,000 | \$ 270,000 | \$ 13,500 | 120.6 | 120.6 | RAFSL | 186 m² |
| 312800 | 5/1 | Market Street | Dandenong | Adjustment - Objection/appeal | 01-Jul-2020 | \$ 110,000 | \$ 250,000 | \$ 12,500 | \$ 110,000 | \$ 210,000 | \$ 10,500 | 125.3 | 125.3 | RAFSL | 0 m² |
| 312870 | 6/1 | Market Street | Dandenong | Adjustment - Objection/appeal | 01-Jul-2020 | \$ 125,000 | \$ 280,000 | \$ 14,000 | \$ 125,000 | \$ 250,000 | \$ 12,500 | 125.3 | 125.3 | RAFSL | 0 m² |
| 312875 | 7/1 | Market Street | Dandenong | Adjustment - Objection/appeal | 01-Jul-2020 | \$ 125,000 | \$ 280,000 | \$ 14,000 | \$ 125,000 | \$ 250,000 | \$ 12,500 | 125.3 | 125.3 | RAFSL | 0 m² |
| 312880 | 8/1 | Market Street | Dandenong | Adjustment - Objection/appeal | 01-Jul-2020 | \$ 110,000 | \$ 250,000 | \$ 12,500 | \$ 110,000 | \$ 210,000 | \$ 10,500 | 125.3 | 125.3 | RAFSL | 0 m² |
| 312885 | 9/1 | Market Street | Dandenong | Adjustment - Objection/appeal | 01-Jul-2020 | \$ 125,000 | \$ 280,000 | \$ 14,000 | \$ 125,000 | \$ 250,000 | \$ 12,500 | 125.3 | 125.3 | RAFSL | 0 m² |
| 312890 | 10/1 | Market Street | Dandenong | Adjustment - Objection/appeal | 01-Jul-2020 | \$ 125,000 | \$ 280,000 | \$ 14,000 | \$ 125,000 | \$ 250,000 | \$ 12,500 | 125.3 | 125.3 | RAFSL | 0 m² |
| 312895 | 11/1 | Market Street | Dandenong | Adjustment - Objection/appeal | 01-Jul-2020 | \$ 125,000 | \$ 280,000 | \$ 14,000 | \$ 125,000 | \$ 250,000 | \$ 12,500 | 125.3 | 125.3 | RAFSL | 0 m² |
| 312900 | 12/1 | Market Street | Dandenong | Adjustment - Objection/appeal | 01-Jul-2020 | \$ 125,000 | \$ 280,000 | \$ 14,000 | \$ 125,000 | \$ 250,000 | \$ 12,500 | 125.3 | 125.3 | RAFSL | 0 m² |
| 312905 | 13 | Market Street | Dandenong | Change Of Rating Category | 01-Feb-2021 | \$ 880,000 | \$ 1,080,000 | \$ 54,000 | \$ 880,000 | \$ 1,080,000 | \$ 54,000 | 715 | 715 | NRFSL | 1,114 m² |
| 313700 | 77-81 | McCree Street | Dandenong | Change Of Rating Category | 01-Feb-2021 | \$ 8,300,000 | \$ 8,300,000 | \$ 415,000 | \$ 8,300,000 | \$ 8,300,000 | \$ 415,000 | 725.2 | 725.2 | NRFSL | 16,541 m² |
| 314300 | 66 | McCree Street | Dandenong | Change Of Rating Category | 01-Feb-2021 | \$ 1,340,000 | \$ 1,550,000 | \$ 77,500 | \$ 1,340,000 | \$ 1,550,000 | \$ 77,500 | 831 | 831 | NRFSL | 1,852 m² |

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ORDINARY COUNCIL MEETING - MINUTES

4.2.1 Supplementary Valuation Return 2021-4 and 2021-4A (Cont.)

Council Report
Supplementary Valuation
SV 2021-4A - 1 February 2021

| Property No. | Street No. | Street | Suburb | Supp Reason | Supp Effective Date | Current SV | Current CV | Current NAV | Pending Supp SV | Pending Supp CV | Pending Supp NAV | Prev AVCC | New AVCC | FSP | Land Area |
|--------------|------------|------------------|-----------------|------------------------------|---------------------|------------|------------|-------------|-----------------|-----------------|------------------|-----------|----------|-----------|------------|
| 316760 | b-11 | Paterson Street | Dandenong | Change Of Rating Category | 01-Feb-2021 | 700,000 | 720,000 | 41,100 | 700,000 | 720,000 | 41,100 | 740 | 740 | NRFSL | 1,448 m² |
| 317050 | 4 | Plunkett Road | Dandenong | Change Of Rating Category | 01-Feb-2021 | 560,000 | 810,000 | 40,500 | 560,000 | 810,000 | 40,500 | 284 | 310.4 | BAFSL | 846 m² |
| 317070 | 10-12 | Plunkett Road | Dandenong | Change Of Rating Category | 01-Feb-2021 | 1,000,000 | 1,460,000 | 86,900 | 1,000,000 | 1,460,000 | 86,900 | 284 | 320 | BAFSL | 2,469 m² |
| 317340 | 67 | Power Street | Dandenong | Change Of Rating Category | 01-Feb-2021 | 470,000 | 640,000 | 32,000 | 470,000 | 640,000 | 32,000 | 742 | 742 | NRFSL | 619 m² |
| 318585 | 120 | Princes Highway | Dandenong | Change Of Rating Category | 01-Feb-2021 | 1,850,000 | 2,800,000 | 140,000 | 1,850,000 | 2,800,000 | 140,000 | 150.1 | 220 | BAFSL | 4,743 m² |
| 318890 | 4250-206 | Princes Highway | Dandenong | AVCC Change by Occupancy | 01-Feb-2021 | 305,000 | 880,000 | 60,000 | 305,000 | 880,000 | 60,000 | 210.1 | 310 | BAFSL | 0 m² |
| 319320 | 174 | Lonsdale Street | Dandenong | Change Of Rating Category | 01-Feb-2021 | 17,540,000 | 17,540,000 | 877,000 | 17,540,000 | 17,540,000 | 877,000 | 844 | 844 | NRFSL-S20 | 69,971 m² |
| 321345 | 38 | Stimpson Drive | Dandenong North | Change Of Rating Category | 01-Feb-2021 | 1,500,000 | 1,500,000 | 75,000 | 1,500,000 | 1,500,000 | 75,000 | 844 | 844 | NRFSL-S20 | 3,190 m² |
| 321705 | 11 | Southlean Street | Dandenong | Change Of Rating Category | 01-Feb-2021 | 280,000 | 320,000 | 16,000 | 280,000 | 320,000 | 16,000 | 742 | 742 | NRFSL | 0 m² |
| 321735 | 12 | Stuart Street | Dandenong | Change Of Rating Category | 01-Feb-2021 | 640,000 | 640,000 | 32,000 | 640,000 | 640,000 | 32,000 | 844 | 844 | NRFSL-S20 | 613 m² |
| 321740 | 14 | Stuart Street | Dandenong | Change Of Rating Category | 01-Feb-2021 | 630,000 | 630,000 | 31,500 | 630,000 | 630,000 | 31,500 | 844 | 844 | NRFSL-S20 | 613 m² |
| 321745 | 16 | Stuart Street | Dandenong | Change Of Rating Category | 01-Feb-2021 | 1,420,000 | 1,420,000 | 71,000 | 1,420,000 | 1,420,000 | 71,000 | 844 | 844 | NRFSL-S20 | 1,594 m² |
| 323190 | 62 | Stur Road | Dandenong | Change Of Rating Category | 01-Feb-2021 | 590,000 | 750,000 | 37,500 | 590,000 | 750,000 | 37,500 | 715 | 713 | NRFSL | 823 m² |
| 324655 | 21 | Troyn Street | Dandenong | Change Of Rating Category | 01-Feb-2021 | 10,500,000 | 11,000,000 | 550,000 | 10,500,000 | 11,000,000 | 550,000 | 844 | 844 | NRFSL-S20 | 63,648 m² |
| 326520 | 7 | Wilson Street | Dandenong | Change Of Rating Category | 01-Feb-2021 | 630,000 | 800,000 | 40,000 | 630,000 | 800,000 | 40,000 | 742 | 742 | NRFSL | 1,240 m² |
| 327355 | b-22 | Alexander Avenue | Dandenong | Change Of Rating Category | 01-Feb-2021 | 9,200,000 | 9,500,000 | 475,000 | 9,200,000 | 9,500,000 | 475,000 | 844 | 844 | NRFSL-S20 | 154,433 m² |
| 329435 | b-20 | Bennet Street | Dandenong | Change Of Rating Category | 01-Feb-2021 | 9,800,000 | 9,800,000 | 495,000 | 9,800,000 | 9,800,000 | 495,000 | 844 | 844 | NRFSL-S20 | 263,004 m² |
| 329470 | 48 | Bennet Street | Dandenong | AVCC Change by Occupancy | 01-Feb-2021 | 770,000 | 770,000 | 38,900 | 770,000 | 770,000 | 38,900 | 284 | 321.3 | BAFSL | 1,036 m² |
| 332750 | 21-23 | Garbarr Avenue | Dandenong | Change Of Rating Category | 01-Feb-2021 | 950,000 | 1,120,000 | 56,000 | 950,000 | 1,120,000 | 56,000 | 712 | 712 | NRFSL | 1,847 m² |
| 333450 | 741 | Chumder Road | Noble Park | Adjustment - Obsolete/inegal | 01-Jun-2020 | 155,000 | 400,000 | 20,000 | 155,000 | 380,000 | 19,000 | 120.3 | 120 | BAFSL | 0 m² |
| 334470 | 33 | Cheltenham Road | Dandenong | Change Of Rating Category | 01-Feb-2021 | 185,000 | 390,000 | 19,500 | 185,000 | 390,000 | 19,500 | 310.3 | 210.3 | BAFSL | 0 m² |
| 334755 | 6188-191 | Cheltenham Road | Keilorborough | Change Of Rating Category | 01-Feb-2021 | 191,000 | 450,000 | 24,200 | 191,000 | 460,000 | 24,200 | 210.3 | 310.5 | BAFSL | 0 m² |
| 334795 | 14189A-191 | Cheltenham Road | Keilorborough | Change Of Rating Category | 01-Feb-2021 | 404,000 | 860,000 | 51,200 | 404,000 | 860,000 | 51,200 | 310.5 | 210.3 | BAFSL | 0 m² |
| 334805 | 197 | Cheltenham Road | Keilorborough | Change Of Rating Category | 01-Feb-2021 | 760,000 | 760,000 | 38,000 | 760,000 | 760,000 | 38,000 | 210.7 | 300 | BAFSL | 1,082 m² |
| 334810 | 199 | Cheltenham Road | Keilorborough | Change Of Rating Category | 01-Feb-2021 | 760,000 | 760,000 | 38,000 | 760,000 | 760,000 | 38,000 | 284 | 300 | BAFSL | 1,003 m² |
| 335385 | 2 | Crest Court | Noble Park | Change Of Rating Category | 01-Feb-2021 | 710,000 | 710,000 | 35,500 | 710,000 | 710,000 | 35,500 | 844 | 844 | NRFSL-S20 | 1,069 m² |
| 336950 | 45 | Dalrymple Street | Dandenong | Change Of Rating Category | 01-Feb-2021 | 540,000 | 580,000 | 29,000 | 540,000 | 580,000 | 29,000 | 742 | 742 | NRFSL | 686 m² |
| 337505 | 90 | Dandenong Street | Dandenong | Change Of Rating Category | 01-Feb-2021 | 694,000 | 690,000 | 43,600 | 694,000 | 690,000 | 43,600 | 740 | 740 | NRFSL | 1,621 m² |
| 337600 | 27-35 | Dawn Avenue | Dandenong | Change Of Rating Category | 01-Feb-2021 | 510,000 | 510,000 | 25,500 | 510,000 | 510,000 | 25,500 | 844 | 844 | NRFSL-S20 | 629 m² |
| 339290 | 28 | Egan Road | Dandenong | Change Of Rating Category | 01-Feb-2021 | 633,000 | 530,000 | 26,500 | 633,000 | 530,000 | 26,500 | 740 | 740 | BAFSL | 774 m² |

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ORDINARY COUNCIL MEETING - MINUTES

4.2.1 Supplementary Valuation Return 2021-4 and 2021-4A (Cont.)

Council Report
Supplementary Valuation
SV 2021-4A - 1 February 2021

| Property No. | Street No. | Street | Suburb | Supp Reason | Supp Effective Date | Current SV | Current CV | Current NAV | Pending Supp SV | Pending Supp CV | Pending Supp NAV | Prev AVPC | New AVPC | FSP | Land Area |
|--------------|------------|--------------------------|-----------------|-------------------------------|---------------------|--------------|--------------|-------------|-----------------|-----------------|------------------|-----------|----------|-----------|------------|
| 340235 | 5-7 | Fifth Avenue | Dandenong | Change Of Rating Category | 01-Feb-2021 | \$ 810,000 | \$ 1,060,000 | \$ 53,000 | \$ 810,000 | \$ 1,060,000 | \$ 53,000 | 715 | 715 | NRFSL | 1,379 m² |
| 341370 | 146-148 | Frankston Dandenong Road | Dandenong South | Change Of Rating Category | 01-Feb-2021 | \$ 609,000 | \$ 730,000 | \$ 56,800 | \$ 609,000 | \$ 730,000 | \$ 56,800 | 215 | 320 | BAFSL | 0 m² |
| 342200 | 13 | Goodman Drive | Noble Park | Change Of Rating Category | 01-Feb-2021 | \$ 1,500,000 | \$ 1,500,000 | \$ 75,000 | \$ 1,500,000 | \$ 1,500,000 | \$ 75,000 | 844 | 844 | NRFSL-S20 | 3,038 m² |
| 342865 | 86 | Goodman Drive | Noble Park | Change Of Rating Category | 01-Feb-2021 | \$ 1,480,000 | \$ 1,480,000 | \$ 74,000 | \$ 1,480,000 | \$ 1,480,000 | \$ 74,000 | 844 | 844 | NRFSL-S20 | 2,940 m² |
| 343045 | 305-311 | Greens Road | Keilorborough | Change Of Rating Category | 01-Feb-2021 | \$ 4,590,000 | \$ 4,590,000 | \$ 229,500 | \$ 4,590,000 | \$ 4,590,000 | \$ 229,500 | 117 | 303 | BAFSL | 20,000 m² |
| 343060 | 329-335 | Greens Road | Keilorborough | Change Of Rating Category | 01-Feb-2021 | \$ 1,845,000 | \$ 2,490,000 | \$ 122,950 | \$ 1,845,000 | \$ 2,490,000 | \$ 122,950 | 740 | 740 | NRFSL | 20,000 m² |
| 343065 | 337-343 | Greens Road | Keilorborough | Change Of Rating Category | 01-Feb-2021 | \$ 1,880,000 | \$ 1,880,000 | \$ 94,000 | \$ 1,880,000 | \$ 1,880,000 | \$ 94,000 | 740 | 740 | NRFSL | 20,300 m² |
| 343315 | 3 | Heldens Street | Keilorborough | Change Of Rating Category | 01-Feb-2021 | \$ 1,440,000 | \$ 1,440,000 | \$ 72,000 | \$ 1,440,000 | \$ 1,440,000 | \$ 72,000 | 844 | 844 | NRFSL-S20 | 2,854 m² |
| 344415 | 66 | Hammond Road | Dandenong | Change Of Rating Category | 01-Feb-2021 | \$ 1,050,000 | \$ 1,200,000 | \$ 60,000 | \$ 1,050,000 | \$ 1,200,000 | \$ 60,000 | 700 | 700 | NRFSL-S20 | 2,174 m² |
| 347420 | 24-28 | Hulton Street | Dandenong | Change Of Rating Category | 01-Feb-2021 | \$ 1,060,000 | \$ 1,320,000 | \$ 66,000 | \$ 1,060,000 | \$ 1,320,000 | \$ 66,000 | 740 | 740 | NRFSL | 1,620 m² |
| 347450 | 38-40 | Hulton Street | Dandenong | Change Of Rating Category | 01-Feb-2021 | \$ 600,000 | \$ 910,000 | \$ 58,900 | \$ 600,000 | \$ 910,000 | \$ 58,900 | 741 | 741 | NRFSL | 1,056 m² |
| 348425 | 31A | Jeffie Street | Noble Park | Change Of Rating Category | 01-Feb-2021 | \$ 1,900,000 | \$ 2,450,000 | \$ 122,500 | \$ 1,900,000 | \$ 2,450,000 | \$ 122,500 | 720.5 | 720.5 | NRFSL | 4,862 m² |
| 349715 | 44 | Kenning Crescent | Dandenong | Change Of Rating Category | 01-Feb-2021 | \$ 470,000 | \$ 470,000 | \$ 23,500 | \$ 470,000 | \$ 470,000 | \$ 23,500 | 844 | 844 | NRFSL-S20 | 607 m² |
| 350560 | 39 | King George Parade | Dandenong | Adjustment - Objection/appeal | 01-Jul-2020 | \$ 740,000 | \$ 930,000 | \$ 46,500 | \$ 760,000 | \$ 960,000 | \$ 47,500 | 110.3 | 110 | BAFSL | 1,114 m² |
| 351845 | 164 | Kirkham Road | Dandenong | Change Of Rating Category | 01-Feb-2021 | \$ 1,850,000 | \$ 2,450,000 | \$ 122,500 | \$ 1,850,000 | \$ 2,450,000 | \$ 122,500 | 740 | 740 | NRFSL | 5,814 m² |
| 353325 | 186A | Legra Avenue | Noble Park | Change Of Rating Category | 01-Feb-2021 | \$ 460,000 | \$ 460,000 | \$ 23,000 | \$ 460,000 | \$ 460,000 | \$ 23,000 | 844 | 844 | NRFSL-S20 | 504 m² |
| 355720 | L-3 | Maion Street | Dandenong | Change Of Rating Category | 01-Feb-2021 | \$ 1,180,000 | \$ 1,180,000 | \$ 59,000 | \$ 1,180,000 | \$ 1,180,000 | \$ 59,000 | 280 | 280 | NRFSL | 2,094 m² |
| 355890 | 2-8 | Maurice Street | Dandenong | Change Of Rating Category | 01-Feb-2021 | \$ 1,310,000 | \$ 1,650,000 | \$ 82,500 | \$ 1,310,000 | \$ 1,650,000 | \$ 82,500 | 740 | 740 | NRFSL | 3,010 m² |
| 355775 | 10 | Maxwell Court | Noble Park | Change Of Rating Category | 01-Feb-2021 | \$ 1,340,000 | \$ 1,340,000 | \$ 67,000 | \$ 1,340,000 | \$ 1,340,000 | \$ 67,000 | 844 | 844 | NRFSL-S20 | 5,163 m² |
| 356770 | L-3 | Monwell Avenue | Dandenong | Change Of Rating Category | 01-Feb-2021 | \$ 750,000 | \$ 2,450,000 | \$ 122,500 | \$ 750,000 | \$ 2,450,000 | \$ 122,500 | 740 | 740 | NRFSL | 1,156 m² |
| 356960 | 2A | Monwell Avenue | Dandenong | Change Of Rating Category | 01-Feb-2021 | \$ 1,420,000 | \$ 1,420,000 | \$ 71,000 | \$ 1,420,000 | \$ 1,420,000 | \$ 71,000 | 844 | 844 | NRFSL-S20 | 4,173 m² |
| 358125 | 1 | Parsons Road | Keilorborough | Change Of Rating Category | 01-Feb-2021 | \$ 810,000 | \$ 810,000 | \$ 40,500 | \$ 810,000 | \$ 810,000 | \$ 40,500 | 844 | 844 | NRFSL-S20 | 1,400 m² |
| 360220 | 61 | Potter Street | Dandenong | Change Of Rating Category | 01-Feb-2021 | \$ 1,450,000 | \$ 1,600,000 | \$ 80,000 | \$ 1,450,000 | \$ 1,600,000 | \$ 80,000 | 740 | 740 | NRFSL | 3,029 m² |
| 360225 | 53 | Potter Street | Dandenong | Change Of Rating Category | 01-Feb-2021 | \$ 540,000 | \$ 770,000 | \$ 38,500 | \$ 540,000 | \$ 770,000 | \$ 38,500 | 742 | 742 | NRFSL | 603 m² |
| 361275 | 161A | Princes Highway | Dandenong | Change Of Rating Category | 01-Feb-2021 | \$ 9,200,000 | \$ 9,400,000 | \$ 470,000 | \$ 9,200,000 | \$ 9,400,000 | \$ 470,000 | 844 | 844 | NRFSL-S20 | 391,104 m² |
| 364705 | 10 | Rylands Road | Dandenong | Change Of Rating Category | 01-Feb-2021 | \$ 2,000,000 | \$ 2,000,000 | \$ 100,000 | \$ 2,000,000 | \$ 2,000,000 | \$ 100,000 | 844 | 844 | NRFSL-S20 | 6,540 m² |
| 368175 | 2A | Southbourne Avenue | Dandenong | Change Of Rating Category | 01-Feb-2021 | \$ 440,000 | \$ 440,000 | \$ 22,000 | \$ 440,000 | \$ 440,000 | \$ 22,000 | 844 | 844 | NRFSL-S20 | 1,779 m² |
| 368315 | 8 | Springdale Crescent | Keilorborough | Change Of Rating Category | 01-Feb-2021 | \$ 1,390,000 | \$ 1,700,000 | \$ 85,000 | \$ 1,390,000 | \$ 1,700,000 | \$ 85,000 | 720.4 | 720.4 | NRFSL | 2,479 m² |
| 371960 | 66 | Wama Avenue | Dandenong | Change Of Rating Category | 01-Feb-2021 | \$ 125,000 | \$ 125,000 | \$ 6,250 | \$ 125,000 | \$ 125,000 | \$ 6,250 | 844 | 844 | NRFSL-S20 | 271 m² |
| 372180 | 113 | Womens Avenue | Keilorborough | Adjustment - Objection/appeal | 01-Jul-2020 | \$ 370,000 | \$ 370,000 | \$ 18,500 | \$ 270,000 | \$ 345,000 | \$ 17,250 | 131 | 131 | BAFSL | 0 m² |

ORDINARY COUNCIL MEETING - MINUTES

4.2.1 Supplementary Valuation Return 2021-4 and 2021-4A (Cont.)

Council Report
Supplementary Valuation
SV 2021-4A - 17 February 2021

| Property No. | Street No. | Street | Suburb | Supp Reason | Supp Effective Date | Current SV | Current CV | Current NAV | Pending Supp SV | Pending Supp CV | Pending Supp NAV | Prev AVPC | New AVPC | FSP | Land Area |
|--------------|----------------|--------------------------|------------------|-------------------------------|---------------------|---------------|---------------|-------------|-----------------|-----------------|------------------|-----------|----------|----------|------------|
| 372280 | 10-14 | Woomera Avenue | Kewborough | Change Of Rating Category | 01-Feb-2021 | \$ 1,550,000 | \$ 1,550,000 | \$ 77,500 | \$ 1,550,000 | \$ 1,550,000 | \$ 77,500 | 844 | 844 | NRFSLS20 | 3,457 m² |
| 373630 | 19/21-1-303 | Frankston Dandenong Road | Dandenong South | Change Of Rating Category | 01-Feb-2021 | \$ 2,078,000 | \$ 4,430,000 | \$ 307,000 | \$ 2,078,000 | \$ 4,430,000 | \$ 307,000 | 310.5 | 310.5 | BAFSL | 0 m² |
| 373700 | 493-497 | Frankston Dandenong Road | Dandenong South | Adjustment - Objection/appeal | 01-Jul-2020 | \$ 5,090,000 | \$ 5,090,000 | \$ 254,500 | \$ 4,830,000 | \$ 4,280,000 | \$ 214,000 | 118 | 118 | BAFSL | 17,030 m² |
| 375095 | 1 | Jayne Court | Dandenong South | Change Of Rating Category | 01-Feb-2021 | \$ 630,000 | \$ 720,000 | \$ 36,000 | \$ 630,000 | \$ 720,000 | \$ 36,000 | 740 | 740 | NRFSLS | 1,516 m² |
| 377430 | 1A | Stanley Road | Kewborough | Change Of Rating Category | 01-Feb-2021 | \$ 240,000 | \$ 240,000 | \$ 12,000 | \$ 240,000 | \$ 240,000 | \$ 12,000 | 844 | 844 | NRFSLS20 | 987 m² |
| 378995 | 23 | Woomera Avenue | Kewborough | Adjustment - Objection/appeal | 01-Jul-2020 | \$ 330,000 | \$ 490,000 | \$ 22,500 | \$ 330,000 | \$ 395,000 | \$ 19,750 | 131 | 131 | BAFSL | 0 m² |
| 381165 | 33-45 | Hillm Valley Road | Dandenong South | Change Of Rating Category | 01-Feb-2021 | \$ 1,050,000 | \$ 1,050,000 | \$ 52,500 | \$ 1,050,000 | \$ 1,050,000 | \$ 52,500 | 844 | 844 | NRFSLS20 | 18,400 m² |
| 381300 | 2/29 | Windsor Avenue | Springvale | Adjustment - Objection/appeal | 01-Jul-2020 | \$ 270,000 | \$ 390,000 | \$ 19,500 | \$ 215,000 | \$ 275,000 | \$ 15,400 | 220.1 | 220.1 | BAFSL | 0 m² |
| 382275 | 147A | Brady Road | Dandenong North | Change Of Rating Category | 01-Feb-2021 | \$ 710,000 | \$ 710,000 | \$ 35,500 | \$ 710,000 | \$ 710,000 | \$ 35,500 | 844 | 844 | NRFSLS20 | 4,527 m² |
| 383885 | B-12 | Dalgety Street | Dandenong | Change Of Rating Category | 01-Feb-2021 | \$ 1,550,000 | \$ 2,150,000 | \$ 107,500 | \$ 1,550,000 | \$ 2,150,000 | \$ 107,500 | 740 | 740 | NRFSLS | 3,306 m² |
| 384565 | 2/12 | St Johns Avenue | Springvale | Adjustment - Objection/appeal | 01-Jul-2020 | \$ 970,000 | \$ 970,000 | \$ 48,500 | \$ - | \$ - | \$ - | 131 | 10 | NRNL | 0 m² |
| 384935 | 139-145 | David Street | Dandenong | Change Of Rating Category | 01-Feb-2021 | \$ 2,400,000 | \$ 3,150,000 | \$ 157,500 | \$ 2,400,000 | \$ 3,150,000 | \$ 157,500 | 740 | 740 | NRFSLS | 6,222 m² |
| 385025 | B1-83 | Hermes Way | Dandenong North | Change Of Rating Category | 01-Feb-2021 | \$ 365,000 | \$ 365,000 | \$ 17,750 | \$ 365,000 | \$ 365,000 | \$ 17,750 | 844 | 844 | NRFSLS20 | 1,310 m² |
| 385690 | 62-88 | Hermes Way | Dandenong North | Change Of Rating Category | 01-Feb-2021 | \$ 650,000 | \$ 650,000 | \$ 32,500 | \$ 650,000 | \$ 650,000 | \$ 32,500 | 844 | 844 | NRFSLS20 | 1,201 m² |
| 385950 | B5-61 | Thomas Street | Noble Park | Change Of Rating Category | 01-Feb-2021 | \$ 1,060,000 | \$ 1,060,000 | \$ 53,000 | \$ 1,060,000 | \$ 1,060,000 | \$ 53,000 | 844 | 844 | NRFSLS20 | 1,659 m² |
| 386375 | 1472-1478 | Heatherton Road | Dandenong | Change Of Rating Category | 01-Feb-2021 | \$ 1,170,000 | \$ 1,800,000 | \$ 90,000 | \$ 1,170,000 | \$ 1,800,000 | \$ 90,000 | 740 | 740 | NRFSLS | 2,528 m² |
| 387820 | 2 | Paichall Road | Dandenong | Change Of Rating Category | 01-Feb-2021 | \$ 3,700,000 | \$ 3,700,000 | \$ 185,000 | \$ 3,700,000 | \$ 3,700,000 | \$ 185,000 | 844 | 844 | NRFSLS20 | 9,242 m² |
| 387835 | 13 | Hermes Way | Dandenong North | Change Of Rating Category | 01-Feb-2021 | \$ 1,000,000 | \$ 1,000,000 | \$ 50,000 | \$ 1,000,000 | \$ 1,000,000 | \$ 50,000 | 844 | 844 | NRFSLS20 | 2,678 m² |
| 388355 | 17-19 | Namur Street | Noble Park | Change Of Rating Category | 01-Feb-2021 | \$ 1,750,000 | \$ 1,750,000 | \$ 87,500 | \$ 1,750,000 | \$ 1,750,000 | \$ 87,500 | 844 | 844 | NRFSLS20 | 3,504 m² |
| 388425 | 96 | Remington Drive | Dandenong South | Change Of Rating Category | 01-Feb-2021 | \$ 30,000 | \$ 30,000 | \$ 1,500 | \$ 30,000 | \$ 30,000 | \$ 1,500 | 844 | 844 | NRFSLS20 | 247 m² |
| 390705 | 165-222 | Crike Road | Springvale South | Change Of Rating Category | 01-Feb-2021 | \$ 100,000 | \$ 100,000 | \$ 5,000 | \$ 100,000 | \$ 100,000 | \$ 5,000 | 482 | 482 | BAFSL | 254,500 m² |
| 391365 | 3 | Albert Avenue | Springvale | Change Of Rating Category | 01-Feb-2021 | \$ 660,000 | \$ 890,000 | \$ 42,500 | \$ 660,000 | \$ 860,000 | \$ 42,800 | 742 | 742 | NRFSLS | 450 m² |
| 391385 | 3 | Albert Avenue | Springvale | Change Of Rating Category | 01-Feb-2021 | \$ 2,400,000 | \$ 2,550,000 | \$ 127,500 | \$ 2,400,000 | \$ 2,550,000 | \$ 127,500 | 740 | 740 | NRFSLS | 2,845 m² |
| 391435 | Suffix B, B/2A | Westall Road | Springvale | Adjustment - Objection/appeal | 01-Jul-2020 | \$ 166,000 | \$ 770,000 | \$ 41,800 | \$ 166,000 | \$ 730,000 | \$ 39,000 | 310.5 | 310.5 | BAFSL | 0 m² |
| 391465 | Suffix C, C/2A | Westall Road | Springvale | Adjustment - Objection/appeal | 01-Jul-2020 | \$ 202,000 | \$ 930,000 | \$ 50,700 | \$ 202,000 | \$ 870,000 | \$ 45,000 | 310.5 | 310.5 | BAFSL | 0 m² |
| 393040 | 62 | Ventura Place | Dandenong South | Change Of Rating Category | 01-Feb-2021 | \$ 1,360,000 | \$ 1,360,000 | \$ 69,500 | \$ 1,360,000 | \$ 1,360,000 | \$ 69,500 | 844 | 844 | NRFSLS20 | 1,875 m² |
| 394375 | 2A | Springfield Road | Springvale South | Change Of Rating Category | 01-Feb-2021 | \$ 80,000 | \$ 80,000 | \$ 4,000 | \$ 80,000 | \$ 80,000 | \$ 4,000 | 844 | 844 | NRFSLS20 | 189 m² |
| 403265 | 176-188 | Cleland Street | Dandenong | Change Of Rating Category | 01-Feb-2021 | \$ 19,030,000 | \$ 19,030,000 | \$ 951,500 | \$ 19,030,000 | \$ 19,030,000 | \$ 951,500 | 844 | 844 | NRFSLS20 | 84,699 m² |
| 404455 | 19A | Broadax Street | Noble Park | Change Of Rating Category | 01-Feb-2021 | \$ 360,000 | \$ 360,000 | \$ 19,000 | \$ 360,000 | \$ 360,000 | \$ 19,000 | 844 | 844 | NRFSLS20 | 1,556 m² |
| 404485 | 206 | Foster Street East | Dandenong | Change Of Rating Category | 01-Feb-2021 | \$ 550,000 | \$ 550,000 | \$ 27,500 | \$ 550,000 | \$ 550,000 | \$ 27,500 | 844 | 844 | NRFSLS20 | 668 m² |

ORDINARY COUNCIL MEETING - MINUTES

4.2.1 Supplementary Valuation Return 2021-4 and 2021-4A (Cont.)

Council Report
Supplementary Valuation
SV 2021-4A - 1 February 2021

| Property No. | Street No. | Street | Suburb | Supp Reason | Supp Effective Date | Current SV | Current CV | Current NAV | Pending Supp SV | Pending Supp CV | Pending Supp NAV | Prev AVPC | New AVPC | FSP | Land Area |
|--------------|------------|-------------------------|-----------------|---|---------------------|--------------|--------------|-------------|-----------------|-----------------|------------------|-----------|----------|----------|-----------|
| 404820 | 148-150 | Brady Road | Dandenong North | Change Of Rating Category | 01-Feb-2021 | \$ 420,000 | \$ 420,000 | \$ 21,000 | \$ 420,000 | \$ 420,000 | \$ 21,000 | 844 | 844 | NRFSLS20 | 2,627 m² |
| 404885 | 198-206 | Perry Road | Keewborough | Change Of Rating Category | 01-Feb-2021 | \$ 1,810,000 | \$ 4,190,000 | \$ 209,500 | \$ 1,810,000 | \$ 4,190,000 | \$ 209,500 | 740 | 740 | NRFSL | 21,550 m² |
| 409500 | 88-90 | Monash Drive | Dandenong South | Change Of Rating Category | 01-Feb-2021 | \$ 2,030,000 | \$ 2,030,000 | \$ 101,500 | \$ 2,030,000 | \$ 2,030,000 | \$ 101,500 | 844 | 844 | NRFSLS20 | 2,520 m² |
| 413140 | 1E | Moisha Circuit | Springvale | Change Of Rating Category | 01-Feb-2021 | \$ 2,150,000 | \$ 2,150,000 | \$ 107,500 | \$ 2,150,000 | \$ 2,150,000 | \$ 107,500 | 844 | 844 | NRFSLS20 | 2,883 m² |
| 416060 | 1-7 | South Link | Dandenong South | Change Of Rating Category | 01-Feb-2021 | \$ 290,000 | \$ 290,000 | \$ 14,500 | \$ 290,000 | \$ 290,000 | \$ 14,500 | 844 | 844 | NRFSLS20 | 1,151 m² |
| 417080 | 1 | Princeton Drive | Keewborough | Change Of Rating Category | 01-Feb-2021 | \$ 150,000 | \$ 150,000 | \$ 7,500 | \$ 150,000 | \$ 150,000 | \$ 7,500 | 844 | 844 | NRFSLS20 | 507 m² |
| 420055 | 2 | Princeton Drive | Keewborough | Change Of Rating Category | 01-Feb-2021 | \$ 150,000 | \$ 150,000 | \$ 7,500 | \$ 150,000 | \$ 150,000 | \$ 7,500 | 844 | 844 | NRFSLS20 | 507 m² |
| 421465 | 845A | Springvale Road | Keewborough | Change Of Rating Category | 01-Feb-2021 | \$ 360,000 | \$ 360,000 | \$ 18,000 | \$ 360,000 | \$ 360,000 | \$ 18,000 | 844 | 844 | NRFSLS20 | 1,765 m² |
| 421500 | 108 | Rawdon Hill Drive | Dandenong North | Change Of Rating Category | 01-Feb-2021 | \$ 2,550,000 | \$ 2,550,000 | \$ 127,500 | \$ 2,550,000 | \$ 2,550,000 | \$ 127,500 | 844 | 844 | NRFSLS20 | 10,873 m² |
| 422150 | 46-58 | Buckingham Avenue | Springvale | Change Of Rating Category | 01-Feb-2021 | \$ 70,000 | \$ 470,000 | \$ 23,500 | \$ 70,000 | \$ 470,000 | \$ 23,500 | 320.7 | 210.4 | BAFSL | 0 m² |
| 423090 | 1/24 | Langborne Street | Dandenong | Adjustment - Objection/appeal | 01-Jul-2020 | \$ 440,000 | \$ 740,000 | \$ 46,400 | \$ 440,000 | \$ 660,000 | \$ 40,000 | 210.4 | 210.4 | BAFSL | 0 m² |
| 423900 | 6-12 | The Water Course | Keewborough | Change Of Rating Category | 01-Feb-2021 | \$ 1,050,000 | \$ 1,050,000 | \$ 52,500 | \$ 1,050,000 | \$ 1,050,000 | \$ 52,500 | 844 | 844 | NRFSLS20 | 1,416 m² |
| 423985 | 1-15 | Pourol Road West | Dandenong South | Adjustment - Objection/appeal | 01-Jul-2020 | \$ 5,313,000 | \$ 8,410,000 | \$ 670,000 | \$ 5,313,000 | \$ 6,840,000 | \$ 430,000 | 310.5 | 310.5 | BAFSL | 17,770 m² |
| 424015 | 188 | Blangpume Road | Bangholme | Change Of Legal Description and/or Site of Land | 01-Feb-2021 | \$ 8,700,000 | \$ 8,700,000 | \$ 435,000 | \$ - | \$ - | \$ - | 300 | 10 | NRNL | 48,310 m² |
| 424170 | 1-7 | Road Street | Dandenong | Change Of Rating Category | 01-Feb-2021 | \$ 1,290,000 | \$ 1,290,000 | \$ 64,500 | \$ 1,290,000 | \$ 1,290,000 | \$ 64,500 | 280 | 280 | NRFSL | 2,256 m² |
| 424175 | 1 | Marrist Drive | Keewborough | Change Of Rating Category | 01-Feb-2021 | \$ 620,000 | \$ 620,000 | \$ 31,000 | \$ 620,000 | \$ 620,000 | \$ 31,000 | 844 | 844 | NRFSLS20 | 2,239 m² |
| 424180 | 2-4 | Hemmings Street | Dandenong | Change Of Rating Category | 01-Feb-2021 | \$ 1,350,000 | \$ 1,350,000 | \$ 67,500 | \$ 1,350,000 | \$ 1,350,000 | \$ 67,500 | 280 | 280 | NRFSL | 1,770 m² |
| 424185 | 4-10 | Stuart Street | Dandenong | Change Of Rating Category | 01-Feb-2021 | \$ 6,600,000 | \$ 6,600,000 | \$ 330,000 | \$ 6,600,000 | \$ 6,600,000 | \$ 330,000 | 280 | 280 | NRFSL | 9,932 m² |
| 425880 | 1 | Ordish Road | Dandenong South | Change Of Rating Category | 01-Feb-2021 | \$ 28,000 | \$ 28,000 | \$ 1,400 | \$ 28,000 | \$ 28,000 | \$ 1,400 | 844 | 844 | NRFSLS20 | 384 m² |
| 426260 | 4A | Albert Park Way | Keewborough | Change Of Rating Category | 01-Feb-2021 | \$ 35,000 | \$ 35,000 | \$ 1,750 | \$ 35,000 | \$ 35,000 | \$ 1,750 | 844 | 844 | NRFSLS20 | 36 m² |
| 426265 | 4 | Albert Park Way | Keewborough | Change Of Rating Category | 01-Feb-2021 | \$ 55,000 | \$ 55,000 | \$ 2,750 | \$ 55,000 | \$ 55,000 | \$ 2,750 | 844 | 844 | NRFSLS20 | 84 m² |
| 426270 | 6A | Albert Park Way | Keewborough | Change Of Rating Category | 01-Feb-2021 | \$ 670,000 | \$ 670,000 | \$ 33,500 | \$ 670,000 | \$ 670,000 | \$ 33,500 | 844 | 844 | NRFSLS20 | 921 m² |
| 427025 | 185 | Cleveland Street | Dandenong | Adjustment - Objection/appeal | 01-Jul-2020 | \$ 310,000 | \$ 520,000 | \$ 26,000 | \$ 310,000 | \$ 430,000 | \$ 21,500 | 271.3 | 271.3 | BAFSL | 312 m² |
| 427990 | 152E | Chapel Road | Keewborough | Change Of Rating Category | 01-Feb-2021 | \$ 2,000,000 | \$ 2,000,000 | \$ 100,000 | \$ 2,000,000 | \$ 2,000,000 | \$ 100,000 | 844 | 844 | NRFSLS20 | 60,681 m² |
| 428360 | 344 | King Street | Dandenong | Change Of Rating Category | 01-Feb-2021 | \$ 220,000 | \$ 410,000 | \$ 20,500 | \$ 220,000 | \$ 410,000 | \$ 20,500 | 742 | 742 | NRFSL | 0 m² |
| 429290 | 3 | Ilkley Court | Keewborough | Change Of Rating Category | 01-Feb-2021 | \$ 70,000 | \$ 70,000 | \$ 3,500 | \$ 70,000 | \$ 70,000 | \$ 3,500 | 844 | 844 | NRFSLS20 | 7 m² |
| 429295 | 4 | Ilkley Court | Keewborough | Change Of Rating Category | 01-Feb-2021 | \$ 70,000 | \$ 70,000 | \$ 3,500 | \$ 70,000 | \$ 70,000 | \$ 3,500 | 844 | 844 | NRFSLS20 | 20 m² |
| 429300 | 3 | Cavley Court | Keewborough | Change Of Rating Category | 01-Feb-2021 | \$ 70,000 | \$ 70,000 | \$ 3,500 | \$ 70,000 | \$ 70,000 | \$ 3,500 | 844 | 844 | NRFSLS20 | 21 m² |
| 429305 | 4 | Cavley Court | Keewborough | Change Of Rating Category | 01-Feb-2021 | \$ 70,000 | \$ 70,000 | \$ 3,500 | \$ 70,000 | \$ 70,000 | \$ 3,500 | 844 | 844 | NRFSLS20 | 7 m² |
| 429380 | 332 | South Gippsland Highway | Dandenong South | Change Of Rating Category | 01-Feb-2021 | \$ 191,000 | \$ 191,000 | \$ 9,550 | \$ 191,000 | \$ 191,000 | \$ 9,550 | 844 | 844 | NRFSLS20 | 1,134 m² |

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ORDINARY COUNCIL MEETING - MINUTES

4.2.1 Supplementary Valuation Return 2021-4 and 2021-4A (Cont.)

Council Report
Supplementary Valuation
SV 2021-4A - 1 February 2021

| Property No. | Street No. | Street | Suburb | Supp Reason | Supp Effective Date | Current SV | Current CV | Current NAV | Pending Supp SV | Pending Supp CV | Pending Supp NAV | Prev AVPC | New AVPC | FSP | Land Area |
|--------------|------------|------------------|------------------|---|---------------------|--------------|--------------|-------------|-----------------|-----------------|------------------|-----------|----------|------------|-----------|
| 429385 | 593 | Springvale Road | Springvale South | Change Of Rating Category | 01-Feb-2021 | \$ 370,000 | \$ 370,000 | \$ 18,500 | \$ 370,000 | \$ 370,000 | \$ 18,500 | 844 | 844 | NRFSLS-S20 | 1,523 m² |
| 429980 | 11 | Elise Court | Keewborough | Change Of Rating Category | 01-Feb-2021 | \$ 70,000 | \$ 70,000 | \$ 3,500 | \$ 70,000 | \$ 70,000 | \$ 3,500 | 844 | 844 | NRFSLS-S20 | 30 m² |
| 432155 | 20 | Trina Court | Keewborough | Change Of Rating Category | 01-Feb-2021 | \$ 3,500 | \$ 3,500 | \$ 175 | \$ 3,500 | \$ 3,500 | \$ 175 | 844 | 844 | NRFSLS-S20 | 12 m² |
| 432385 | 54-58 | Keylana Drive | Keewborough | Change Of Rating Category | 01-Feb-2021 | \$ 1,410,000 | \$ 1,410,000 | \$ 70,500 | \$ 1,410,000 | \$ 1,410,000 | \$ 70,500 | 844 | 844 | NRFSLS-S20 | 1,949 m² |
| 43375 | 25-31 | Alan Street | Dandenong | Change Of Rating Category | 01-Feb-2021 | \$ 1,020,000 | \$ 1,020,000 | \$ 51,000 | \$ 1,020,000 | \$ 1,020,000 | \$ 51,000 | 844 | 844 | NRFSLS-S20 | 1,016 m² |
| 43390 | 33-39 | Alan Street | Dandenong | Change Of Rating Category | 01-Feb-2021 | \$ 850,000 | \$ 850,000 | \$ 42,500 | \$ 850,000 | \$ 850,000 | \$ 42,500 | 844 | 844 | NRFSLS-S20 | 1,012 m² |
| 43395 | 66-80 | Kenneth Street | Dandenong | Change Of Rating Category | 01-Feb-2021 | \$ 3,180,000 | \$ 3,180,000 | \$ 159,000 | \$ 3,180,000 | \$ 3,180,000 | \$ 159,000 | 844 | 844 | NRFSLS-S20 | 2,736 m² |
| 433495 | 249 | Abbotts Road | Dandenong South | Change Of Rating Category | 01-Feb-2021 | \$ 22,000 | \$ 22,000 | \$ 1,100 | \$ 22,000 | \$ 22,000 | \$ 1,100 | 844 | 844 | NRFSLS-S20 | 273 m² |
| 441905 | 15-23 | Domini Drive | Keewborough | Change Of Rating Category | 01-Feb-2021 | \$ 8,600,000 | \$ 8,600,000 | \$ 430,000 | \$ 8,600,000 | \$ 8,600,000 | \$ 430,000 | 844 | 844 | NRFSLS-S20 | 29,514 m² |
| 434525 | 22-26 | Gerard Street | Dandenong | Change Of Rating Category | 01-Feb-2021 | \$ 2,000,000 | \$ 2,000,000 | \$ 100,000 | \$ 2,000,000 | \$ 2,000,000 | \$ 100,000 | 844 | 844 | NRFSLS-S20 | 4,647 m² |
| 435310 | 86A | Bangholme Road | Dundonn South | Change Of Rating Category | 01-Feb-2021 | \$ 30,000 | \$ 30,000 | \$ 1,500 | \$ 30,000 | \$ 30,000 | \$ 1,500 | 844 | 844 | NRFSLS-S20 | 398 m² |
| 435335 | 89 | Leton Drive | Bangholme | Change Of Legal Description and/or Site of Land | 01-Feb-2021 | \$ - | \$ - | \$ - | \$ 5,900,000 | \$ 5,900,000 | \$ 295,000 | 0 | 300 | BAFSL | 24,120 m² |
| 435375 | 89-87 | Leton Drive | Bangholme | Change Of Legal Description and/or Site of Land | 01-Feb-2021 | \$ - | \$ - | \$ - | \$ 6,250,000 | \$ 6,250,000 | \$ 312,500 | 11 | 300 | BAFSL | 24,130 m² |
| 440220 | 1A | The Crescent | Springvale | Change Of Rating Category | 01-Feb-2021 | \$ 2,650,000 | \$ 2,650,000 | \$ 140,000 | \$ 2,650,000 | \$ 2,650,000 | \$ 140,000 | 782 | 782 | NRFSLS-S20 | 7,336 m² |
| 440240 | 83-85 | Glow Street | Dandenong | Change Of Rating Category | 01-Feb-2021 | \$ 850,000 | \$ 1,090,000 | \$ 54,500 | \$ 850,000 | \$ 1,090,000 | \$ 54,500 | 781 | 781 | NRFSL | 1,134 m² |
| 440365 | 30-32 | Prospect Terrace | Keewborough | Change Of Rating Category | 01-Feb-2021 | \$ 1,080,000 | \$ 1,080,000 | \$ 54,000 | \$ 1,080,000 | \$ 1,080,000 | \$ 54,000 | 844 | 844 | NRFSLS-S20 | 1,487 m² |
| 443750 | 49A | Corrigan Road | Noble Park | Change Of Rating Category | 01-Feb-2021 | \$ 410,000 | \$ 410,000 | \$ 20,500 | \$ 410,000 | \$ 410,000 | \$ 20,500 | 844 | 844 | NRFSLS-S20 | 3,184 m² |
| 443855 | 33 | South Place | Dandenong South | Change Of Rating Category | 01-Feb-2021 | \$ 1,570,000 | \$ 1,570,000 | \$ 78,500 | \$ 1,570,000 | \$ 1,570,000 | \$ 78,500 | 844 | 844 | NRFSLS-S20 | 10,440 m² |
| 444450 | 26 | South Link | Dandenong South | Change Of Rating Category | 01-Feb-2021 | \$ 296,000 | \$ 640,000 | \$ 38,200 | \$ 296,000 | \$ 640,000 | \$ 38,200 | 740 | 740 | NRFSL | 0 m² |
| 447135 | 2 | Ordish Road | Dundonn South | Change Of Rating Category | 01-Feb-2021 | \$ 10,000 | \$ 10,000 | \$ 500 | \$ 10,000 | \$ 10,000 | \$ 500 | 844 | 844 | NRFSLS-S20 | 92 m² |
| 447855 | 79A | Creefield Street | Dandenong | Change Of Rating Category | 01-Feb-2021 | \$ 10,000 | \$ 10,000 | \$ 500 | \$ 10,000 | \$ 10,000 | \$ 500 | 900 | 900 | NRFSLS-S20 | 55 m² |
| 448020 | 20/27-29 | Golden Grove | Springvale South | Adjustment - Obsolete/appeal | 01-Jun-2020 | \$ 85,000 | \$ 420,000 | \$ 21,000 | \$ 85,000 | \$ 390,000 | \$ 19,500 | 125.3 | 125.3 | BAFSL | 0 m² |
| 448065 | 140 | Benga Avenue | Dandenong | Change Of Rating Category | 01-Feb-2021 | \$ 200,000 | \$ 380,000 | \$ 19,000 | \$ 200,000 | \$ 380,000 | \$ 19,000 | 131 | 131 | BANL | 0 m² |
| 448070 | 240 | Benga Avenue | Dandenong | Change Of Rating Category | 01-Feb-2021 | \$ 130,000 | \$ 270,000 | \$ 13,500 | \$ 130,000 | \$ 270,000 | \$ 13,500 | 131 | 131 | BANL | 0 m² |
| 448075 | 340 | Benga Avenue | Dandenong | Change Of Rating Category | 01-Feb-2021 | \$ 160,000 | \$ 310,000 | \$ 15,500 | \$ 160,000 | \$ 310,000 | \$ 15,500 | 131 | 131 | BANL | 0 m² |
| 448920 | 31-39 | Arwright Drive | Dundonn South | Change Of Rating Category | 01-Feb-2021 | \$ 1,830,000 | \$ 1,930,000 | \$ 96,500 | \$ 1,830,000 | \$ 1,930,000 | \$ 96,500 | 844 | 844 | NRFSLS-S20 | 6,910 m² |
| 449880 | 6-8 | Steven Street | Dandenong | Change Of Rating Category | 01-Feb-2021 | \$ 540,000 | \$ 690,000 | \$ 32,500 | \$ 540,000 | \$ 690,000 | \$ 32,500 | 688 | 688 | BAFSL | 620 m² |
| 450135 | 97-99 | Hornby Street | Dandenong | Change Of Rating Category | 01-Feb-2021 | \$ 300,000 | \$ 300,000 | \$ 15,000 | \$ 300,000 | \$ 300,000 | \$ 15,000 | 844 | 844 | NRFSLS-S20 | 312 m² |
| 450140 | 1A | Steven Street | Dandenong | Change Of Rating Category | 01-Feb-2021 | \$ 2,000 | \$ 2,000 | \$ 100 | \$ 2,000 | \$ 2,000 | \$ 100 | 844 | 844 | NRFSLS-S20 | 12 m² |
| 450145 | 21 | Derbyshire Lane | Dandenong | Change Of Rating Category | 01-Feb-2021 | \$ 1,000 | \$ 1,000 | \$ 50 | \$ 1,000 | \$ 1,000 | \$ 50 | 844 | 844 | NRFSLS-S20 | 7 m² |

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ORDINARY COUNCIL MEETING - MINUTES

4.2.1 Supplementary Valuation Return 2021-4 and 2021-4A (Cont.)

Council Report
Supplementary Valuation
SV 2021-4A - 1 February 2021

| Property No. | Street No. | Street | Suburb | Supp Reason | Supp Effective Date | Current SV | Current CV | Current NAV | Pending Supp SV | Pending Supp CV | Pending Supp NAV | Prev AVCCP | New AVCCP | FSP | Land Area |
|--------------|------------|--------------------------|-----------------|------------------------------|---------------------|---------------|---------------|-------------|-----------------|-----------------|------------------|------------|-----------|------------|-----------|
| 450150 | 36-40 | Bassett Street | Dandenong | Change Of Rating Category | 01-Feb-2021 | \$ 400,000 | \$ 400,000 | \$ 20,000 | \$ 400,000 | \$ 400,000 | \$ 20,000 | 844 | 844 | NRFSLS-520 | 843 m² |
| 450151 | 31 | Connell Lane | Dandenong | Change Of Rating Category | 01-Feb-2021 | \$ 2,500 | \$ 2,500 | \$ 125 | \$ 2,500 | \$ 2,500 | \$ 2,500 | 125 | 844 | NRFSLS-520 | 16 m² |
| 450170 | 13A | Somerfield Drive North | Keewborough | Change Of Rating Category | 01-Feb-2021 | \$ 560,000 | \$ 560,000 | \$ 28,000 | \$ 560,000 | \$ 560,000 | \$ 28,000 | 844 | 844 | NRFSLS-520 | 4,310 m² |
| 450175 | 31A | Somerfield Drive North | Keewborough | Change Of Rating Category | 01-Feb-2021 | \$ 370,000 | \$ 370,000 | \$ 18,500 | \$ 370,000 | \$ 370,000 | \$ 18,500 | 844 | 844 | NRFSLS-520 | 1,852 m² |
| 450180 | 5 | Milton Avenue | Keewborough | Change Of Rating Category | 01-Feb-2021 | \$ 530,000 | \$ 530,000 | \$ 26,500 | \$ 530,000 | \$ 530,000 | \$ 26,500 | 844 | 844 | NRFSLS-520 | 437 m² |
| 450195 | 2-12 | Somerfield Drive | Keewborough | Change Of Rating Category | 01-Feb-2021 | \$ 9,500,000 | \$ 9,500,000 | \$ 475,000 | \$ 9,500,000 | \$ 9,500,000 | \$ 475,000 | 844 | 844 | NRFSLS-520 | 59,936 m² |
| 450210 | 1-13 | Somerfield Drive | Keewborough | Change Of Rating Category | 01-Feb-2021 | \$ 10,500,000 | \$ 10,500,000 | \$ 525,000 | \$ 10,500,000 | \$ 10,500,000 | \$ 525,000 | 844 | 844 | NRFSLS-520 | 52,895 m² |
| 451055 | 14 | Kearns Way | Dandenong | Change Of Rating Category | 01-Feb-2021 | \$ 460,000 | \$ 460,000 | \$ 28,000 | \$ 460,000 | \$ 460,000 | \$ 28,000 | 693 | 693 | BAFSL | 400 m² |
| 451200 | 28 | Keshava Grove | Dandenong | Change Of Rating Category | 01-Feb-2021 | \$ 2,150,000 | \$ 2,150,000 | \$ 107,500 | \$ 2,150,000 | \$ 2,150,000 | \$ 107,500 | 844 | 844 | NRFSLS-520 | 10,800 m² |
| 451295 | 25-27 | Keshava Grove | Dandenong | Change Of Rating Category | 01-Feb-2021 | \$ 840,000 | \$ 840,000 | \$ 42,000 | \$ 840,000 | \$ 840,000 | \$ 42,000 | 844 | 844 | NRFSLS-520 | 1,206 m² |
| 451685 | 2/12/25 | Heatherton Road | Noble Park | Adjustment - Obsolete/appeal | 01-Jul-2020 | \$ 230,000 | \$ 620,000 | \$ 31,000 | \$ 230,000 | \$ 680,000 | \$ 20,000 | 120.4 | 120.4 | BAFSL | 0 m² |
| 452005 | 7 | Scotch Avenue | Keewborough | Change Of Rating Category | 01-Feb-2021 | \$ 90,000 | \$ 90,000 | \$ 4,500 | \$ 90,000 | \$ 90,000 | \$ 4,500 | 844 | 844 | NRFSLS-520 | 532 m² |
| 453295 | 1A | Jayco Drive | Dandenong South | Change Of Rating Category | 01-Feb-2021 | \$ 26,000 | \$ 26,000 | \$ 1,300 | \$ 26,000 | \$ 26,000 | \$ 1,300 | 844 | 844 | NRFSLS-520 | 652 m² |
| 454070 | 84-104 | Produce Drive | Dandenong South | Change Of Rating Category | 01-Feb-2021 | \$ 2,180,000 | \$ 2,180,000 | \$ 109,000 | \$ 2,180,000 | \$ 2,180,000 | \$ 109,000 | 844 | 844 | NRFSLS-520 | 9,378 m² |
| 456040 | 1 | Church Road | Keewborough | Change Of Rating Category | 01-Feb-2021 | \$ 330,000 | \$ 330,000 | \$ 16,500 | \$ 330,000 | \$ 330,000 | \$ 16,500 | 844 | 844 | NRFSLS-520 | 1,334 m² |
| 456185 | 157-163 | Atlantic Drive | Keewborough | Adjustment - Obsolete/appeal | 01-Jul-2020 | \$ 750,000 | \$ 1,620,000 | \$ 88,000 | \$ 750,000 | \$ 1,470,000 | \$ 88,000 | 310.5 | 310.5 | BAFSL | 1,391 m² |
| 456590 | 218 | Frankston Dandenong Road | Dandenong South | Change Of Rating Category | 01-Feb-2021 | \$ 45,000 | \$ 45,000 | \$ 2,250 | \$ 45,000 | \$ 45,000 | \$ 2,250 | 844 | 844 | NRFSLS-520 | 525 m² |
| 457180 | 1 | Haverstone Drive | Keewborough | Change Of Rating Category | 01-Feb-2021 | \$ 65,000 | \$ 65,000 | \$ 3,250 | \$ 65,000 | \$ 65,000 | \$ 3,250 | 844 | 844 | NRFSLS-520 | 194 m² |
| 457190 | 2 | Haverstone Drive | Keewborough | Change Of Rating Category | 01-Feb-2021 | \$ 185,000 | \$ 185,000 | \$ 9,250 | \$ 185,000 | \$ 185,000 | \$ 9,250 | 844 | 844 | NRFSLS-520 | 571 m² |
| 458190 | 49A | Somerfield Drive North | Keewborough | Change Of Rating Category | 01-Feb-2021 | \$ 160,000 | \$ 160,000 | \$ 8,000 | \$ 160,000 | \$ 160,000 | \$ 8,000 | 844 | 844 | NRFSLS-520 | 1,280 m² |
| 458195 | 43A | Somerfield Drive North | Keewborough | Change Of Rating Category | 01-Feb-2021 | \$ 160,000 | \$ 160,000 | \$ 8,000 | \$ 160,000 | \$ 160,000 | \$ 8,000 | 844 | 844 | NRFSLS-520 | 1,280 m² |
| 458200 | 39A | Somerfield Drive North | Keewborough | Change Of Rating Category | 01-Feb-2021 | \$ 140,000 | \$ 140,000 | \$ 7,000 | \$ 140,000 | \$ 140,000 | \$ 7,000 | 844 | 844 | NRFSLS-520 | 1,111 m² |
| 459780 | 127-129 | National Drive | Dandenong South | Change Of Rating Category | 01-Feb-2021 | \$ 113,000 | \$ 113,000 | \$ 5,650 | \$ 113,000 | \$ 113,000 | \$ 5,650 | 844 | 844 | NRFSLS-520 | 750 m² |
| 459785 | 120-124 | National Drive | Dandenong South | Change Of Rating Category | 01-Feb-2021 | \$ 155,000 | \$ 155,000 | \$ 7,750 | \$ 155,000 | \$ 155,000 | \$ 7,750 | 844 | 844 | NRFSLS-520 | 1,077 m² |
| 460100 | 12-14 | Kyla Avenue | Dandenong | Change Of Rating Category | 01-Feb-2021 | \$ 520,000 | \$ 520,000 | \$ 26,000 | \$ 520,000 | \$ 520,000 | \$ 26,000 | 844 | 844 | NRFSLS-520 | 2,967 m² |
| 460110 | 74 | Kyla Avenue | Dandenong | Change Of Rating Category | 01-Feb-2021 | \$ 460,000 | \$ 460,000 | \$ 23,000 | \$ 460,000 | \$ 460,000 | \$ 23,000 | 844 | 844 | NRFSLS-520 | 2,314 m² |
| 460225 | 126-130 | Clarendon Drive | Keewborough | Change Of Rating Category | 01-Feb-2021 | \$ 1,600,000 | \$ 1,600,000 | \$ 80,000 | \$ 1,600,000 | \$ 1,600,000 | \$ 80,000 | 844 | 844 | NRFSLS-520 | 88,608 m² |
| 460300 | 53 | Buckley Street | Noble Park | Change Of Rating Category | 01-Feb-2021 | \$ 1,800,000 | \$ 1,800,000 | \$ 90,000 | \$ 1,800,000 | \$ 1,800,000 | \$ 90,000 | 844 | 844 | NRFSLS-520 | 4,320 m² |
| 461420 | 1152-42 | Potter Street | Dandenong | Change Of Rating Category | 01-Feb-2021 | \$ 1,030,000 | \$ 1,750,000 | \$ 87,500 | \$ 1,030,000 | \$ 1,750,000 | \$ 87,500 | 781 | 781 | NRFSLS | 0 m² |
| 461425 | 1232-42 | Potter Street | Dandenong | Change Of Rating Category | 01-Feb-2021 | \$ 2,400,000 | \$ 4,100,000 | \$ 205,000 | \$ 2,400,000 | \$ 4,100,000 | \$ 205,000 | 781 | 781 | NRFSLS | 0 m² |

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ORDINARY COUNCIL MEETING - MINUTES

4.2.1 Supplementary Valuation Return 2021-4 and 2021-4A (Cont.)

Council Report
Supplementary Valuation
SV 2021-4A - 17 February 2021

| Property No. | Street No. | Street | Suburb | Supp Reason | Supp Effective Date | Current SV | Current CV | Current NAV | Pending Supp SV | Pending Supp CV | Pending Supp NAV | Prev AVPC | New AVPC | FSP | Land Area |
|----------------|------------|--------------------------|-----------------|--------------------------------|---------------------|---------------|---------------|-------------|-----------------|-----------------|------------------|-----------|----------|------------|-----------|
| 462100 | 1 | Westwood Boulevard | Keewborough | Change Of Rating Category | 01-Feb-2021 | \$ 125,000 | \$ 125,000 | \$ 6,250 | \$ 125,000 | \$ 125,000 | \$ 6,250 | 844 | 844 | NRFSLS-520 | 686 m² |
| 462105 | 2 | Westwood Boulevard | Keewborough | Change Of Rating Category | 01-Feb-2021 | \$ 17,500 | \$ 17,500 | \$ 875 | \$ 17,500 | \$ 17,500 | \$ 875 | 844 | 844 | NRFSLS-520 | 53 m² |
| 462200 | 40 | Junelberry Drive | Keewborough | Change Of Rating Category | 01-Feb-2021 | \$ 60,000 | \$ 60,000 | \$ 3,000 | \$ 60,000 | \$ 60,000 | \$ 3,000 | 844 | 844 | NRFSLS-520 | 191 m² |
| 462205 | 26 | Junelberry Drive | Keewborough | Change Of Rating Category | 01-Feb-2021 | \$ 140,000 | \$ 140,000 | \$ 7,000 | \$ 140,000 | \$ 140,000 | \$ 7,000 | 844 | 844 | NRFSLS-520 | 128 m² |
| 462210 | 94 | Greens Road | Dandenong South | Change Of Rating Category | 01-Feb-2021 | \$ 90,000 | \$ 90,000 | \$ 4,500 | \$ 90,000 | \$ 90,000 | \$ 4,500 | 844 | 844 | NRFSLS-520 | 622 m² |
| 464095 | 7 | Edgewater Drive | Keewborough | Change Of Rating Category | 01-Feb-2021 | \$ 60,000 | \$ 60,000 | \$ 3,000 | \$ 60,000 | \$ 60,000 | \$ 3,000 | 844 | 844 | NRFSLS-520 | 106 m² |
| 464635 | 424 | Hammard Road | Dandenong South | Change Of Rating Category | 01-Feb-2021 | \$ 500 | \$ 500 | \$ 25 | \$ 500 | \$ 500 | \$ 25 | 844 | 844 | NRFSLS-520 | 6 m² |
| 466215 | 60 | Elmwood Boulevard | Keewborough | Change Of Rating Category | 01-Feb-2021 | \$ 105,000 | \$ 105,000 | \$ 5,250 | \$ 105,000 | \$ 105,000 | \$ 5,250 | 844 | 844 | NRFSLS-520 | 182 m² |
| 466220 | 62 | Elmwood Boulevard | Keewborough | Change Of Rating Category | 01-Feb-2021 | \$ 105,000 | \$ 105,000 | \$ 5,250 | \$ 105,000 | \$ 105,000 | \$ 5,250 | 844 | 844 | NRFSLS-520 | 182 m² |
| 466405 158E | | Chapel Road | Keewborough | Change Of Rating Category | 01-Feb-2021 | \$ 160,000 | \$ 160,000 | \$ 8,000 | \$ 160,000 | \$ 160,000 | \$ 8,000 | 844 | 844 | NRFSLS-520 | 690 m² |
| 466700 | 60 | Tyers Lane | Keewborough | Change Of Rating Category | 01-Feb-2021 | \$ 13,500,000 | \$ 13,500,000 | \$ 675,000 | \$ 13,500,000 | \$ 13,500,000 | \$ 675,000 | 844 | 844 | NRFSLS-520 | 76,622 m² |
| 467475 | 17 | Howard Place | Keewborough | Change Of Rating Category | 01-Feb-2021 | \$ 60,000 | \$ 60,000 | \$ 3,000 | \$ 60,000 | \$ 60,000 | \$ 3,000 | 844 | 844 | NRFSLS-520 | 176 m² |
| 467570 | 1 | Dowberry Drive | Keewborough | Change Of Rating Category | 01-Feb-2021 | \$ 490,000 | \$ 490,000 | \$ 24,500 | \$ 490,000 | \$ 490,000 | \$ 24,500 | 844 | 844 | NRFSLS-520 | 1,496 m² |
| 467695 | 48 | Newburgh Street | Keewborough | Change Of Rating Category | 01-Feb-2021 | \$ 1,600,000 | \$ 1,600,000 | \$ 80,000 | \$ 1,600,000 | \$ 1,600,000 | \$ 80,000 | 844 | 844 | NRFSLS-520 | 5,635 m² |
| 468400 | 33 | Bend Road | Keewborough | Change Of Rating Category | 01-Feb-2021 | \$ 3,450,000 | \$ 3,450,000 | \$ 172,500 | \$ 3,450,000 | \$ 3,450,000 | \$ 172,500 | 844 | 844 | NRFSLS-520 | 7,020 m² |
| 470125 | 6 | Alda Court | Noble Park | Change Of Rating Category | 01-Feb-2021 | \$ 500,000 | \$ 500,000 | \$ 49,300 | \$ 500,000 | \$ 500,000 | \$ 49,300 | 130 | 130 | BAFSL | 640 m² |
| 470355 | 105 | Westwood Boulevard | Keewborough | Change Of Rating Category | 01-Feb-2021 | \$ 390,000 | \$ 390,000 | \$ 19,500 | \$ 390,000 | \$ 390,000 | \$ 19,500 | 844 | 844 | NRFSLS-520 | 1,422 m² |
| 470545 | 183 | Chapel Road | Keewborough | Change Of Rating Category | 01-Feb-2021 | \$ 95,000 | \$ 95,000 | \$ 4,750 | \$ 95,000 | \$ 95,000 | \$ 4,750 | 844 | 844 | NRFSLS-520 | 277 m² |
| 471480 28E | | Orlando Crescent | Keewborough | Change Of Rating Category | 01-Feb-2021 | \$ 2,450,000 | \$ 2,450,000 | \$ 122,500 | \$ 2,450,000 | \$ 2,450,000 | \$ 122,500 | 844 | 844 | NRFSLS-520 | 3,950 m² |
| 471600 449-165 | | Westwood Boulevard | Keewborough | Change Of Rating Category | 01-Feb-2021 | \$ 12,500,000 | \$ 12,500,000 | \$ 625,000 | \$ 12,500,000 | \$ 12,500,000 | \$ 625,000 | 844 | 844 | NRFSLS-520 | 35,145 m² |
| 472055 358E | | Frankston Dandenong Road | Dandenong South | Change Of Rating Category | 01-Feb-2021 | \$ 250,000 | \$ 250,000 | \$ 12,500 | \$ 250,000 | \$ 250,000 | \$ 12,500 | 844 | 844 | NRFSLS-520 | 1,870 m² |
| 472705 | 165 | Perry Road | Keewborough | Change Of Rating Category | 01-Feb-2021 | \$ 7,460,000 | \$ 10,070,000 | \$ 503,500 | \$ 7,460,000 | \$ 10,070,000 | \$ 503,500 | 721.3 | 721.3 | NRFSLS | 97,140 m² |
| 473415 | 18 | Rosette Crescent | Keewborough | Change Of Rating Category | 01-Feb-2021 | \$ 2,100,000 | \$ 2,100,000 | \$ 105,000 | \$ 2,100,000 | \$ 2,100,000 | \$ 105,000 | 844 | 844 | NRFSLS-520 | 2,641 m² |
| 473420 | 13 | Rosette Crescent | Keewborough | Change Of Rating Category | 01-Feb-2021 | \$ 450,000 | \$ 450,000 | \$ 22,500 | \$ 450,000 | \$ 450,000 | \$ 22,500 | 844 | 844 | NRFSLS-520 | 437 m² |
| 473425 24-28 | | Linden Drive | Keewborough | Change Of Rating Category | 01-Feb-2021 | \$ 500,000 | \$ 500,000 | \$ 25,000 | \$ 500,000 | \$ 500,000 | \$ 25,000 | 844 | 844 | NRFSLS-520 | 368 m² |
| 473455 | 25 | Rosette Crescent | Keewborough | Adjustment - Obsolete/impairal | 01-Jul-2020 | \$ 430,000 | \$ 690,000 | \$ 32,500 | \$ 400,000 | \$ 650,000 | \$ 32,500 | 110.3 | 112 | BAFSL | 232 m² |
| 473720 70E | | Atlantic Drive | Keewborough | Change Of Rating Category | 01-Feb-2021 | \$ 700,000 | \$ 700,000 | \$ 35,000 | \$ 700,000 | \$ 700,000 | \$ 35,000 | 844 | 844 | NRFSLS-520 | 3,031 m² |
| 473720 251E | | Perry Road | Keewborough | Change Of Rating Category | 01-Feb-2021 | \$ 6,220,000 | \$ 6,220,000 | \$ 311,000 | \$ 6,220,000 | \$ 6,220,000 | \$ 311,000 | 844 | 844 | NRFSLS-520 | 20,017 m² |
| 478645 1X | | Carne Shale | Springvale | Change Of Rating Category | 01-Feb-2021 | \$ 2,200,000 | \$ 2,200,000 | \$ 110,000 | \$ 2,200,000 | \$ 2,200,000 | \$ 110,000 | 844 | 844 | NRFSLS-520 | 3,610 m² |
| 481110 11E | | Linden Drive | Keewborough | Change Of Rating Category | 01-Feb-2021 | \$ 740,000 | \$ 740,000 | \$ 37,000 | \$ 740,000 | \$ 740,000 | \$ 37,000 | 844 | 844 | NRFSLS-520 | 1,851 m² |

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4.2.1 Supplementary Valuation Return 2021-4 and 2021-4A (Cont.)

Council Report
Supplementary Valuation
SV 2021-4A - 1 February 2021

| Property No. | Street No. | Street | Suburb | Supp Reason | Supp Effective Date | Current SV | Current CV | Current NAV | Pending Supp SV | Pending Supp CV | Pending Supp NAV | Prev AVCC | New AVCC | FSP | Land Area |
|--------------|------------|---------------------|-----------------|-------------------------------|---------------------|---------------|---------------|-------------|-----------------|-----------------|------------------|-----------|----------|--------------------|-----------|
| 483420 | 67 | Marconi Drive | Dandenong South | Change Of Rating Category | 01-Feb-2021 | \$ 1,650,000 | \$ 1,650,000 | \$ 82,500 | \$ 1,650,000 | \$ 1,650,000 | \$ 82,500 | \$ 844 | \$ 844 | NRFSLS20 0,658 m² | |
| 483425 | 68 | Marconi Drive | Dandenong South | Change Of Rating Category | 01-Feb-2021 | \$ 2,780,000 | \$ 2,780,000 | \$ 139,000 | \$ 2,780,000 | \$ 2,780,000 | \$ 139,000 | \$ 844 | \$ 844 | NRFSLS20 0,910 m² | |
| 483435 | 48 | Babbage Drive | Dandenong South | Change Of Rating Category | 01-Feb-2021 | \$ 1,250,000 | \$ 1,250,000 | \$ 62,500 | \$ 1,250,000 | \$ 1,250,000 | \$ 62,500 | \$ 844 | \$ 844 | NRFSLS20 3,026 m² | |
| 483900 | 16 | Barcroft Crescent | Keewborough | Change Of Rating Category | 01-Feb-2021 | \$ 2,700,000 | \$ 2,700,000 | \$ 135,000 | \$ 2,700,000 | \$ 2,700,000 | \$ 135,000 | \$ 844 | \$ 844 | NRFSLS20 4,049 m² | |
| 485265 39A | | Wallarano Drive | Noble Park | Change Of Rating Category | 01-Feb-2021 | \$ 460,000 | \$ 610,000 | \$ 30,500 | \$ 460,000 | \$ 610,000 | \$ 30,500 | \$ 742 | \$ 742 | NRFSLS 400 m² | |
| 486440 | 67 | Cheltenham Road | Dandenong | Change Of Rating Category | 01-Feb-2021 | \$ 4,950,000 | \$ 4,950,000 | \$ 247,500 | \$ 4,950,000 | \$ 4,950,000 | \$ 247,500 | \$ 705 | \$ 705 | NRFSLS 16,687 m² | |
| 486535 | 58 | Bazalgette Crescent | Dandenong South | Change Of Rating Category | 01-Feb-2021 | \$ 2,880,000 | \$ 2,880,000 | \$ 144,000 | \$ 2,880,000 | \$ 2,880,000 | \$ 144,000 | \$ 844 | \$ 844 | NRFSLS20 12,020 m² | |
| 487295 | 9 | Carroll Lane | Dandenong | Change Of Rating Category | 01-Feb-2021 | \$ 4,780,000 | \$ 4,780,000 | \$ 239,000 | \$ 4,780,000 | \$ 4,780,000 | \$ 239,000 | \$ 282.3 | \$ 282.3 | NRFSLS 17,070 m² | |
| 487815 151E | | Church Road | Keewborough | Change Of Rating Category | 01-Feb-2021 | \$ 1,310,000 | \$ 1,310,000 | \$ 65,500 | \$ 1,310,000 | \$ 1,310,000 | \$ 65,500 | \$ 844 | \$ 844 | NRFSLS20 4,485 m² | |
| 488090 | 1690 | Centre Road | Springvale | Change Of Rating Category | 01-Feb-2021 | \$ 990,000 | \$ 990,000 | \$ 49,500 | \$ 990,000 | \$ 990,000 | \$ 49,500 | \$ 300 | \$ 200 | BAFSL 1,984 m² | |
| 489000 519 | | Stuart Street | Noble Park | Adjustment - Objection/appeal | 01-Jul-2020 | \$ 105,000 | \$ 490,000 | \$ 24,500 | \$ 105,000 | \$ 460,000 | \$ 23,000 | \$ 120.4 | \$ 121 | BAFSL 0 m² | |
| 490585 128E | | Glascocks Road | Dandenong South | Change Of Rating Category | 01-Feb-2021 | \$ 518,000 | \$ 518,000 | \$ 25,900 | \$ 518,000 | \$ 518,000 | \$ 25,900 | \$ 844 | \$ 844 | NRFSLS20 5,395 m² | |
| 492385 7E | | Millers Avenue | Keewborough | Change Of Rating Category | 01-Feb-2021 | \$ 810,000 | \$ 810,000 | \$ 40,500 | \$ 810,000 | \$ 810,000 | \$ 40,500 | \$ 844 | \$ 844 | NRFSLS20 5,904 m² | |
| 492385 | 111 | Railway Parade | Dandenong | Change Of Rating Category | 01-Feb-2021 | \$ 1,500 | \$ 1,500 | \$ 75 | \$ 1,500 | \$ 1,500 | \$ 75 | \$ 844 | \$ 844 | NRFSLS20 23 m² | |
| 492340 141A | | Chandler Road | Keewborough | Change Of Rating Category | 01-Feb-2021 | \$ 40,000 | \$ 40,000 | \$ 2,000 | \$ 40,000 | \$ 40,000 | \$ 2,000 | \$ 844 | \$ 844 | NRFSLS20 75 m² | |
| 493425 | 128 | Chapel Road | Keewborough | Change Of Rating Category | 01-Feb-2021 | \$ 4,950,000 | \$ 4,950,000 | \$ 247,500 | \$ 4,950,000 | \$ 4,950,000 | \$ 247,500 | \$ 844 | \$ 844 | NRFSLS20 16,251 m² | |
| 493435 37-39 | | Ascol Place | Keewborough | Change Of Rating Category | 01-Feb-2021 | \$ 14,000,000 | \$ 14,000,000 | \$ 700,000 | \$ 14,000,000 | \$ 14,000,000 | \$ 700,000 | \$ 844 | \$ 844 | NRFSLS20 38,168 m² | |
| 494230 116 | | Blaney Street | Noble Park | Adjustment - Objection/appeal | 01-Jul-2020 | \$ 290,000 | \$ 520,000 | \$ 26,000 | \$ 290,000 | \$ 490,000 | \$ 24,500 | \$ 120.4 | \$ 120 | BAFSL 0 m² | |
| 495275 88E | | Cheltenham Road | Dandenong | Change Of Rating Category | 01-Feb-2021 | \$ 400,000 | \$ 400,000 | \$ 20,000 | \$ 400,000 | \$ 400,000 | \$ 20,000 | \$ 844 | \$ 844 | NRFSLS20 4,698 m² | |
| 497405 28E | | Homeleigh Road | Keewborough | Change Of Rating Category | 01-Feb-2021 | \$ 2,350,000 | \$ 2,350,000 | \$ 117,500 | \$ 2,350,000 | \$ 2,350,000 | \$ 117,500 | \$ 844 | \$ 844 | NRFSLS20 4,494 m² | |
| 497595 38E | | Homeleigh Road | Keewborough | Change Of Rating Category | 01-Feb-2021 | \$ 620,000 | \$ 620,000 | \$ 31,000 | \$ 620,000 | \$ 620,000 | \$ 31,000 | \$ 844 | \$ 844 | NRFSLS20 611 m² | |
| 497740 21 3E | | Chapel Road | Keewborough | Change Of Rating Category | 01-Feb-2021 | \$ 130,000 | \$ 130,000 | \$ 6,500 | \$ 130,000 | \$ 130,000 | \$ 6,500 | \$ 844 | \$ 844 | NRFSLS20 1,020 m² | |
| 498795 | 61 | Smith Road | Springvale | Arithmetical Error | 01-Jul-2020 | \$ 1,360,000 | \$ 3,880,000 | \$ 304,000 | \$ 1,484,000 | \$ 4,180,000 | \$ 334,000 | \$ 215 | \$ 215 | BAFSL 0 m² | |
| 499265 | 17 | Glentworth Street | Keewborough | Change Of Rating Category | 01-Feb-2021 | \$ 1,650,000 | \$ 1,650,000 | \$ 82,500 | \$ 1,650,000 | \$ 1,650,000 | \$ 82,500 | \$ 844 | \$ 844 | NRFSLS20 12,330 m² | |
| 501020 | 30 | Soho Court | Keewborough | Change Of Rating Category | 01-Feb-2021 | \$ 660,000 | \$ 660,000 | \$ 33,000 | \$ 660,000 | \$ 660,000 | \$ 33,000 | \$ 844 | \$ 844 | NRFSLS20 1,620 m² | |
| 501390 23E | | Newson Street | Keewborough | Change Of Rating Category | 01-Feb-2021 | \$ 930,000 | \$ 930,000 | \$ 46,500 | \$ 930,000 | \$ 930,000 | \$ 46,500 | \$ 844 | \$ 844 | NRFSLS20 2,726 m² | |
| 501480 21-25 | | Chi Avenue | Keewborough | Change Of Rating Category | 01-Feb-2021 | \$ 1,320,000 | \$ 1,320,000 | \$ 66,000 | \$ 1,320,000 | \$ 1,320,000 | \$ 66,000 | \$ 844 | \$ 844 | NRFSLS20 1,630 m² | |
| 501635 1E | | Chi Avenue | Keewborough | Change Of Rating Category | 01-Feb-2021 | \$ 880,000 | \$ 880,000 | \$ 44,000 | \$ 880,000 | \$ 880,000 | \$ 44,000 | \$ 844 | \$ 844 | NRFSLS20 1,176 m² | |
| 501685 28-32 | | Chi Avenue | Keewborough | Change Of Rating Category | 01-Feb-2021 | \$ 1,800,000 | \$ 1,800,000 | \$ 90,000 | \$ 1,800,000 | \$ 1,800,000 | \$ 90,000 | \$ 844 | \$ 844 | NRFSLS20 2,275 m² | |
| 501820 87E | | Chi Avenue | Keewborough | Change Of Rating Category | 01-Feb-2021 | \$ 40,000 | \$ 40,000 | \$ 2,000 | \$ 40,000 | \$ 40,000 | \$ 2,000 | \$ 844 | \$ 844 | NRFSLS20 119 m² | |

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ORDINARY COUNCIL MEETING - MINUTES

4.2.1 Supplementary Valuation Return 2021-4 and 2021-4A (Cont.)

Council Report
Supplementary Valuation
SV 2021-4A - 1 February 2021

| Property No. | Street No. | Street | Suburb | Supp Reason | Supp Effective Date | Current SV | Current CV | Current NAV | Pending Supp SV | Pending Supp CV | Pending Supp NAV | Prev AVPC | New AVPC | FSP | Land Area |
|---------------------|------------|--------------------|------------------|------------------------------|---------------------|------------|------------|-------------|-----------------|-----------------|------------------|-----------|----------|----------|-----------|
| 503245/22E | | Tyrta Lane | Kewborough | Change Of Rating Category | 01-Feb-2021 | 1,360,000 | 1,360,000 | 68,000 | 1,360,000 | 1,360,000 | 68,000 | 844 | 844 | NRFSLS20 | 2,789 m² |
| 504525 | 33 | Alfred Street | Noble Park | Change Of Rating Category | 01-Feb-2021 | 300,000 | 400,000 | 20,000 | 300,000 | 400,000 | 20,000 | 720.4 | 720.4 | NRFSLS | 1,046 m² |
| 505800/55-57 | | Balmoral Avenue | Springvale | Change Of Rating Category | 01-Feb-2021 | 1,850,000 | 1,900,000 | 95,000 | 1,850,000 | 1,900,000 | 95,000 | 742 | 742 | NRFSLS | 1,449 m² |
| 507845/80E | | Springvale Road | Springvale South | Change Of Rating Category | 01-Feb-2021 | 75,000 | 75,000 | 3,750 | 75,000 | 75,000 | 3,750 | 844 | 844 | NRFSLS20 | 414 m² |
| 507865/82E | | Elms Road | Banghams | Change Of Rating Category | 01-Feb-2021 | 200 | 200 | 10 | 200 | 200 | 10 | 844 | 844 | NRFSLS20 | 12 m² |
| 507870/13E | | Market Street | Dandenong | Change Of Rating Category | 01-Feb-2021 | 130,000 | 130,000 | 6,500 | 130,000 | 130,000 | 6,500 | 844 | 844 | NRFSLS20 | 656 m² |
| 508255/12/18 | | McMahans Road | Banghams | Change Of Rating Category | 01-Feb-2021 | 8,000 | 8,000 | 400 | 8,000 | 8,000 | 400 | 103 | 103 | NRNL | 5,500 m² |
| 508380/22/18 | | McMahans Road | Banghams | Change Of Rating Category | 01-Feb-2021 | 8,000 | 8,000 | 400 | 8,000 | 8,000 | 400 | 103 | 103 | NRNL | 12,250 m² |
| 508285/46E | | Glasscocks Road | Dandenong South | Change Of Rating Category | 01-Feb-2021 | 2,460,000 | 2,460,000 | 123,000 | 2,460,000 | 2,460,000 | 123,000 | 844 | 844 | NRFSLS20 | 13,000 m² |
| 511880 | 10 | Lexton Avenue | Dandenong | Change Of Rating Category | 01-Feb-2021 | 150,000 | 290,000 | 14,500 | 150,000 | 290,000 | 14,500 | 131 | 131 | RAANL | 0 m² |
| 511885/1/10A | | Lexton Avenue | Dandenong | Change Of Rating Category | 01-Feb-2021 | 160,000 | 330,000 | 16,500 | 160,000 | 330,000 | 16,500 | 131 | 131 | RAANL | 0 m² |
| 511890/2/10A | | Lexton Avenue | Dandenong | Change Of Rating Category | 01-Feb-2021 | 160,000 | 325,000 | 16,250 | 160,000 | 325,000 | 16,250 | 131 | 131 | RAANL | 0 m² |
| 511895/3/10A | | Lexton Avenue | Dandenong | Change Of Rating Category | 01-Feb-2021 | 160,000 | 325,000 | 16,250 | 160,000 | 325,000 | 16,250 | 131 | 131 | RAANL | 0 m² |
| 511900 | 12 | Lexton Avenue | Dandenong | Change Of Rating Category | 01-Feb-2021 | 150,000 | 290,000 | 14,500 | 150,000 | 290,000 | 14,500 | 131 | 131 | RAANL | 0 m² |
| 512545/2/3 | | Shakespeare Street | Noble Park | Adjustment - Obsolete/appeal | 01-Jun-2020 | 280,000 | 570,000 | 28,500 | 280,000 | 570,000 | 28,500 | 120.3 | 120.3 | RAFSLS | 0 m² |
| 512630/442-448 | | Springvale Road | Springvale South | Change Of Rating Category | 01-Feb-2021 | 4,350,000 | 12,900,000 | 645,000 | 4,350,000 | 12,900,000 | 645,000 | 740 | 740 | NRFSLS | 7,888 m² |
| 512835/1/74-768 | | Princes Highway | Springvale | Arithmetical Error | 01-Jun-2020 | 1,790,000 | 5,110,000 | 400,000 | 1,850,000 | 5,895,000 | 447,000 | 214.4 | 214.4 | RAFSLS | 0 m² |
| 512840/3/74-768 | | Princes Highway | Springvale | Arithmetical Error | 01-Jun-2020 | 760,000 | 2,220,000 | 173,000 | 909,000 | 2,896,000 | 207,000 | 214.4 | 214.4 | RAFSLS | 0 m² |
| 512845/4/74-768 | | Princes Highway | Springvale | Arithmetical Error | 01-Jun-2020 | 1,630,000 | 4,660,000 | 384,000 | 1,761,000 | 5,030,000 | 492,000 | 820.3 | 820.3 | RAFSLS | 0 m² |
| 512850/5/74-768 | | Princes Highway | Springvale | Arithmetical Error | 01-Jun-2020 | 350,000 | 1,000,000 | 79,000 | 382,000 | 1,030,000 | 80,000 | 210.4 | 217 | RAFSLS | 0 m² |
| 512855/6/74-768 | | Princes Highway | Springvale | Arithmetical Error | 01-Jun-2020 | 2,070,000 | 5,910,000 | 482,000 | 2,250,000 | 6,263,000 | 502,000 | 214.2 | 214.2 | RAFSLS | 0 m² |
| 513240 | 754 | Princes Highway | Springvale | Arithmetical Error | 01-Jun-2020 | 1,650,000 | 4,510,000 | 332,000 | 881,000 | 2,517,000 | 207,000 | 245 | 245 | RAFSLS | 0 m² |
| 513245/7/74-768 | | Princes Highway | Springvale | Arithmetical Error | 01-Jun-2020 | 770,000 | 2,210,000 | 173,000 | 793,000 | 2,286,000 | 181,000 | 240.6 | 240.6 | RAFSLS | 0 m² |
| 516385/3/11-16 | | Shearwater Avenue | Dandenong South | Change Of Rating Category | 01-Feb-2021 | 195,000 | 1,250,000 | 91,000 | 195,000 | 1,250,000 | 91,000 | 220.4 | 220.4 | RAFSLS | 0 m² |
| 516390/18E | | Elliot Road | Dandenong South | Change Of Rating Category | 01-Feb-2021 | 10,000 | 10,000 | 500 | 10,000 | 10,000 | 500 | 910 | 910 | NRFSLS20 | 1,35 m² |
| 516470/17ZE | | Connigan Road | Noble Park | Change Of Rating Category | 01-Feb-2021 | 35,000 | 35,000 | 1,750 | 35,000 | 35,000 | 1,750 | 829 | 829 | NRFSLS20 | 206 m² |
| 516535 | 114 | Hanna Street | Noble Park | Change Of Rating Category | 01-Feb-2021 | 290,000 | 290,000 | 14,500 | 290,000 | 290,000 | 14,500 | 844 | 844 | RAFSLS | 12,670 m² |
| 516540/48E | | Hanna Street | Noble Park | Change Of Rating Category | 01-Feb-2021 | 300,000 | 300,000 | 15,000 | 300,000 | 300,000 | 15,000 | 844 | 844 | NRFSLS20 | 128 m² |
| 517165 | 52 | Tabbaga Drive | Dandenong South | Change Of Rating Category | 01-Feb-2021 | 4,560,000 | 4,560,000 | 292,000 | 2,180,000 | 4,860,000 | 292,000 | 310.5 | 310.5 | RAFSLS | 4,497 m² |
| 517180/5/6/A, 1/12A | | Westall Road | Springvale | Change Of Rating Category | 01-Feb-2021 | 511,000 | 2,000,000 | 128,400 | 511,000 | 2,000,000 | 128,400 | 220.3 | 220.3 | RAFSLS | 0 m² |

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ORDINARY COUNCIL MEETING - MINUTES

4.2.1 Supplementary Valuation Return 2021-4 and 2021-4A (Cont.)

Council Report
Supplementary Valuation
SV 240, 14A - 1 February 2021

| Property No. | Street No. | Street | Suburb | Supp Reason | Supp Effective Date | Current SV | Current CV | Current NAV | Pending Supp SV | Pending Supp CV | Pending Supp NAV | Prev AVPC | New AVPC | FSP | Land Area |
|---------------|--------------|---------------------|-----------------|-------------------------------|---------------------|-------------------------|-------------------------|----------------------|-------------------------|-------------------------|----------------------|-----------|----------|------------|------------|
| 517220 | 15/249-253 | Lonsdale Street | Dandenong | Adjustment - Objection/appeal | 01-Jul-2020 | \$ 20,000 | \$ 60,000 | \$ 3,300 | \$ 20,000 | \$ 30,000 | \$ 1,500 | 221 | 221 | BAFSL | 0 m² |
| 517425 | 3X | Callaghan Street | Noble Park | Change Of Rating Category | 01-Feb-2021 | \$ 130,000 | \$ 230,000 | \$ 15,700 | \$ 130,000 | \$ 230,000 | \$ 15,700 | 694.2 | 694.2 | BAFSL | 30 m² |
| 517535 | Roof top 1/4 | Mason Street | Dandenong | Change Of Rating Category | 01-Feb-2021 | \$ 70,000 | \$ 180,000 | \$ 15,600 | \$ 70,000 | \$ 180,000 | \$ 15,600 | 694.2 | 694.2 | BAFSL | 0 m² |
| 517540 | Roof top 2/4 | Mason Street | Dandenong | Change Of Rating Category | 01-Feb-2021 | \$ 70,000 | \$ 180,000 | \$ 15,600 | \$ 70,000 | \$ 180,000 | \$ 15,600 | 694.2 | 694.2 | BAFSL | 0 m² |
| 517545 | Roof top 3/4 | Mason Street | Dandenong | Change Of Rating Category | 01-Feb-2021 | \$ 70,000 | \$ 180,000 | \$ 15,600 | \$ 70,000 | \$ 180,000 | \$ 15,600 | 694.2 | 694.2 | BAFSL | 0 m² |
| 517550 | Roof top 4/4 | Mason Street | Dandenong | Change Of Rating Category | 01-Feb-2021 | \$ 70,000 | \$ 180,000 | \$ 15,600 | \$ 70,000 | \$ 180,000 | \$ 15,600 | 694.2 | 694.2 | BAFSL | 0 m² |
| 518235 | 400 | Cheltenham Road | Keyborough | Change Of Rating Category | 01-Feb-2021 | \$ 56,420,000 | \$ 56,420,000 | \$ 2,821,000 | \$ 56,420,000 | \$ 56,420,000 | \$ 2,821,000 | 752 | 820 | NRFSLS-S20 | 487,468 m² |
| 518240 | 400 | Cheltenham Road | Keyborough | Change Of Rating Category | 01-Feb-2021 | \$ 5,000,000 | \$ 8,000,000 | \$ 400,000 | \$ 5,000,000 | \$ 8,000,000 | \$ 400,000 | 844 | 729.6 | NRFSLS-S20 | 487,468 m² |
| 518245 | 32X | Remington Drive | Dandenong South | Change Of Rating Category | 01-Feb-2021 | \$ 11,000 | \$ 51,000 | \$ 2,550 | \$ 11,000 | \$ 51,000 | \$ 2,550 | 623 | 623 | BAFSL | 70 m² |
| 518250 | 23X | Hydrix Close | Dandenong South | Change Of Rating Category | 01-Feb-2021 | \$ 8,500 | \$ 21,500 | \$ 1,075 | \$ 8,500 | \$ 21,500 | \$ 1,075 | 623 | 623 | BAFSL | 53 m² |
| 518255 | 14X | Flowerway Boulevard | Keyborough | Change Of Rating Category | 01-Feb-2021 | \$ 48,800 | \$ 123,800 | \$ 6,190 | \$ 48,800 | \$ 123,800 | \$ 6,190 | 623 | 623 | BAFSL | 244 m² |
| 518260 | 41X | Keyborough Avenue | Keyborough | Change Of Rating Category | 01-Feb-2021 | \$ 14,000 | \$ 39,000 | \$ 1,950 | \$ 14,000 | \$ 39,000 | \$ 1,950 | 623 | 623 | BAFSL | 70 m² |
| 518275 | 15E | Hilton Road | Dandenong North | Change Of Rating Category | 01-Feb-2021 | \$ 540,000 | \$ 540,000 | \$ 27,000 | \$ 540,000 | \$ 540,000 | \$ 27,000 | 844 | 844 | NRFSLS-S20 | 4,657 m² |
| 518530 | 77 | Harriet Street | Dandenong | Change Of Rating Category | 01-Feb-2021 | \$ 680,000 | \$ 680,000 | \$ 34,000 | \$ 680,000 | \$ 680,000 | \$ 34,000 | 844 | 844 | NRFSLS-S20 | 670 m² |
| 519010 | 14 | Aspen Circuit | Springvale | Adjustment - Objection/appeal | 01-Jul-2020 | \$ 75,000 | \$ 360,000 | \$ 19,400 | \$ 75,000 | \$ 270,000 | \$ 15,500 | 310.5 | 310.5 | BAFSL | 0 m² |
| 519015 | 15 | Aspen Circuit | Springvale | Adjustment - Objection/appeal | 01-Jul-2020 | \$ 75,000 | \$ 360,000 | \$ 19,800 | \$ 75,000 | \$ 270,000 | \$ 15,500 | 310.5 | 310.5 | BAFSL | 0 m² |
| 522180 | 12 | St Johns Avenue | Springvale | Assessments Combined | 01-Jul-2020 | \$ | \$ | \$ | \$ -1,500,000 | \$ 1,500,000 | \$ 75,000 | 118 | 118 | BAFSL | 877 m² |
| Totals | | | | | | \$ 1,264,696,500 | \$ 1,421,861,500 | \$ 72,997,175 | \$ 1,266,525,500 | \$ 1,419,314,500 | \$ 72,369,325 | | | | |

TOTAL PROP
COUNT \$ 536

4.3 OTHER

4.3.1 Review of Mayoral and Councillor Allowances

File Id: A7732910
Responsible Officer: Director Corporate Services

1. Report Summary

Section 39(6) of the *Local Government Act 2020* provides for transitional arrangements to remain in force under the *Local Government Act 1989* in relation to mayoral and councillor allowances. In this respect, under section 74(1) of the *Local Government Act 1989*, Council must review and determine the level of mayoral and councillor allowances by 30 June 2021.

The process of reviewing the current mayoral and Councillor allowances was commenced at the Council Meeting of 22 March 2021. This report finalises the review process.

2. Recommendation Summary

This report recommends that the current level of mayoral and councillor allowances remains in place.

4.3.1 Review of Mayoral and Councillor Allowances (Cont.)

3. Background

3.1 Allowances under the *Local Government Act 1989*

Under the transitional arrangements of the *Local Government Act 2020* the following is applicable under the *Local Government Act 1989* in relation to mayoral and councillor allowances.

- The Minister for Local Government reviews and sets the limits and ranges of mayoral and councillor allowances and determines any increases applied annually. (Note that this decision is made by the Minister for Local Government and is not a Council decision.)
- No direction regarding a deputy mayoral allowance is applicable under the *Local Government Act 1989* nor has any advice been received by the Minister for Local Government. Accordingly, no deputy mayoral allowance can be set at this time.
- Greater Dandenong's Councillors-elect took their oaths or affirmations of office on 19 November 2020 and noted the set allowances under the *Local Government Act 1989* at that time.
- Section 74(4) of the *Local Government Act 1989* requires that Council performs a review of these allowances by 30 June the year following general elections to determine the allowances that will be payable within the range available to Council as a Category 3 Council.
- Greater Dandenong Council has been classified as a Category 3 Council since July 2005. Allowance limits that are currently available to Category 3 Councils as a result of this are as follows:

Category 3 Allowance Range

| | | | |
|-------------|----------------|----|-----------|
| Councillors | \$13,123 | to | \$31,444 |
| Mayor | no lower limit | to | \$100,434 |

An amount equivalent to the superannuation guarantee of 9.5% under Commonwealth taxation legislation must also be paid in addition to these allowances.

Since 2005, Greater Dandenong Councillors have received the uppermost limit of the Category 3 range. It should be noted that the Mayor is provided with the use of a fully maintained Council vehicle as outlined in the Council report of 19 November 2020.

3.2 Allowances under the *Local Government Act 2020*

Sections 39(1) and 39(2) of the *Local Government Act 2020* (LGA 2020) provide that a Mayor, Deputy Mayor or Councillor are entitled to receive from the Council an allowance (as a Mayor, Deputy Mayor or Councillor respectively) in accordance with a determination of the Victorian Independent Remuneration Tribunal under the *Victorian Independent Remuneration Tribunal and Improving Parliamentary Standards Act 2019*. Under this legislation, the Minister for Local Government is expected to request the Remuneration Tribunal to make a determination towards the end of 2021.

However, until the Remuneration Tribunal makes its first determination on these allowances, the mayoral and councillor allowance framework continues to be governed by the *Local Government Act 1989* (LGA 1989) as previously mentioned in this report.

4.3.1 Review of Mayoral and Councillor Allowances (Cont.)

4. Proposal

On the 22 March 2021, Council resolved as follows:

That:

1. *Council determines, in principle, that the existing mayoral and councillor allowances remain as they are, being \$100,434 for the Mayor and \$31,444 for Councillors and with both allowances subject to the additional payment equivalent to the 9.5% superannuation guarantee required under Commonwealth legislation;*
2. *Council endorses the Discussion Paper provided in Attachment 1 as a basis for the submission process and seeks formal submissions from members of the community under section 223 of the Local Government Act 1989;*
3. *the submission process for the review of Mayoral and Councillor allowances commences on 23 March 2021 and closes at 5pm on 20 April 2021; and*
4. *Council hears any submitters that wish to be heard at a meeting, the time of which is to be determined.*

This report finalises the process commenced on 22 March 2021.

5. Financial Implications

There are no financial implications associated with continuing with payment of the existing mayoral and councillor allowances as they have been fully factored into the current budget and Council's budget for 2021-2022.

6. Consultation

Review of the mayoral and councillor allowances was open for public consultation under section 223 of the *Local Government Act 1989* and was advertised in the Age on 23 March 2021 and on Council's website. Members of the community were provided with access to a Discussion Paper on Mayoral and Councillor Allowances as a basis for any submissions made. The submission period closed at 5.00pm on Tuesday 20 April 2021. No public submissions were received.

7. 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

4.3.1 Review of Mayoral and Councillor Allowances (Cont.)

Opportunity

- *Leadership by the Council – The leading Council*

8. Council Plan 2017-21

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

Opportunity

- *An open and effective Council*

9. The Overarching Governance Principles of the *Local Government Act 2020*

Section 9 of the *Local Government Act 2020* states that a Council must in the performance of its role give effect to the overarching governance principles. The overarching governance principles have been satisfied as follows:

- a. Council decisions and actions taken in relation to this review are in accordance with the relevant law;
- b. priority has been given to achieving the best outcomes for the municipal community;
- c. the economic, social and environmental sustainability of the municipal district, including mitigation and planning for climate change risks has been considered;
- d. public consultation has been undertaken;
- e. the ongoing financial viability of the Council has been considered and is ensured;
- f. the review process and the transparency of any related Council decisions, actions and information has been ensured.

10. 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. In particular, section 18 of the *Charter of Human Rights and Responsibilities Act 2006*, which provides for the right to have the opportunity to take part in public life, was satisfied with the *Local Government Act 1989* requirement for consultation on this matter. It is therefore considered that this report is consistent with the standards set by the Charter.

11. The *Gender Equality Act 2020*

The *Gender Equality Act 2020* came into operation on 31 March 2021 and requires councils to take positive action towards achieving workplace gender equality and to promote gender equality in their policies, programs and services.

Council's Diversity, Access and Equity Policy and the *Gender Equality Act 2020* have been considered in the preparation of this report but are not relevant to its contents because it does not have a direct and significant impact on members of the Greater Dandenong community.

4.3.1 Review of Mayoral and Councillor Allowances (Cont.)

The content of this report is purely administrative in its nature and does not have the potential to influence broader social norms and gender roles, nor does it impact does it benefit any one gender group over any other.

12. Consideration of Climate Change and Sustainability

One of the overarching governance principles of the *Local Government Act 2020* is that the economic, social and environmental sustainability of the municipal district, including mitigation and planning for climate change risks, is to be promoted.

In January 2020, this Council joined a growing number of cities around Australia and declared a "Climate and Ecological Emergency" and committed this Council to emergency action on climate change. Council has developed a Climate Change Emergency Strategy and Action Plan 2020-30 to help the City of Greater Dandenong become a resilient, net zero carbon emission city with an active community prepared for the challenges of changing climate.

This report has no impact on Council's Declaration on a Climate and Ecological Emergency, Council's Climate Change Emergency Strategy 2020-2030 or the requirements of the *Local Government Act 2020* in relation to the overarching governance principle on climate change and sustainability because it is purely administrative in nature.

13. Related Council Policies, Strategies or Frameworks

Greater Dandenong City Council's Council Expenses, Support and Accountability Policy is relevant to this report as it provides for the Mayor to be provided with a fully maintained vehicle.

14. Conclusion

Given that no submissions were received and no objections to current allowances, it is recommended that the current mayoral and councillor allowances remain in force until such time as the first determination is made by the Victorian Independent Remuneration Tribunal under the *Victorian Remuneration Tribunal and Improving Parliamentary Standards Act 2019*.

15. Recommendation

That Council determines that the existing mayoral and councillor allowances remain as they are (being \$100,434 for the Mayor and \$31,444 for Councillors) with both allowances being subject to the additional payment equivalent to the 9.5% superannuation guarantee (or a different amount if that is changed) required under Commonwealth legislation.

4.3.1 Review of Mayoral and Councillor Allowances (Cont.)

MINUTE 181

Moved by: Cr Richard Lim
Seconded by: Cr Rhonda Garad

That Council determines that the existing mayoral and councillor allowances remain as they are (being \$100,434 for the Mayor and \$31,444 for Councillors) with both allowances being subject to the additional payment equivalent to the 9.5% superannuation guarantee (or a different amount if that is changed) required under Commonwealth legislation.

CARRIED

4.3.2 Report on Matters Discussed at Councillor Briefing Sessions & Pre-Council Meetings - 10 & 17 May 2021

File Id: fA25545
Responsible Officer: Director Corporate Services

1. 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 Council meetings.

The matters listed in this report were presented to Councillor Briefing Sessions & Pre-Council Meetings in May 2021.

2. Recommendation Summary

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

4.3.2 Report on Matters Discussed at Councillor Briefing Sessions & Pre-Council Meetings - 10 & 17 May 2021 (Cont.)

3. Background

The Executive Management Team and associated staff at Greater Dandenong City Council host Councillor Briefing Sessions and Pre-Council Meeting on a regular basis (weekly) to inform Councillors about the work officers are undertaking, share information, obtain feedback and discuss strategies and options for current and future work.

To ensure transparency in this process matters discussed at Councillor Briefing Sessions and Pre-Council Meetings (other than those matters designated to be confidential under the *Local Government Act 2020*) are reported on at Council meetings. This report represents matters discussed at the Councillor Briefing Sessions & Pre-Council Meetings in May 2021.

4. 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 items:</p> <ul style="list-style-type: none"> a) Success of recent event at Drum theatre. b) Future use of electronic forms and signatures. c) Agenda items for the Council Meeting of 10 May 2021. | 10 May 2021 |
| 2 | <p>Power Purchase Agreement Update - Confidential</p> | 10 May 2021 |
| 3 | <p>Proposal for sale of 1-9 Walker Street Asset</p> <p>Councillor feedback was sought to progress the statutory processes including public consultation under <i>the Local Government Act</i>.</p> | 17 May 2021 |
| 4 | <p>Dandenong Market Pty Ltd 2021-22 Business Plan and Budget - Confidential</p> | 17 May 2021 |
| 5 | <p>Councillor Social Media Policy</p> <p>Councillors discussed the proposed Social Media Policy, its content and future direction. A future report will be brought back to Council for consideration.</p> | 17 May 2021 |

4.3.2 Report on Matters Discussed at Councillor Briefing Sessions & Pre-Council Meetings - 10 & 17 May 2021 (Cont.)

| | | |
|----------|--|---------------------------|
| 6 | <i>Local Law Review and Update</i> Councillors were provided with the draft proposed local law and Community Impact statement. This was considered prior to its tabling at 24 May 2021 Council Meeting and subsequent public exhibition. | <i>17 May 2021</i> |
| 7 | <i>MAV State Council Motions</i> | <i>17 May 2021</i> |
| 8 | Councillors and Council officers briefly discussed the following items: a) Success of recent grant application funding. b) Upcoming ALGA National General Assembly. c) Agenda items for the Council Meeting of 24 May 2021. | <i>17 May 2021</i> |

5. Apologies

- Cr Lana Formoso submitted an apology for the Pre-Council Meeting of 10 May 2021.

6. 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

- 1. Education, Learning and Information - Knowledge*
- 2. Leadership by the Council - The leading Council.*

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

- 1. An open and effective Council.*

4.3.2 Report on Matters Discussed at Councillor Briefing Sessions & Pre-Council Meetings - 10 & 17 May 2021 (Cont.)

7. The Overarching Governance Principles of the *Local Government Act 2020*

Section 9 of the *Local Government Act 2020* (LGA2020) states that a Council must in the performance of its role give effect to the overarching governance principles.

Reporting on matters discussed at Councillor Briefing Sessions and Pre-Council Meetings gives effect to the overarching governance principles (in particular, section 9(i) of the *Local Government Act 2020*) in that the transparency of Council actions and information is ensured.

8. Victorian Charter of Human Rights and Responsibilities

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

9. The *Gender Equality Act 2020*

The *Gender Equality Act 2020* came into operation on 31 March 2021 and requires councils to take positive action towards achieving workplace gender equality and to promote gender equality in their policies, programs and services.

Council's Diversity, Access and Equity Policy and the *Gender Equality Act 2020* have been considered in the preparation of this report but are not relevant to its contents because it is a reporting mechanism only. The report does not have the potential to influence broader social norms and gender roles nor does it benefit any one gender group over any other.

10. Consideration of Climate Change and Sustainability

One of the overarching governance principles of the *Local Government Act 2020* is that the economic, social and environmental sustainability of the municipal district, including mitigation and planning for climate change risks, is to be promoted.

In January 2020, this Council joined a growing number of cities around Australia and declared a "Climate and Ecological Emergency" and committed this Council to emergency action on climate change. Council has developed a Climate Change Emergency Strategy and Action Plan 2020-30 to help the City of Greater Dandenong become a resilient, net zero carbon emission city with an active community prepared for the challenges of changing climate.

This report has no impact on Council's Declaration on a Climate and Ecological Emergency, Council's Climate Change Emergency Strategy 2020-2030 or the requirements of the *Local Government Act 2020* in relation to the overarching governance principle on climate change and sustainability because it is purely administrative in nature and is a reporting mechanism only.

4.3.2 Report on Matters Discussed at Councillor Briefing Sessions & Pre-Council Meetings - 10 & 17 May 2021 (Cont.)

11. Recommendation

That:

1. the information contained in this report be received and noted; and
2. the information discussed at the above listed Pre-Council Meeting and Councillor Briefing Session that was declared confidential in Item 2 and Item 4 (respectively) under section 3(1) of the *Local Government Act 2020* remains confidential until further advisement unless that information forms the subject of a subsequent Council report.

MINUTE 182

Moved by: Cr Sophie Tan

Seconded by: Cr Eden Foster

That:

1. the information contained in this report be received and noted; and
2. the information discussed at the above listed Pre-Council Meeting and Councillor Briefing Session that was declared confidential in Item 2 and Item 4 (respectively) under section 3(1) of the *Local Government Act 2020* remains confidential until further advisement unless that information forms the subject of a subsequent Council report.

CARRIED

4.3.3 South East Leisure Pty Ltd Company Administration

| | |
|----------------------|---|
| File Id: | A7742976 |
| Responsible Officer: | Director Community Services |
| Attachments: | Management Services Agreement Constitution |

1. Report Summary

At its Council meeting held 8 February 2021, Council resolved to form a proprietary company limited by shares entitled South East Leisure Pty Ltd on 1 July 2021 for the purposes of managing four of Councils major leisure facilities.

The resolution authorised the Chief Executive Officer to develop a draft constitution for the Company for the consideration by Council and to implement an interim Management Services Agreement (MSA) with the Company prior to the formalisation of a final MSA for adoption by Council.

This report presents for Council consideration both the Constitution and final MSA.

The earlier resolution further delegated to the Chief Executive Officer the power to select and engage a Board of Directors (including the appointment of a Chair) comprising of five members including a member of Councils Executive Team. This report recommends that Council notes the appointment of six Directors for the newly formed company and the appointment of the Chair.

Finally, this report recommends the provision of seed funding for the company to begin operations prior to the delivery to Council of fully detailed Annual Budget for the period 1 July 2021 – 30 June 2022.

2. Recommendation Summary

This report recommends that Council endorses the draft Constitution and Management Services Agreement for South-East Leisure Pty Ltd and notes the appointment and remuneration of the Board of Directors including the Board Chair. The report further recommends the provision of \$300,000 of initial seed funding to allow the company to commence operations pending the provision of a detailed annual budget prior to 31 October 2021.

4.3.3 South East Leisure Pty Ltd Company Administration (Cont.)

3. Background & Discussion

As outlined in the 8 February 2021 Council report, Council currently operates four major aquatic and leisure facilities in the City of Greater Dandenong being:

- Dandenong Oasis Aquatic Centre
- Noble Park Aquatic Centre
- Springers Leisure Centre
- Dandenong Stadium

The YMCA currently operates the first three centres under a contact that has been extended to 30 June 2022 with Dandenong Stadium managed by Elite Stadium Management.

Following consideration of various management models, Council determined in the February resolution to establish a proprietary company limited by shares to manage these four leisure centres from 1 July 2022.

South-East Leisure Pty Ltd will shortly be legally established and will commence the process to ensure it is fully ready to manage the facilities from this date.

This report deals with several key governance matters associated with the formation of the company. They are:

- Adoption of a Company Constitution
- Adoption of a Management Services Agreement
- Appointment of a Board of Directors
- Appointment of a Board Chair
- Remuneration and Terms of Directors
- Provision of initial establishment funding

Constitution

Attachment 1 to this report is the proposed Constitution for South-East Leisure Pty Ltd. The constitution provides the following key elements:

1. The Board will comprise of a minimum of one and a maximum of seven Directors.
2. Directors will be appointed by the Shareholder (Council) for a term of up to three years.
3. Directors will be limited to a maximum continuous term of nine years.
4. The Shareholder will appoint the Board Chair.

Management Services Agreement

Attachment 2 to this report is the proposed Management Services Agreement (MSA) between Council and South-East Leisure Pty Ltd. The MSA is a key document as it establishes the obligations and responsibilities that both parties have to each other.

4.3.3 South East Leisure Pty Ltd Company Administration (Cont.)

The draft MSA contains the following key features:

1. The Board must present a Strategic Plan for the management of the leisure facilities by not later than 28 February 2022 (eight months after commencement) and provide a renewed Strategic Plan every five years thereafter or following any major redevelopments of the facilities.
2. The Board must provide detailed Annual Plans and Budgets within the timeframes determined by Council.
3. Council must prepare an Asset Management Plan for each of the facilities and provide this to the Company.
4. The Board must provide quarterly performance reports to Council.
5. The Board must provide an Annual Financial Report to Council.
6. The Board must meet with Council on a schedule determined by Council.
7. Where the net financial result of the company is budgeted to be a deficit, Council will provide an equivalent amount of funding to the company in the form of a Management Services Fee.
8. Where the net financial result of the company is budgeted to return a surplus, this will be returned to Council in the form of a Dividend.
9. The Shareholder (Council) will be represented at Board meetings by a Councillor appointed representative and the Director of Community Services in an observer (non-voting) capacity.

In terms of this final point, Council has noted that role statements will be prepared to make clear the role and expectations of the Shareholder representatives.

Appointment of a Board of Directors

The 8 February 2021 Council resolution determined to appoint a skills-based Board and delegated the selection and engagement of the Chair and Board of Directors to the Chief Executive Officer, Director of Community Services, Manager Community Development, Sport and Recreation and an external industry expert.

Interviews for the position of Board Director were held on Monday 17 May 2021 and Tuesday 25 May 2021.

At the conclusion of the interview process, the panel determined to endorse the following candidates as Directors of South-East Leisure Pty Ltd:

- Steven Wright
- Dr Malak Sukkar
- Laura Buckley
- Domenic Isola
- Tim Cockayne
- Mick Jaensch.

Prior to the exercise of the power delegated by Council, a discussion was held with Councillors at the Councillor Briefing Session held 31 May 2021 when the Chief Executive Officer's intention in exercising the authority delegated were noted.

4.3.3 South East Leisure Pty Ltd Company Administration (Cont.)

Appointment of a Board Chair

The interview panel determined to nominate Steven Wright as the Chair of the Board for South-East Leisure Pty Ltd. This again was confirmed with Council prior to the exercise of the delegated power to appoint a Chair.

Remuneration and Terms of appointment

The 8 February 2021 Council resolution authorised the Chief Executive Officer to engage the appointees for the term of three years with a remuneration of \$25,000 per annum for ordinary members and \$35,000 for the role of Board Chair.

The only addition to this previous resolution is the noting that these payments will be subject to the additional payment of mandatory superannuation contributions in a similar fashion to Council allowances.

Further in line with the current practice at Dandenong Market Pty Ltd it is recommended that these allowances be indexed annually by the same amount determined by the State Government for the increases in Councillor allowances.

Provision of initial establishment funding

For the Board to be immediately operational it will need access to funding prior to the development of an Annual Budget for 2021-22. This report recommends the transfer of \$300,000 as initial establishment funding pending the provision of an Annual Budget to Council by not later than 31 October 2021.

4. Proposal

This report recommends that Council endorses the draft Constitution and Management Services Agreement for South-East Leisure Pty Ltd and notes the appointment and remuneration of the Board of Directors including the Board Chair. The report further recommends the provision of \$300,000 of initial seed funding to allow the company to commence operations pending the provision of a detailed annual budget prior to 31 October 2021.

5. Financial Implications

The report provided to Council on 8 February 2021 outlined the wide range of potential set up and establishment costs that are likely to apply to the newly formed company and set out a range of between \$1.6 - \$2.1 million as the dollar investment required in the first year.

Council has included in its 2021-22 Annual Budget an amount of \$2.1 million and has therefore the funds required to meet the company establishment costs. It is anticipated that these estimates are likely to be based on a 'worst case' basis and where possible the Annual Budget developed by the company will be below this amount.

4.3.3 South East Leisure Pty Ltd Company Administration (Cont.)

6. Consultation

The recommendations contained within this report have been briefed to Council at its Council Briefing Session held 31 May 2021.

7. 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

- *Cultural Diversity* – Model multicultural community
- *Outdoor Activity and Sports* – Recreation for everyone
- *Lifecycle and Social Support* – The generations supported.

Opportunity

- *Jobs and Business Opportunities* – Prosperous and affordable
- *Leadership by the Council* – The leading Council.

8. Council Plan 2017-21

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

People

- *A vibrant, connected, and safe community*

Place

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

Opportunity

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

9. The Overarching Governance Principles of the *Local Government Act 2020*

Section 9 of the *Local Government Act 2020* states that a Council must in the performance of its role give effect to the overarching governance principles.

4.3.3 South East Leisure Pty Ltd Company Administration (Cont.)

The recommendations contained in this respond to the overarching principles in several ways including:

- Council has determined that the company management model provides it with the most strategic control over the leisure facilities and will have a strong focus on improving community well-being and participation in leisure activities.
- Over time, it is expected that the company management model will produce the most economic financial result for Council.
- In developing its future strategic plan for the consideration of Council, the incoming Board will be required to highlight how it will address the achievement of strategies established in Councils Make your Move Strategic Plan and enhance environmental sustainability.
- The skills-based Board is expected to innovation and continuous improvement in the management of the facilities.
- Collaboration will be sought with both Peninsula Leisure and Western Leisure being the other two company models based on similar lines to South-East Leisure Pty Ltd.

10. Victorian Charter of Human Rights and Responsibilities

Council, Councillors and members of Council staff are a public authority under the *Charter of Human Rights and Responsibilities Act 2006* and, as such, are all responsible to act in accordance with the *Victorian Charter of Human Rights and Responsibilities 2006* (the Charter).

The *Charter of Human Rights and Responsibilities Act 2006* has been considered in the preparation of this report but is not relevant to its contents.

11. The Gender Equality Act 2020

The *Gender Equality Act 2020* came into operation on 31 March 2021 and requires councils to take positive action towards achieving workplace gender equality and to promote gender equality in their policies, programs and services.

Whilst this report is largely administrative in nature, the recruitment and selection of relevant Directors has been conducted with a view of having a gender and diversity balance on the Board.

12. Consideration of Climate Change and Sustainability

One of the overarching governance principles of the *Local Government Act 2020* is that the economic, social and environmental sustainability of the municipal district, including mitigation and planning for climate change risks, is to be promoted.

In January 2020, this Council joined a growing number of cities around Australia and declared a "Climate and Ecological Emergency" and committed this Council to emergency action on climate change. Council has developed a Climate Change Emergency Strategy and Action Plan 2020-30 to help the City of Greater Dandenong become a resilient, net zero carbon emission city with an active community prepared for the challenges of changing climate.

4.3.3 South East Leisure Pty Ltd Company Administration (Cont.)

This report largely has no impact on Council's Declaration on a Climate and Ecological Emergency, Council's Climate Change Emergency Strategy 2020-2030, or the requirements of the *Local Government Act 2020* in relation to the overarching governance principle on climate change and sustainability. The future role and strategies of the Board are however likely to significantly consider these impacts.

13. Related Council Policies, Strategies or Frameworks

- Aquatic Strategy 2019
- Make Your Move Greater Dandenong Physical Activity Strategy 2020-2030.

14. Recommendation

That Council:

1. **adopts the South-East Leisure Pty Ltd Constitution as attached to this report;**
2. **adopts the Management Services Agreement between Council and South-East Leisure Pty Ltd;**
3. **notes that in exercising the authority formally delegated to him by Council resolution of 8 February 2021, the Chief Executive Officer intends to appoint Steven Wright, Dr Malak Sukkar, Laura Buckley, Domenic Isola, Tim Cockayne and Mick Jaensch as Directors of South-East Leisure Pty Ltd for a three-year term commencing 1 July 2021;**
4. **notes that in exercising the authority formally delegated to him by Council resolution of 8 February 2021, the Chief Executive Officer intends to appoint Steven Wright as the Board Chairperson;**
5. **confirms the remuneration of Directors to be \$25,000 per annum for ordinary Board Members and \$35,000 for the Board Chair with both amounts to be subject to the payment of the mandatory superannuation contribution;**
6. **confirms remuneration levels will be indexed annually by the same percentage increases applied by the State Government to Councillor allowances; and**
7. **approves the initial allocation of \$300,000 to the company in establishment costs pending the provision of a full Annual Budget by the Company to Council by not later than 31 October 2021.**

4.3.3 South East Leisure Pty Ltd Company Administration (Cont.)

Mick Jaensch, Director Corporate Services disclosed a Direct Material Conflict of Interest of a Pecuniary nature (s.128) in this item, as Council is noting his proposed appointment to the Board of South East Leisure Pty Ltd. Mick Jaensch left the meeting at 8.01pm prior to discussion and voting on this item.

MINUTE 183

Moved by: Cr Tim Dark
Seconded by: Cr Bob Milkovic

That Council:

- 1. adopts the South-East Leisure Pty Ltd Constitution as attached to this report;**
- 2. adopts the Management Services Agreement between Council and South-East Leisure Pty Ltd;**
- 3. notes that in exercising the authority formally delegated to him by Council resolution of 8 February 2021, the Chief Executive Officer intends to appoint Steven Wright, Dr Malak Sukkar, Laura Buckley, Domenic Isola, Tim Cockayne and Mick Jaensch as Directors of South-East Leisure Pty Ltd for a three-year term commencing 1 July 2021;**
- 4. notes that in exercising the authority formally delegated to him by Council resolution of 8 February 2021, the Chief Executive Officer intends to appoint Steven Wright as the Board Chairperson;**
- 5. confirms the remuneration of Directors to be \$25,000 per annum for ordinary Board Members and \$35,000 for the Board Chair with both amounts to be subject to the payment of the mandatory superannuation contribution;**
- 6. confirms remuneration levels will be indexed annually by the same percentage increases applied by the State Government to Councillor allowances; and**

4.3.3 South East Leisure Pty Ltd Company Administration (Cont.)

7. **approves the initial allocation of \$300,000 to the company in establishment costs pending the provision of a full Annual Budget by the Company to Council by not later than 31 October 2021.**

CARRIED

Mick Jaensch, Director Corporate Services returned to the meeting at 8.12pm.

4.3.3 South East Leisure Pty Ltd Company Administration (Cont.)

OTHER

SOUTH EAST LEISURE PTY LTD COMPANY ADMINISTRATION

ATTACHMENT 1

MANAGEMENT SERVICES AGREEMENT

PAGES 28 (including cover)

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

4.3.3 South East Leisure Pty Ltd Company Administration (Cont.)



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Management Services Agreement

Greater Dandenong City Council
ABN 41 205 538 060
and

South East Leisure Pty Ltd
ACN [##TBC]

[8178497:29634132_1]

Interstate offices
Canberra Sydney
Affiliated offices around the world through the
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4.3.3 South East Leisure Pty Ltd Company Administration (Cont.)



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Management Services Agreement

Dated

Parties

| | |
|------------|---|
| Name | Greater Dandenong City Council ABN 41 205 538 060 |
| Address | Dandenong Civic Centre, 225 Lonsdale Street, Dandenong VIC 3175 |
| Email | ##TBC |
| Contact | ##TBC |
| Short name | Council |

| | |
|------------|---|
| Name | South East Leisure Pty Ltd ACN ##TBC |
| Address | ##TBC |
| Email | ##TBC |
| Contact | ##TBC |
| Short name | SEL |

Background

- A. Council has established SEL as a beneficial enterprise under the *Local Government Act 2020* (Vic) for the purposes of managing and providing services in respect of the assets and facilities of Council, of other government bodies including local governments and of private businesses.
- B. Council is the owner of four leisure facilities:
- B.1 Dandenong Oasis;
 - B.2 Noble Park Aquatic Centre;
 - B.3 Springers Leisure Centre; and
 - B.4 Dandenong Stadium,
- (collectively, the **Centres**).
- C. Council resolved to appoint SEL to manage and operate the Centres from 1 July 2022 and to provide services in advance of commencing management and operation of the Centres.

4.3.3 South East Leisure Pty Ltd Company Administration (Cont.)



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- D. Council's four key principles in establishing SEL to perform the Management Services under this Agreement are:
- D.1 *Community Outcomes*
 - D.1.1 Services and programming will support improved health and wellbeing outcomes and respond to the unique and changing needs of the Dandenong community, and
 - D.1.2 High participation rates at the Centres, inclusive of all parts of the community and all demographic groups will be fostered.
 - D.2 *Alignment to City of Greater Dandenong*
 - D.2.1 The Centres and the Management Services provided will result in positive recognition for City of Greater Dandenong by users and the community, and
 - D.2.2 Management Services will be aligned to key Council objectives and strategies, including those set out in the endorsed Council Plan, Make Your Move Greater Dandenong Physical Activity Strategy 2020 – 2030, Council's Wellbeing Plan 2017-21 and the City of Greater Dandenong Aquatic Strategy (2019), and
 - D.2.3 the Centres will be accountable to Council for performance against agreed targets;
 - D.3 *Centre Management*
 - D.3.1 management of the Centres will be optimised and efficient, meeting all service requirements and safety standards; and
 - D.3.2 the Centres will be financially sustainable with effective risk management practices.
 - D.4 *Asset Management*
 - D.4.1 the use of the Centres and the major investment made by Council will be maximised through implementation of an agreed asset management plan; and
 - D.4.2 the Centres will be maintained in the most effective way for the life of each facility.
- E. Council's statement of purposes with respect to the establishment of SEL and the Centres is as follows:
- E.1 Council's intention with the provision of the Centres is to:
 - E.1.1 empower the community to be physically active, supporting them to make choices through easy-to-understand information;
 - E.1.2 support and facilitate opportunities for the community to be physically active and engaged;
 - E.1.3 lead and support physical activity participation and advocate for the community to improve health, social and wellbeing outcomes through increased participation in physical activity;

4.3.3 South East Leisure Pty Ltd Company Administration (Cont.)



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- E.1.4 create environments that encourage and support the community to be physically active and engaged; and
- E.1.5 use evidence to guide and drive decisions on how to increase participation in physical activity and improve the health and wellness of the community;
- E.2 the operations and programming of the Centres will be equitable and inclusive, delivering innovation, excellence, and access to a range of affordable, quality programs via professionally trained, customer focused and committed staff who will connect with the community and complimentary service providers;
- E.3 Centre management will be commercially astute, minimising the total service cost to Council while balancing the community needs for programs, activities and services to be physically active;
- E.4 the Centres will be well maintained, efficiently and effectively governed and managed to ensure Council's assets deliver these benefits across generations, with the life of these assets maximised to the full extent; and
- E.5 Council will receive recognition from the Dandenong community for its investment in the Centres and SEL.
- F. Council has resolved to implement a management framework for the operation of the Centres under which Council appoints SEL to operate the Centres in a commercially responsible manner that maximises community benefits and to provide the agreed Management Services to Council in respect of the Centres, including by:
 - F.1 developing a Strategic Plan aligned to Council's key strategic objectives for the future development and direction of the Centres for the consideration and approval of Council;
 - F.2 developing an Annual Plan & Budget in respect of each financial year consistent with the Strategic Plan for the consideration and approval of Council;
 - F.3 engaging with and providing quarterly reports to Council in relation to the operations of the Centres, including progress in the development of and execution of the Strategic Plan and the Annual Plan & Budget; and
 - F.4 in accordance with the Annual Plan & Budget, perform agreed items of routine operational maintenance and management, but not items of major capital maintenance which will be undertaken by Council in accordance with the Asset Management Plan.
- G. Council grants SEL a lease to each of the Centres. SEL will be permitted to sub-lease and licence parts of the Centres in accordance with this Agreement.
- H. Council may redevelop or replace any of the Centres. If Council resolves to redevelop a Centre, SEL will provide such assistance as required by Council in relation to the planning for the redevelopment, including providing to or procuring for Council, expert advice. SEL's obligations in relation to the management and operation of a Centre that is redeveloped or replaced will apply to the redeveloped or replaced Centre.
- I. In consideration of Council's appointment of it under this Agreement and the benefits referred to in paragraph D, SEL undertakes to Council to:
 - I.1 perform all of its roles, functions and duties with due care and skill;

4.3.3 South East Leisure Pty Ltd Company Administration (Cont.)



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- I.2 ensure that it does not contravene (or Council to contravene) any obligations in respect of the Centres; and
- I.3 indemnify Council in respect of any claims arising out of a breach of its obligations referred to in paragraph I.2.

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4.3.3 South East Leisure Pty Ltd Company Administration (Cont.)



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The parties agree

1. Definitions

In this Agreement:

Annual Plan & Budget means the annual plan and budget for the operation of the Centres, which is consistent with the Strategic Plan, to be prepared by SEL for consideration and approval by Council in accordance with clause 4.3.

Asset Management Plan means the asset management plan concerning the monitoring, maintenance, refurbishment and replacement of the Centres' assets prepared by Council in accordance with clause 4.4.

Business Day means a day other than a Saturday, Sunday or public holiday in Victoria.

Centres means the leisure centres set out in Background paragraph A.

Claim means any claim, allegation, cause of action, proceeding, demand, debt, liability, obligation, cost or expense of any nature however it arises and whether it is present or future, fixed or unascertained, actual or contingent (whether or not the facts, matters or circumstances giving rise to that claim are known to that person or to any other person at the date of this Agreement) and whether at law, in equity, under statute or otherwise.

Consequential Loss means any:

- (a) loss or damage, not arising naturally or directly (that is, according to the usual course of things) from the relevant breach, act or omission, whether or not that loss or damage may reasonably be supposed to have been in the contemplation of the parties, when they entered this Agreement, as the probable result of that breach, act or omission; or
- (b) loss of revenue, profit, opportunity, business, goodwill or reputation; failure to realise anticipated savings; loss or corruption of data; downtime costs; damage to credit rating; or penalties payable under contracts other than this Agreement (in each case, whether direct or indirect).

Commencement Date means the date of this Agreement.

Council Representative means a person in respect of whom Council has given SEL a notification under clause 4.6.

Dividend has the meaning given by clause 5.2.4.

End date means 31 June 2032.

Insolvency Event means any of the following events:

- (a) a party becomes insolvent;
- (b) a receiver, receiver and manager, administrator, controller, provisional liquidator or liquidator is appointed to a party or a party enters into a scheme of arrangement with its creditors or is wound up;
- (c) a party assigns any of its property for the benefit of creditors or any class of them;

4.3.3 South East Leisure Pty Ltd Company Administration (Cont.)



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- (d) an encumbrancee takes any step towards taking possession or takes possession of any assets of a party or exercises any power of sale; or
- (e) the party has a judgment or order given against it in an amount exceeding \$10,000.00 (or the equivalent in another currency) and that judgment or order is not satisfied or quashed or stayed within 20 Business Days after being given.

Lease means a lease from Council to SEL over all the premises at each of the Centres.

Local Government Act means the *Local Government Act 2020* (Vic).

Loss means any damage, punitive damages, liability, Claim, obligation, duty, loss, charge, cost or expense (including legal expenses on a full indemnity basis and consultant's fees), interest, penalty, fine and tax, however it arises and whether it is present or future, fixed or unascertained, actual or contingent, and includes Consequential Loss.

Management Services means:

- (a) to operate and manage the Centres;
- (b) to develop the Strategic Plan for the future development and direction of the Centres for the consideration and approval of Council;
- (c) the development of the Annual Plan & Budget in respect of each financial year consistent with the Strategic Plan for the consideration and approval of Council;
- (d) to provide quarterly reports to Council in relation to the operations of the Centres, including progress in the development and execution of the Strategic Plan and Annual Plan & Budget; and
- (e) such other services as are described in this Agreement or as may be agreed between Council and SEL from time to time.

Management Fee has the meaning given in clause 5.2.3.

Quarter means a 3 month period commencing on 1 January, 1 April, 1 July or 1 October.

Strategic Plan means the long term strategic plan for the future development and direction of the Centres to be prepared by SEL for the consideration and approval of Council in accordance with clause 4.2.

Style Guides mean the Style Guides for each of the Centres developed in accordance with clause 4.10

Term means the term of this Agreement determined in accordance with clause 3.

2. Appointment

Council appoints SEL to provide the Management Services to Council for the Term subject to and in accordance with the terms and conditions of this Agreement.

SEL accepts that appointment.

4.3.3 South East Leisure Pty Ltd Company Administration (Cont.)



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3. Term

3.1 Initial Term

The Agreement and the appointment of SEL commences on the Commencement Date and continues until the End Date unless extended pursuant to clause 3.2 or terminated sooner under clause 9.

3.2 Renewal of Term

- 3.2.1 Not more than 12 months and not less than 6 months prior to the expiry of the then current Term, Council may give SEL written notice that it does not wish this agreement to renew.
- 3.2.2 Unless Council gives SEL a notice under clause , this Agreement will be taken to have been renewed for a further 10 years commencing upon the date it would otherwise have expired.
- 3.2.3 This Agreement may only be renewed under this clause 3.2 so that the total Term of the Agreement does not exceed 50 years from its commencement.

4. Management Services

4.1 Provision of Management Services to Council

- 4.1.1 SEL must provide the Management Services to Council:
- (a) in accordance with all laws and any requirements of any authority;
 - (b) with reasonable care, skill and diligence;
 - (c) in accordance with the Strategic Plan approved by Council;
 - (d) in accordance with any relevant Annual Plan & Budget approved by Council; and
 - (e) in accordance with the Asset Management Plan.
- 4.1.2 SEL must not incur or make Council liable to the expenditure of any monies unless the expenditure has been provided for in the relevant Annual Plan & Budget or approved in writing by Council.

4.2 Strategic Plan

- 4.2.1 Within 8 months of the Commencement Date and again by 28 February in every 5th year from the date SEL commenced operating the Centres, SEL must prepare and provide to Council a draft Strategic Plan for the future development and direction of the Centres in consultation with Council, and any other relevant stakeholders.
- 4.2.2 The draft Strategic Plan must:
- (a) cover a 5 year operating period;
 - (b) be consistent with Councils obligations under Part 4 of the *Local Government Act 2020*;

4.3.3 South East Leisure Pty Ltd Company Administration (Cont.)



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- (c) align with Council objectives and strategies, including those set out in the endorsed Council Plan, Make Your Move Greater Dandenong Physical Activity Strategy 2020 – 2030, Council's Wellbeing Plan 2017021 and the City of Greater Dandenong Aquatic Strategy (2019); and
 - (d) address any matters requested by Council to be addressed in relation to future development and direction of the Centres.
- 4.2.3 Council must review and approve or decline to approve the draft Strategic Plan by notice in writing to SEL.
- 4.2.4 If Council declines to approve the draft Strategic Plan:
- (a) Council must provide SEL with written reasons for declining to approve the draft Strategic Plan;
 - (b) SEL must reconsider the draft Strategic Plan and Council's reasons for declining to approve it; and
 - (c) SEL must resubmit a further draft Strategic Plan to Council for its review and approval.
- 4.2.5 Once Council approves the draft Strategic Plan, it is the Strategic Plan for the purposes of this Agreement.
- 4.2.6 During the term of a Strategic Plan, if there is a significant change in relation to:
- (a) any Centre or the way in which any Centre is used;
 - (b) the operational management of any Centre;
 - (c) the circumstances of SEL,
- SEL must notify Council and prepare a draft revised Strategic Plan for Council's approval under this clause 4.2.
- 4.2.7 Council may request SEL to review and update the Strategic Plan from time to time, including following any significant redevelopment of a Centre if SEL has not already done so under clause 4.2.6. The updated Strategic Plan must be provided within the timeframe specified by Council, but no later than 6 months from the date a redeveloped Centre commences operating.

4.3 Annual Plan & Budget

- 4.3.1 SEL must prepare and provide to Council a draft Annual Plan & Budget for its operations overall, the operation of the Centres and the provision of the Management Services in respect of each financial year.
- 4.3.2 The draft Annual Plan & Budget must:
- (a) be consistent with Council's obligations under Part 4 of the Local Government Act;
 - (b) be prepared in consultation with Council;
 - (a) be consistent with the relevant Strategic Plan;

4.3.3 South East Leisure Pty Ltd Company Administration (Cont.)



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- (b) include an amount payable by SEL to Council approximately equivalent to the payroll tax that would be payable by SEL if SEL was not exempt from payroll tax under section 59 of the *Payroll Tax Act 2007 (Vic)*;
 - (c) address any matters requested by Council to be addressed in relation to the operation of the Centres;
 - (d) include a detailed budget for the operation of the Centres during the relevant financial year specifying:
 - (i) expected rental and other income from the Centres;
 - (ii) expected income from the operation of the Centres;
 - (iii) expected costs of providing the Management Services;
 - (iv) expected costs of governance of SEL;
 - (v) anticipated working capital requirements;
 - (vi) provisions for Council approved asset renewal works and minor asset acquisitions;
 - (vii) the anticipated Management Fee or any surplus, including for each quarter during the term of the Annual Plan & Budgets specifying:
 - the forecast net income from the Quarter from all of SEL's operations;
 - the total forecast cost to SEL of providing operational management of the Centres during the quarter; and
 - SEL's forecast total administrative costs during the Quarter;
 - (viii) allocations to reserves that SEL or Council considers necessary during to maintain a positive cash balance the term of the Strategic Plan, including an Asset Management Reserve and a Centre Development Reserve; and
 - (ix) an amount allowed for contingencies not otherwise specified in subparagraphs (ii) to (viii) above;
 - (e) contain detailed performance indicators for the performance of the Centres;
 - (f) contain a detailed plan for the ongoing maintenance of the Centres by SEL consistent with the Asset Management Plan;
 - (g) in respect of each financial year commencing on or after 1 July 2022, be provided to Council within timelines nominated by Council.
- 4.3.3 The budget prepared under clause 4.3.2(d) must:
- (a) provide for a working capital ratio at the conclusion of the Financial Year of a minimum of 150% or such other ration specified by Council in writing; and
 - (b) ensure that SEL maintains a positive cash balance during each month.

4.3.3 South East Leisure Pty Ltd Company Administration (Cont.)



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- 4.3.4 If Council declines to approve the draft Annual Plan & Budget:
- (a) Council must provide SEL with written reasons for declining to approve the draft Annual Plan & Budget;
 - (b) SEL must reconsider the draft Annual Plan & Budget and Council's reasons for declining to approve it; and
 - (c) SEL must resubmit a further draft Annual Plan & Budget to Council for its review and approval within 4 weeks.
- 4.3.5 Once Council approves the draft Annual Plan & Budget, it is the Annual Plan & Budget for the relevant financial year for purposes of this Agreement.

4.4 Asset Management Plan

- 4.4.1 Council will prepare an Asset Management Plan for the monitoring, refurbishment and replacement of the Centres' assets during the Term.
- 4.4.2 The Asset Management Plan will:
- (a) be prepared in consultation with SEL;
 - (b) identify all significant plant and equipment and other physical assets of the Centres and make provision for the refurbishment and replacement of assets as required from time to time and allocate primary financial responsibility for such, according to the general principle that:
 - (i) Council, as owner of the Centres is financially responsible for the major capital maintenance, refurbishment and replacement of the Centre's plant and equipment; and
 - (ii) SEL, as manager of the Centres, is financially responsible for the day to day monitoring, maintenance and operation of the Centres' assets.
- 4.4.3 Council must give SEL written notice under this clause of the Asset Management Plan in effect.
- 4.4.4 SEL must:
- (a) provide input and support to Council to assist Council in the preparation of the Asset Management Plan; and
 - (b) cooperate with Council to enable Council to carry out works specified in the Asset Management Plan.
- 4.4.5 Council may review and update the Asset Management Plan from time to time and must give SEL written notice of the amended Asset Management Plan in effect.

4.5 Changes to the Centres

- 4.5.1 SEL acknowledges that Council may consider and make plans for the redevelopment or replacement of any of the Centres.
- 4.5.2 If required by Council, SEL must provide to Council such assistance as required by Council, including providing, or procuring for Council, expert advice and opinion necessary to properly plan, cost and implement the redevelopment of a Centre.

4.3.3 South East Leisure Pty Ltd Company Administration (Cont.)



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- 4.5.3 If Council resolves to redevelop or replace a Centre, SEL must:
- (a) prepare and provide to Council draft revisions of the Strategic Plan and Annual Plan & Budget within such timeframe as specified by Council; and
 - (b) provide input and support to Council to assist Council in the preparation of a revised Asset Management Plan.
- 4.5.4 If a Centre is redeveloped or replaced, the redeveloped or replaced Centre will be a Centre for the purposes of this Agreement.

4.6 Council Representatives

- 4.6.1 Council may notify SEL in writing of up to two individuals to be Council Representatives, who are:
- (a) one Councillor; and
 - (b) one Council employee at the Director level.
- (each a **primary Council Representative**)
- 4.6.2 Council may notify SEL in writing at any time:
- (a) to nominate an alternate Council Representative who meets the relevant requirement set out in clause 4.6.1 above, to perform the role of Council Representatives when the primary Council Representative is unavailable to do so (each an **alternate Council Representative**); or
 - (b) to change any of the primary or alternate Council Representatives.
- 4.6.3 To avoid any doubt, if both the primary and alternate Council Representative are present at a meeting or otherwise purporting to fulfil the role of Council Representative at the same time, only the primary Council Representative may do so.

4.7 Participating in board meetings

- 4.7.1 SEL must:
- (a) ensure that each of the Council Representatives receives notice of each meeting of SEL's board of directors and all board papers at the same time as the SEL's directors; and
 - (b) permit the Council Representatives to attend and observe each meeting of SEL's board of directors.
- 4.7.2 SEL must ensure that its directors do not pass a circulating resolution of the directors unless a draft of the resolution and any information being provided to SEL's directors in connection with the resolution are first provided to the Council Representatives.
- 4.7.3 Council Representatives may wish to:
- (a) make a statement at a meeting of SEL's board of directors; or
 - (b) provide information to be included in any material to be considered by SEL's directors in connection with a proposed resolution,

4.3.3 South East Leisure Pty Ltd Company Administration (Cont.)



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in which case SEL must permit the Council Representative to make the statement or include the information in that material (as applicable).

- 4.7.4 The Council Representatives will not be directors of SEL and will not be able to cast a vote in respect of any resolution. Participating in a meeting, making a statement or providing information will not be taken to be acts of a person who is in the position of director.
- 4.7.5 Nothing in clauses 4.7.1 and 4.7.2 prevents SEL's directors from holding a meeting or passing a resolution if one or both positions as Council Representative are vacant and Council has not notified SEL of a replacement.

4.8 Reports by SEL to Council

- 4.8.1 SEL must provide Council with Quarterly written reports on the performance of the Centres and the consolidated performance of SEL within 20 Business Days of the end of each Quarter, including:
- (a) a summary financial performance of the Centres in the preceding Quarter;
 - (b) the status of the key performance indicators in the current Annual Plan & Budget;
 - (c) any significant departures from the current Annual Plan & Budget or Strategic Plan; and
 - (d) any other potential issues in relation to the Centres which may have a significant positive or negative effect on the Centres or its performance in the future; and
 - (e) any other matters requested by Council from time to time.
- 4.8.2 SEL must maintain proper accounts, books and records in accordance with the *Corporations Act 2001* (Cth) and Part 4 of the Local Government Act and prepare and, unless requested by Council in writing to the contrary, provide Council with a financial report and directors' report for each financial year. This clause has effect as a notice to SEL from its sole shareholder under section 293 of the *Corporations Act 2001* (Cth).
- 4.8.3 SEL must facilitate and fully cooperate with any audit or inspection of its accounts or records under Part 4 of the Local Government Act.
- 4.8.4 Within 3 months after the end of each financial year, SEL must provide to Council a report on the operations of the Centres and the consolidated performance of SEL for the previous financial year incorporating both audited financial accounts and a high level governance report from the board of SEL covering risk and compliance issues.
- 4.8.5 SEL must provide Council with any information or copies of any documents in its possession or under its control within a reasonable time of a written request by Council for the information or document.

4.9 Meetings between Council and SEL

- 4.9.1 Representatives of Council and SEL must meet regularly in accordance with an agreed meeting schedule and as requested by Council from time to time to discuss:

4.3.3 South East Leisure Pty Ltd Company Administration (Cont.)



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- (a) the status of current and draft Strategic Plans, Annual Plan & Budget and Asset Management Plan;
- (b) the performance of the Centres and issues affecting its performance or opportunities for improvement; and
- (c) other matters relevant to the Centres as agreed or requested by Council from time to time.

4.10 Style Guides

- 4.10.1 Council will prepare Style Guides and SEL must work with Council to assist in the development of the Style Guides.
- 4.10.2 Council must give SEL written notice under this clause of the Asset Management Plan in effect.
- 4.10.3 SEL must comply with the requirements of the Style Guides where applicable, including in relation to relevant:
 - (a) naming of the Centres;
 - (b) branding of the Centres;
 - (c) promotional material and activities;
 - (d) signage;
 - (e) displays at the Centres; and
 - (f) advertisements of the Centres.
- 4.10.4 SEL acknowledges that Council may vary the Style Guides from time to time during the Term by providing SEL with either:
 - (a) a revised version the Style Guides; or
 - (b) written notice setting out the details of any variations to the Style Guides.

5. Financial matters

5.1 Right to Receive Rent and Income

- 5.1.1 Council assigns to SEL the right to receive all rent and income derived in respect of the Centres during the Term.
- 5.1.2 Council must provide all reasonable assistance to SEL including providing such payment directions as are necessary to enable SEL to receive all rent and income derived in respect of the Centres during the Term.

5.2 Management Fee and Dividend

- 5.2.1 Before the commencement of each Quarter, SEL must calculate the consolidated net expected outcome of SEL as a whole (**Net Outcome**) taking into account the following matters:

4.3.3 South East Leisure Pty Ltd Company Administration (Cont.)



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- (a) the forecast net income from the Quarter from all of SEL's operations;
 - (b) the total forecast cost to SEL of providing operational management of the Centres during the quarter;
 - (c) SEL's forecast total administrative costs during the Quarter;
 - (d) the objective to maintain a working capital ratio of at least 150% or such other ratio specified in Council in writing;
 - (e) the objective to maintain positive monthly cash flows and provide for approved budgetary contingencies;
 - (f) the reserves approved by Council; and
 - (g) budgeted allowances for asset renewal works of minor capital funding approved by Council.
- 5.2.2 Where any of the forecasts referred to in paragraphs 5.2.1 differ from the relevant forecast included in the current Annual Plan & Budget by 10% or more, SEL must provide Council with a written report setting out the reasons for the difference.
- 5.2.3 Where the Net Outcome forecasts a net deficit, this Council will pay an amount equal to the deficit as a fee (**Management Fee**). SEL must provide Council with a tax invoice prepared in accordance with clause 10 and Council will pay the invoiced Management Fee before the start of the Quarter.
- 5.2.4 Where the Net Outcome forecasts a surplus, SEL will declare the amount of the surplus as a dividend (**Dividend**) which must be payable before the start of the Quarter.
- 5.3 Payments by Council**
- 5.3.1 In addition to the Management Fee, Council must pay to SEL any other amount specified in a relevant Annual Plan & Budget approved by Council under clause 4.3.5 at the time specified in the Annual Plan & Budget.
- 5.3.2 Nothing in this Agreement prevents SEL from seeking additional grant or other funding from Council under any general or special purpose grant or funding programs operated by Council, according to the terms of those programs. Council is not obliged to comply with any request for additional funding.
- 5.4 Payment to Council**
- If, at the end of any financial year, SEL achieves a financial outcome that is greater than the outcome set out in the Annual Plan & Budget, Council may:
- 5.4.1 require SEL to pay a further dividend to Council an amount up to the amount of the surplus;
 - 5.4.2 set-off an amount up to the amount of the surplus against the Management Fee payable in respect of the next financial year; or
 - 5.4.3 require an amendment to the Annual Plan & Budget to account for the surplus.

4.3.3 South East Leisure Pty Ltd Company Administration (Cont.)



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6. Occupancy of the Centres

6.1 Lease

- 6.1.1 Council will grant SEL a Lease in respect of each of the Centres.
- 6.1.2 SEL agrees to enter into a Lease with Council in respect of each of the Centres in the form set out in Schedule 1.

6.2 Sub-leasing and sub-licencing

- 6.2.1 Subject to the Strategic Plan and the Annual Plan & Budget, SEL may grant users of the Centres a non-exclusive licence to enter and use the Centres in accordance with terms and conditions determined by SEL and Council will not grant such licenses itself.
- 6.2.2 SEL may grant third party organisations with a:
 - (a) sub-lease for the exclusive possession of a particular part of a Centre; or
 - (b) licence to for the non-exclusive possession of a particular part of a Centre,in accordance with terms and conditions determined by SEL.
- 6.2.3 Promptly after receiving a request from Council, SEL must grant a third-party organisation with a sub-licence for the use of a Centre.
- 6.2.4 SEL is responsible for the management of any sub-leases or licences it grants in respect of the Centres, including any granted at the request of Council in accordance with clause 6.2.3.
- 6.2.5 Any terms and conditions of use of the Centres determined by SEL must be consistent with the terms of this Agreement.

7. Indemnity

- 7.1.1 SEL must ensure that it complies with the terms of this Agreement and does not do any act or make any omission that would cause SEL or Council to be in contravention or breach of any legal obligation in relation to the Centres.
- 7.1.2 SEL must indemnify Council against the full cost to Council of any Loss arising out of any breach of clause 7.1.1, except to the extent that the Loss arises out of an act or omission by Council which was negligent, in breach of this Agreement or the law.

8. Dispute avoidance and resolution

8.1 Dispute avoidance

- 8.1.1 Each of SEL and Council acknowledge a desire to avoid the cost, lost time and expenditure or diversion of resources likely to arise from any prolonged dispute between them arising out of or in connection with this Agreement or the management of the Centres by SEL.

4.3.3 South East Leisure Pty Ltd Company Administration (Cont.)



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- 8.1.2 Accordingly, each party agrees that, so far as practicable, it will conduct its dealings with the other in such a way as to minimise disputation with the other. Without limitation to that general principle, each party will:
- (a) promptly notify the other of any facts, matters, circumstances or issues which have arisen or of which it becomes aware which may become the source of a dispute;
 - (b) discuss the subject matter of any such notice in good faith with the other party to attempt to prevent the facts, matters, circumstances or issues from becoming a dispute; and
 - (c) act in accordance with any agreed outcomes reached under clause 8.1.2(b) to the extent that the agreed outcome is consistent with this Agreement and the law.

8.2 Dispute resolution

- 8.2.1 If a dispute arises concerning this Agreement or any aspect of the management of the Centres, either of the parties may serve a dispute notice on the other. The dispute notice must state that a dispute has arisen and briefly identify the matter in dispute.
- 8.2.2 SEL's CEO and Council's Director of Community Services or any Director with responsibility of the Centres must meet to attempt to resolve the dispute as expeditiously as possible.
- 8.2.3 If the dispute is not able to be resolved under clause 8.2.2, Council's CEO may make a determination to resolve the dispute, which shall be binding upon both parties.

8.3 Disputes with members of the public or members of the Centres

The parties acknowledge that, as between themselves, SEL has the primary role to receive and resolve complaints by or disputes with members of the Centres or members of the public concerning the Centres.

9. Termination

9.1 Termination by Agreement

Council and SEL may terminate this Agreement at any time by written agreement.

9.2 Termination by Council

Council may terminate this Agreement at any time by written notice:

- 9.2.1 for convenience, by providing SEL with not less than 12 months prior written notice; or
- 9.2.2 if SEL has breached this Agreement in a way that is not capable of remedy; or
- 9.2.3 if SEL has breached this Agreement and has not rectified the breach within 21 days of Council providing it with written notice requiring it to do so; or
- 9.2.4 if SEL suffers an Insolvency Event.

4.3.3 South East Leisure Pty Ltd Company Administration (Cont.)



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9.3 Consequences of termination

Upon termination of this Agreement for any reason, SEL must do all things requested by Council to facilitate an orderly transition of the provision of the Management Services to Council or another manager nominated by Council including:

- 9.3.1 by ensuring that any contracts entered into by SEL in relation to the operation of the Centres are transferable (by assignment or novation) to Council or its nominee, but only upon Council's request;
- 9.3.2 by maintaining and providing to Council upon request current versions of all information and documents (including operating manuals, technical manuals, procedures manuals) necessary or helpful to operate the Centres and provide the Management Services; and
- 9.3.3 by maintaining and returning to Council upon request all databases used or maintained by SEL to operate the Centres and provide the Management Services, which remain the property of Council.

10. GST

10.1 Definitions

In this clause:

- 10.1.1 words and expressions that are not defined in this Agreement but which have a defined meaning in the GST Law have the same meaning as in the GST Law;
- 10.1.2 **GST Law** has the meaning given to that term in the *A New Tax System (Goods and Services Tax) Act 1999* (Cth).

10.2 GST exclusive

Except as otherwise provided in this Agreement, all consideration payable under this Agreement in relation to any supply is exclusive of GST.

10.3 Increase in consideration

If GST is payable in respect of any supply made by a supplier under this Agreement (**GST Amount**), the recipient must pay to the supplier an amount equal to the GST payable on the supply. Subject to clause 10.4, the recipient must pay the GST Amount at the same time and in the same manner as the consideration for the supply is to be provided under this Agreement in full and without deduction, set off, withholding or counterclaim (unless otherwise provided in this Agreement).

10.4 Tax invoice

The supplier must provide a tax invoice to the recipient before the supplier will be entitled to payment of the GST Amount under clause 10.3.

10.5 Reimbursements

If this Agreement requires a party to pay, reimburse or contribute to any expense, loss or outgoing suffered or incurred by another party, the amount which the first party must pay, reimburse or contribute is the sum of:

4.3.3 South East Leisure Pty Ltd Company Administration (Cont.)



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- 10.5.1 the amount of the payment, reimbursement or contribution, less any input tax credit in respect of the payment, reimbursement or contribution to which the other party is entitled; and
- 10.5.2 if the payment, reimbursement or contribution is subject to GST, an amount equal to that GST.

10.6 Adjustment events

If an adjustment event occurs in relation to a taxable supply under this Agreement:

- 10.6.1 the supplier must issue an adjustment note to the recipient within 7 days after becoming aware of the adjustment; and
- 10.6.2 any payment necessary to give effect to that adjustment must be made within 7 days after the date of receipt of the adjustment note.

11. Security interests

SEL must not encumber or otherwise grant a security interest in respect of any personal property in which SEL has rights, other than a Permitted Security Interest.

For the purposes of this clause 11:

personal property has the meaning given in the PPSA;

Permitted Security Interest means:

- (a) a purchase money security interest given in the ordinary course of SEL's business;
- (b) a security interest in favour of Council; or
- (c) a security interest given with Council's prior written consent, subject to satisfaction of any conditions that Council may impose (in its absolute discretion).

PPSA means the *Personal Property Securities Act 2009* (Cth);

purchase money security interest has the meaning given in the PPSA;

rights has the same meaning as under the PPSA; and

security interest has the meaning given in the PPSA.

12. Notices

12.1 Delivery of notice

12.1.1 A notice or other communication given to a party under this Agreement must be in writing and in English, and must be delivered to the party by:

- (a) delivering it personally to the party;
- (b) leaving it at the party's address set out in the notice details;

4.3.3 South East Leisure Pty Ltd Company Administration (Cont.)



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- (c) posting it by prepaid post to the party at the party's address set out in the notice details;
- (d) email to the party's email address set out in the notice details.

12.1.2 If the person to be served is a company, the notice or other communication may be served at the company's registered office.

12.2 Notice details

12.2.1 The notice details of each party are set out on page 1 of this Agreement under the heading 'Parties' (or as notified by a party to the other parties according to this clause).

12.2.2 Any party may change its notice details by giving notice to the other parties.

12.3 Time of service

12.3.1 A notice or other communication is taken to be delivered:

- (a) if delivered personally or left at the person's address, upon delivery;
- (b) if posted within Australia to an Australian address:
 - (i) using express post, 2 Business Days after posting; and
 - (ii) using any other prepaid post, 6 Business Days after posting;
- (c) if posted to an address in a different country, 10 Business Days after posting;
- (d) if delivered by email, at the time the email left the sender's email system, unless the sender receives notification that the email was not received by the recipient.

12.3.2 Despite clause 12.3.1, a notice or other communication which is received after 5.00pm or on a non-business day (each in the place of receipt), is taken to be delivered at 9.00am on the next business day in the place of receipt.

13. Interpretation

13.1 Words and headings

In this Agreement, unless expressed to the contrary:

- 13.1.1 words denoting the singular include the plural and vice versa;
- 13.1.2 the word 'includes' in any form is not a word of limitation;
- 13.1.3 where a word or phrase is defined, another part of speech or grammatical form of that word or phrase has a corresponding meaning;
- 13.1.4 headings and sub-headings are for ease of reference only and do not affect the interpretation of this Agreement; and

4.3.3 South East Leisure Pty Ltd Company Administration (Cont.)



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- 13.1.5 no rule of construction applies to the disadvantage of the party preparing this Agreement on the basis that it prepared or put forward this Agreement or any part of it.

13.2 Specific references

In this Agreement, unless expressed to the contrary, a reference to:

- 13.2.1 a gender includes all other genders;
- 13.2.2 any legislation (including subordinate legislation) is to that legislation as amended, re-enacted or replaced and includes any subordinate legislation issued under it;
- 13.2.3 any document (such as a deed, agreement or other document) is to that document (or, if required by the context, to a part of it) as amended, novated, substituted or supplemented at any time;
- 13.2.4 writing includes writing in digital form;
- 13.2.5 'this Agreement' is to this Agreement as amended from time to time;
- 13.2.6 'A\$', '\$', 'AUD' or 'dollars' is a reference to Australian dollars;
- 13.2.7 a clause, schedule or attachment is a reference to a clause, schedule or attachment in or to this Agreement;
- 13.2.8 any property or assets of a person includes the legal and beneficial interest of that person of those assets or property, whether as owner, lessee or lessor, licensee or licensor, trustee or beneficiary or otherwise;
- 13.2.9 a person includes a firm, partnership, joint venture, association, corporation or other body corporate;
- 13.2.10 a person includes the legal personal representatives, successors and permitted assigns of that person, and in the case of a trustee, includes any substituted or additional trustee; and
- 13.2.11 any body (**Original Body**) which no longer exists or has been reconstituted, renamed, replaced or whose powers or functions have been removed or transferred to another body or agency, is a reference to the body which most closely serves the purposes or objects of the Original Body.

14. General

14.1 Governing law

This Agreement is governed by the law applying in Victoria and the parties submit to the exclusive jurisdiction of the courts of Victoria.

14.2 Variation

This Agreement may only be varied by a document executed by the parties.

14.3 Counterparts

This Agreement may be executed in counterparts, all of which taken together constitute one document.

4.3.3 South East Leisure Pty Ltd Company Administration (Cont.)



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14.4 Entire understanding

This Agreement contains the entire understanding between the parties as to the subject matter contained in it. All previous agreements, representations, warranties, explanations and commitments, expressed or implied, affecting this subject matter are superseded by this Agreement and have no effect.

14.5 Liability

If a party consists of 2 or more people or entities, an obligation of that party binds each of them jointly and severally.

14.6 Severability

14.6.1 Any provision of this Agreement that is held to be illegal, invalid, void, voidable or unenforceable must be read down to the extent necessary to ensure that it is not illegal, invalid, void, voidable or unenforceable.

14.6.2 If it is not possible to read down a provision as required by this clause, part or all of the clause of this Agreement that is unlawful or unenforceable will be severed from this Agreement and the remaining provisions continue in force.

14.7 Waiver

The failure of a party at any time to insist on performance of any provision of this Agreement is not a waiver of the party's right at any later time to insist on performance of that or any other provision of this Agreement.

14.8 No assignment without consent

SEL must not:

14.8.1 sell, transfer, novate, delegate, assign, licence; or

14.8.2 mortgage, charge or otherwise encumber

any right or obligation under this Agreement to any person without the prior written consent of Council.

14.9 Further assurance

Each party must promptly execute and deliver all documents and take all other action necessary or desirable to effect, perfect or complete the transactions contemplated by this Agreement.

14.10 Survival and enforcement of indemnities

14.10.1 Each indemnity in this Agreement is a continuing obligation, separate and independent from the other obligations of the parties and survives termination of this Agreement.

14.10.2 It is not necessary for a party to incur expense or make payment before enforcing a right of indemnity conferred by this Agreement.

14.11 No relationship

Other than expressed to the contrary:

4.3.3 South East Leisure Pty Ltd Company Administration (Cont.)



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- 14.11.1 no party to this Agreement has the power to obligate or bind any other party;
- 14.11.2 nothing in this Agreement will be construed or deemed to constitute a partnership, joint venture or employee, employer or representative relationship between any of the parties; and
- 14.11.3 nothing in this Agreement will be deemed to authorise or empower any of the parties to act as agent for or with any other party.

14.12 No merger

The warranties, undertakings, agreements and continuing obligations in this Agreement do not merge on completion of the transactions contemplated by this Agreement.

14.13 Business Day

If a payment or other act is required by this Agreement to be made or done on a day which is not a Business Day, the payment or act must be made or done on the next following Business Day.

4.3.3 South East Leisure Pty Ltd Company Administration (Cont.)



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Schedule 1 Lease

[[insert proposed lease]]

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4.3.3 South East Leisure Pty Ltd Company Administration (Cont.)

OTHER

SOUTH EAST LEISURE PTY LTD COMPANY ADMINISTRATION

ATTACHMENT 2

CONSTITUTION

PAGES 21 (including cover)

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

4.3.3 South East Leisure Pty Ltd Company Administration (Cont.)



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Constitution

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DRAFT

[8178497:29633571_1]

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Affiliated offices around the world through the
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4.3.3 South East Leisure Pty Ltd Company Administration (Cont.)



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4.3.3 South East Leisure Pty Ltd Company Administration (Cont.)



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South East Leisure Pty Ltd (Company)

A company limited by shares

Constitution

1. Definitions

In this Constitution:

Act means the *Corporations Act 2001* (Cth).

Business Day means a day other than a Saturday, Sunday or public holiday in Victoria.

Director means a director appointed under clause 9.

Distributions has the meaning given in clause 12.1.1(a).

Indemnified Loss means, in relation to any fact, matter or circumstance:

- (a) all Loss arising out of or in connection with that fact, matter or circumstance; and
- (b) all legal and other professional expenses on a solicitor-client basis incurred in defending or resisting (or otherwise in connection with) proceedings, whether criminal, civil, administrative or investigatory in nature arising out of or connected with the fact, matter or circumstance.

Law includes:

- (a) any law, regulation, authorisation, ruling, judgment, order or decree of any governmental, semi-governmental, administrative, fiscal, judicial or quasi-judicial body, department, commission, authority, tribunal, agency or entity in Australia; and
- (b) any statute, regulation, proclamation, ordinance or by-law in Australia.

Loss means damage, liability, action, loss, charge, cost or expense.

Managing Director means a managing Director appointed under clause 10.1.1.

Member means the Shareholder.

Officer means:

- (a) a Director, Secretary or executive officer of the Company; and
- (b) other officers of the Company or a related body corporate of the Company as the Directors may decide.

Register means the register of Members required to be kept under the Act and includes a branch register (if applicable).

Representative means, in relation to a body corporate, a person authorised by the body corporate to act as its representative as allowed by the Act.

4.3.3 South East Leisure Pty Ltd Company Administration (Cont.)



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Secretary means a secretary of the Company.

Share means shares in the capital of the Company.

Shareholder means the City of Greater Dandenong.

Terms of Issue means the rights and any restrictions attaching to a Share and includes any rights and restrictions in relation to a Share under any employee share scheme.

2. Constitution

2.1 Application of the Act

2.1.1 The replaceable rules in the Act do not apply to the Company.

2.1.2 An expression in a clause of this Constitution that deals with a matter which is dealt with by a provision of the Act or which is defined in the Act has the same meaning as in the Act, unless that expression is given a different meaning in this Constitution.

2.2 Inconsistency

Where:

2.2.1 the Act; or

2.2.2 any Terms of Issue;

confer a right on a Member or on another person, impose a restriction on exercise of rights or powers or require that a particular procedure be followed before:

2.2.3 any right or power under this Constitution is exercised;

2.2.4 any resolution is passed; or

2.2.5 any other thing is done by the Company, the Officers or the Members,

then the provisions of this Constitution will be subject to the exercise of that right or restriction and the Company, Officers and Members must comply with any procedure that is required to be followed.

3. Name of the Company

The name of the Company is South East Leisure Pty Ltd.

4. Liability of Shareholder

The liability of the Shareholder is limited.

4.3.3 South East Leisure Pty Ltd Company Administration (Cont.)



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5. Limitations on Company

5.1 Members

The City of Greater Dandenong or its successor entities is the only Member of the Company.

5.2 Subscription

The Company prohibits:

5.2.1 any invitation to the public to subscribe for; and

5.2.2 any offer to the public to accept subscriptions for

any Shares in, or debentures of, the Company.

5.3 Deposits

The Company prohibits any invitation to the public to deposit money with, and any offer to the public to accept deposits of, money with the Company for fixed periods or payable at call, whether bearing or not bearing interest.

5.4 Prohibition on Borrowing

The Company must not borrow money or charge any property or business of the Company or issue debentures or give any other security for a debt, liability or obligation of the Company other than with the approval of the Shareholder.

6. Share capital

6.1 General

Shares issued will be ordinary shares.

6.2 Entitlement to Share Certificates

6.2.1 A person whose name is entered as a Member in the register of Members is entitled to receive a certificate in respect of their Shares in accordance with the Act but, in respect of a Share or Shares held jointly by several persons, the Company is not bound to issue more than one certificate.

6.2.2 Delivery of a certificate for a Share to one of several joint holders is sufficient delivery to all such holders.

6.3 Lost or Destroyed Certificates

Upon the loss or destruction of a Share certificate, it may be renewed upon payment of a fee not exceeding the prescribed amount pursuant to the Act and on provision of:

6.3.1 a statement in writing that the certificate has been lost or destroyed, and has not been pledged, sold or otherwise disposed of and, if lost, that proper searches have been made; and

6.3.2 an undertaking in writing that if it is found or received by the owner it will be returned to the Company.

4.3.3 South East Leisure Pty Ltd Company Administration (Cont.)



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7. Transfer of Shares

The Shareholder may not transfer its Shares to any other person or entity.

8. Decisions of Shareholder

- 8.1.1 If the Shareholder records the Shareholder's decision to a particular effect, the recording of the decision counts as the passing by the Member of a resolution to that effect at a general meeting of the Company.
- 8.1.2 A record made for the purposes of clause 8.1.1 also has effect as minutes of the passing of the resolution.
- 8.1.3 A record made for the purposes of clause 8.1.1 must be made in writing.

9. Directors

9.1 General

- 9.1.1 There must be:
 - (a) at least 1 Director; and
 - (b) not more than 7 Directors.
- 9.1.2 The Shareholder may, by resolution:
 - (a) appoint a person as a Director for a term stated in their notice of appointment of up to 3 years; and
 - (b) increase or reduce the maximum number of Directors specified in clause 9.1.1.
- 9.1.3 A director who has reached the end of the term of their appointment under clause 9.1.2(a) is eligible for re-appointment, provided that their total continuous term of appointment as a director is not more than 9 years.

9.2 Retirement

- 9.2.1 Unless reappointed by the Shareholder, a Director is deemed to have retired at the expiry of the term stated in their notice of appointment under clause 9.1.2(b).
- 9.2.2 Any Director may retire from office by giving written notice to the Company of his or her intention to retire.
- 9.2.3 Any resignation of a Director will take effect from the date specified in the notice or if the date of resignation is earlier than the date of service of the notice on the Company, the resignation will take effect from the date of service on the Company.

9.3 Filling of Vacancy

Subject to the Act, the Shareholder may by resolution appoint any person as a Director:

- 9.3.1 to replace a Director who has ceased to hold office; or

4.3.3 South East Leisure Pty Ltd Company Administration (Cont.)



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- 9.3.2 as an additional Director but so that the total number of Directors does not at any time exceed the number determined in accordance with clause 9.1.

9.4 Removal of Directors

- 9.4.1 The Shareholder may by resolution remove any Director before the expiration of his or her period of office, and may by resolution appoint another person in his or her place.
- 9.4.2 The person so appointed shall be subject to retirement at the same time as if he or she had become a Director on the day on which the Director in whose place he or she is appointed was last elected a Director.

9.5 Remuneration of Directors

- 9.5.1 The Directors shall be paid such remuneration as shall from time to time be determined by the Shareholders.
- 9.5.2 That remuneration shall be deemed to accrue from day to day.
- 9.5.3 The Directors may also be paid all travelling and other expenses properly incurred by them in attending and returning from meetings of the Directors or any committee of the Directors or general meetings of the Company or otherwise in connection with the business of the Company in accordance with a Directors' expenses policy approved by the Shareholder (if any).

9.6 Share Qualification of Directors

The Share qualification of Directors is nil.

9.7 Termination of office

A person ceases to be a Director:

- 9.7.1 if an act, matter or thing occurs which results in the person ceasing to be a Director as required by the Act;
- 9.7.2 if the Director is removed from office by resolution of the Company; or
- 9.7.3 if the Director resigns by notice in writing to the Company.

9.8 Additional Circumstances for Vacation of Office

In addition to the circumstances in which the office of a Director shall become vacant by virtue of the Act, the office of a Director shall become vacant if the Director:

- 9.8.1 becomes of unsound mind or becomes a person whose person or estate is liable to be dealt with in any way under the law relating to mental health;
- 9.8.2 resigns his or her office by notice in writing to the Company;
- 9.8.3 is absent without the consent of the Directors from meetings of the Directors held during a period of 6 months;
- 9.8.4 without the consent of the Company in general meeting holds any other office of profit under the Company except that of Managing Director or principal executive officer or executive Director; or

4.3.3 South East Leisure Pty Ltd Company Administration (Cont.)



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9.8.5 has, subject to clause 9.10, a conflict of interest and fails to declare the nature of his or her interest as required by the Act.

9.9 Interested Directors

9.9.1 A Director may:

- (a) hold any office or place of profit in the Company, except that of auditor;
- (b) hold any office or place of profit in any other company, body corporate, trust or entity promoted by the Company or in which it has an interest of any kind;
- (c) enter into any contract or arrangement with the Company;
- (d) participate in any association, institution, fund, trust or scheme for past or present employees of the Company or Directors or persons dependent on or connected with them; or
- (e) act in a professional capacity (or be a member of a firm which acts in a professional capacity) for the Company, except as auditor.

9.9.2 If a Director does any of the things set out in clause 9.9.1, that Director may:

- (a) participate in and be counted in a quorum for any meeting, resolution or decision of the Directors, and be present at any meeting where any matter is being considered by the Directors;
- (b) sign or participate in the execution of a document by or on behalf of the Company; and
- (c) exercise the voting power conferred by securities in any entity held by the Company, including in circumstances where a Director may be interested in the exercise, such as a resolution appointing a Director as an officer of the entity or providing for the payment of remuneration to officers of the entity.

9.9.3 A Director may do any of the things listed in clause 9.9.1:

- (a) without any liability to the Company for any direct or indirect benefit accruing to the Director; and
- (b) without affecting the validity of any contract or arrangement.

9.9.4 Nothing in this clause 9.6 relieves a Director from:

- (a) complying with the requirements of the Act relating to the disclosure of, and voting of matters involving, material personal interests; and
- (b) the obligation to act in good faith and in the best interests of the Company as a whole.

9.10 Conflict of interest

9.10.1 A Director who has a material personal interest in a matter that relates to the affairs of the Company must give the other Directors and the Shareholder notice of the interest as soon as practicable after the Director becomes aware of their interest in the matter.

9.10.2 The Director shall declare the full details of the nature and extent of the interest and its relation to the affairs of the Company.

4.3.3 South East Leisure Pty Ltd Company Administration (Cont.)



Maddocks

- 9.10.3 The Secretary shall record the declaration of a Director's interest in the minutes of the next meeting of Directors after receipt of the declaration.
- 9.10.4 The Director may give the other Directors standing notice of the nature and extent of the interest in the matter either at a Directors' meeting or to the other Directors individually and in writing.
- 9.10.5 If standing notice is given to the other Directors individually in writing, it must be tabled at the next meeting of Directors after it is given.
- 9.10.6 Notwithstanding any rule of law or equity to the contrary but subject to clause 9.8.5, no Director shall be or become disqualified from his or her office by contracting with the Company either as vendor or purchaser, or promoter or otherwise or from being employed or performing any service for or on behalf of the Company in any capacity, professional or otherwise, nor shall any such contract or arrangement be liable to be impeached, affected or avoided by reason of that Director being a party to or otherwise interested in that contract or arrangement, nor shall that Director be liable to account to the Company for any profit realised by or in respect of such contract or arrangement.

9.11 Powers of Directors

- 9.11.1 The Directors are responsible for managing the business of the Company. The Directors may exercise all the powers of the Company which are not required by the Act or this Constitution to be exercised by the Company in general meeting.
- 9.11.2 While the Company is a wholly owned subsidiary, its Directors may act in the best interests of the Company's holding company.

9.12 Proceedings of Directors

- 9.12.1 The Directors may meet together to attend to business and adjourn and regulate their meetings as they decide.
- 9.12.2 A meeting of the Directors may be held using any technology consented to by all of the participating Directors (**Approved Technology**). The consent may be a standing one.
- 9.12.3 Where a meeting of Directors is held at two or more venues using Approved Technology:
 - (a) a Director participating in the meeting is taken to be present in person at the meeting;
 - (b) all the provisions in this Constitution relating to meetings of Directors apply, so far as they can and with such changes as are necessary, to meetings using Approved Technology; and
 - (c) the meeting is taken to be held at the place decided by the chair of the meeting, if at least one of the Directors was at that place for the duration of the meeting.
- 9.12.4 If the technology used for a meeting of Directors encounters a technical difficulty, whether before or during the meeting, and as a result a Director is not being able to participate in the meeting, the chair may:
 - (a) allow the meeting to continue, if a quorum of Directors remains able to participate in the meeting; or

4.3.3 South East Leisure Pty Ltd Company Administration (Cont.)



Maddocks

- (b) adjourn the meeting either for a reasonable period to fix the technology or to another time and location as the chair decides,

unless required to do otherwise by the Act.

9.13 Calling meetings of Directors

- 9.13.1 A Director may call a meeting of the Directors at any time.
- 9.13.2 A Secretary must call a meeting of the Directors at the request of a Director.

9.14 Notice of meetings of Directors

- 9.14.1 Notice of a meeting of Directors must be given to each Director, other than a Director who will be on a leave of absence approved by the other Directors at the time of the relevant meeting.
- 9.14.2 A Director may waive notice of any meeting of Directors by notice to the Company.
- 9.14.3 If a person who is entitled to receive notice of a meeting of Directors does not receive that notice or the notice is not given, every act performed or resolution passed at the meeting will still be effective provided that:
 - (a) the failure to receive or give notice occurred by accident or error;
 - (b) before or after the meeting the person:
 - (i) has waived or waives notice of that meeting under clause 9.14.2; or
 - (ii) has given or gives the Company notice of the person's agreement to that act or resolution.
- 9.14.4 If a person attends a meeting of Directors, that person waives any objection that person may have to a failure to give notice of the meeting.

9.15 Quorum at meetings of Directors

- 9.15.1 No business may be transacted at a meeting of Directors unless a quorum of Directors is present when the meeting proceeds to business. This requirement does not apply to the election of a chair or the adjournment of the meeting.
- 9.15.2 At a meeting of Directors, the number of Directors whose presence shall be necessary to constitute a quorum shall be such number as shall be determined by the Directors and, unless so determined, shall be:
 - (a) one Director, if the Company has only one Director; or
 - (b) 50% of the Directors rounded down to the nearest whole number of Directors, if the Company has 2 or more Directors.

9.16 Chair

- 9.16.1 The Shareholder shall appoint one Director as chair of Directors' meetings and may determine the period for which that Director is to hold office.
- 9.16.2 The Directors may elect one of their number as deputy chair of their meetings and may determine the period of office for which that Director is to hold office.

4.3.3 South East Leisure Pty Ltd Company Administration (Cont.)



Maddocks

9.16.3 The deputy chair shall chair the meetings of the Directors where the chair is absent or not present within 10 minutes after the time appointed for the time of the meeting or is unwilling to act.

9.16.4 Where a meeting of Directors is held and:

- (a) a chair has not been appointed as provided by clause 9.16.1 and a deputy chair has not been elected as provided by clause 9.16.2; or
- (b) the chair and the deputy chair are both absent or not present within 10 minutes after the time appointed for the holding of the meeting or are unwilling to act,
- (c) the Directors present shall elect one of their number to be the chair of the meeting.

9.17 Decisions of Directors

9.17.1 Questions arising at a meeting of Directors will be decided by a majority of votes of Directors present and entitled to vote.

9.17.2 If there is an equal number of votes for and against a proposed resolution the chair of the meeting will have a second or casting vote.

9.18 Written resolutions

9.18.1 If the Company has one Director, that Director may pass a resolution by recording it and signing the record.

9.18.2 The Directors may pass a resolution without holding a Directors' meeting if all the Directors entitled to vote on the resolution sign a document setting out the resolution and containing a statement that they are in favour of the resolution.

9.18.3 For the purposes of clause 9.18.2:

- (a) the resolution is taken to have been passed when the last person signs the document; and
- (b) separate copies of a document may be used for signing by Directors if the wording of the resolution and statement is identical in each copy.

9.19 Delegation by Directors

9.19.1 The Directors may delegate any of their powers to:

- (a) a committee of Directors; or
- (b) a Director; or
- (c) any other person, including as attorney or agent.

9.19.2 The delegate must exercise the powers delegated in accordance with any directions of the Directors.

9.19.3 The exercise of a power by a delegate is as effective as if the Directors had exercised it.

4.3.3 South East Leisure Pty Ltd Company Administration (Cont.)



Maddocks

- 9.19.4 The rules applying to meetings and resolutions of Directors apply, so far as they can and with such changes as are necessary, to meetings and resolutions of a committee of Directors.

9.20 Validity of acts

An act by a person acting as a Director or by a meeting of Directors or a committee of Directors attended by a person acting as a Director is valid despite:

- 9.20.1 a defect in the appointment of the person as a Director;
- 9.20.2 the person being disqualified to be a Director or having vacated office; or
- 9.20.3 the person not being entitled to vote,

if the person or the Directors or committee (as the case may be) were not aware of the relevant circumstances when the act was done.

10. Executive officers

10.1 Managing Director

- 10.1.1 The Directors may, with the prior written consent of the Shareholder, appoint by written agreement one or more of their number to the office of Managing Director for such period and on such terms as are agreed, and, subject to the terms of any agreement entered into in a particular case, may revoke or vary any such appointment.
- 10.1.2 A Director so appointed shall not, while holding that office, be subject to retirement, but his or her appointment shall automatically terminate if he or she ceases for any cause to be Managing Director.

10.2 Remuneration of Managing Director

A Managing Director shall, subject to the terms of any agreement entered into in a particular case, receive such remuneration (whether by way of salary, commission or participation in profits, or partly in one way and partly in another) specified in the agreement between the Company and the Managing Director.

10.3 Powers of Managing Director

- 10.3.1 The Directors may, upon such terms and conditions and with such restrictions as they think fit, confer upon a Managing Director any of the powers exercisable by them.
- 10.3.2 Any powers so conferred may be concurrent with, or be to the exclusion of, the powers of the Directors.
- 10.3.3 The Directors may at any time revoke or vary any of the powers so conferred on a Managing Director.
- 10.3.4 The Directors may delegate the responsibility for the day to day management of the operations of the Company to the Managing Director.
- 10.3.5 The Managing Director will carry out the directions of the Directors and report to the Directors.

4.3.3 South East Leisure Pty Ltd Company Administration (Cont.)



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10.4 Secretary

The Directors may appoint one or more people as Secretary.

11. Distribution of profits

11.1 Dividends

The Directors may:

- 11.1.1 declare or determine that a dividend is payable;
- 11.1.2 fix a record date for the dividend, and the amount and time for payment; and
- 11.1.3 authorise the payment to, or at the direction of, each Member entitled to the dividend.

11.2 Reserves

- 11.2.1 The Directors may set aside reserves or provisions out of the Company's profits for any purposes they decide.
- 11.2.2 The Directors may appropriate to the Company's profits any amount previously set aside as a reserve or provision.
- 11.2.3 An amount set aside as a reserve or provision does not need to be kept separate from the other assets of the Company and reserved amounts may be used as the Directors decide.

12. Distributions

12.1 Payment of dividends and other distributions

12.1.1 Subject to the Terms of Issue of any Share:

- (a) dividends or other distributions to a Member (**Distributions**) must be paid in proportion to the number of Shares held by a Member; and
- (b) Distributions must be apportioned and paid proportionately to the amounts paid or credited as paid on a Share during any portion of the period in respect of which the Distribution is paid.

12.1.2 Interest is not payable by the Company in respect of any Distribution.

12.1.3 A Distribution in respect of a Share must be paid to the person who is registered, or entitled under clause 12.1.1 to be registered, as the holder of the share if:

- (a) the Directors have fixed a record date for the Distribution, on that date; or
- (b) the Directors have not fixed a record date for the Distribution, on the date the Distribution is paid.

12.1.4 The Directors may:

- (a) direct payment of a Distribution wholly or partly by the distribution of specific assets; and

4.3.3 South East Leisure Pty Ltd Company Administration (Cont.)



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- (b) direct that a Distribution be paid to particular Members wholly or partly out of a particular fund or reserve or out of profits derived from a particular source and to the remaining Members wholly or partly out of any other particular fund or reserve or out of the profits derived from any other particular source or generally.
- 12.1.5 The Directors may deduct from any Distribution payable to a Member any amount presently payable by the Member to the Company and apply the amount deducted towards satisfaction of the amount owing.
- 12.1.6 A Distribution to be made in cash may be paid using any payment method chosen by the Company, including:
- (a) by cheque sent through the post directed to the address of the Member in the Register or, in the case of joint holders, to the address of the holder named first in the Register;
 - (b) by cheque sent through the post to another address notified by the Member to the Company;
 - (c) by electronic transfer to an account notified by a Member to the Company; or
 - (d) by another method of direct credit determined by the Directors, to or at the direction of a Member.
- 12.2 Ancillary powers**
- 12.2.1 The Directors may also:
- (a) settle any difficulty that arises in making Distribution, and in particular may issue fractional certificates or make cash payments in cases where securities become issuable in fractions;
 - (b) fix the value of any specific assets to be transferred in satisfaction of the Distribution;
 - (c) pay cash or issues securities to any Member in order to adjust the rights of all parties;
 - (d) vest any specific assets, cash or securities in any trustee for the Members entitled to the Distribution; and
 - (e) on behalf of all Members entitled to receive securities as a result of the Distribution, authorise any person to make an agreement with another body corporate providing for securities credited as fully paid up to be issued to them, and any agreement made is binding on all Members concerned.
- If the Company transfers securities in the Company or in another body corporate or trust to a Member in satisfaction of a Distribution, the Member appoints the Company as its agent to do anything needed to give effect to that transfer.

13. Indemnity and insurance

13.1 Indemnification of Officers

- 13.1.1 Subject to clause 13.1.2, the Company must pay to a person who is or has been an Officer on demand an amount equal to all Indemnified Loss of the Officer as a result of or in connection with that person's role as an Officer.

4.3.3 South East Leisure Pty Ltd Company Administration (Cont.)



Maddocks

- 13.1.2 To the extent permitted by Law, the Company may make a payment (whether by way of advance, loan or otherwise) to an Officer for the Officer's legal costs.
- 13.1.3 The obligation of the Company in clause 13.1.1:
- (a) is enforceable without the Officer having to first incur any expense or make any payment;
 - (b) is a continuing obligation and is enforceable by the Officer even though the Officer may have ceased to be an officer of the relevant company;
 - (c) applies to Loss incurred both before and after the date of the adoption of this Constitution; and
 - (d) does not operate in respect of any liability of the Officer to the extent that liability is covered by insurance.
- 13.1.4 The obligation of the Company in this clause 13.1 will not apply to the extent that:
- (a) the Company is not allowed by Law to indemnify an Officer against the Indemnified Loss;
 - (b) an indemnity by the Company of the Officer against Indemnified Loss would, if given, be legally ineffective under any Law; or
 - (c) the Company is not allowed by Law to make a payment for legal costs.

13.2 Insurance

To the extent allowed by Law, the Company may pay, or agree to pay, a premium in respect of a contract insuring a person who is or has been an Officer against a Loss incurred by the person as an Officer. Any premium will be paid in addition to any remuneration paid to a Director by the Company under this Constitution.

13.3 Agreement

The Company may enter into an agreement or deed with a person who is or has been an Officer about the matters referred to in this clause 13.

14. Access to records

- 14.1.1 A person who is not a Director does not have the right to inspect any of the board papers, books, records or documents of the Company, except as:
- (a) allowed or required by Law; or
 - (b) as authorised by the Directors or by resolution of the Members.
- 14.1.2 The Directors:
- (a) if required to do so by a resolution of the Members, must; and
 - (b) may pass a resolution to
- permit a Member to inspect the books of the Company.
- 14.1.3 The Company may agree to provide continuing access for a specified period after a person ceases to be an Officer to board papers, books, records or documents of

4.3.3 South East Leisure Pty Ltd Company Administration (Cont.)



Maddocks

the Company and any relevant related bodies corporate which relate to the period during which the person was an Officer.

15. Winding up

15.1 If the Company is wound up and the property of the Company is more than sufficient:

15.1.1 to pay all of the debts and liabilities of the Company; and

15.1.2 the costs, charges and expenses of the winding up,

the excess must be divided among the Members in proportion to the number of Shares held by them, irrespective of the amounts paid or credited as paid on the Shares. This is subject to the Terms of Issue of any Share.

15.2 For the purpose of calculating the excess referred to in clause 15.1 any amount unpaid on a Share is to be treated as property of the Company.

15.3 The amount of the excess that would otherwise be distributed to the holder of a partly paid Share under clause 15.1 must be reduced by the amount unpaid on that Share at the date of the distribution.

15.4 If the effect of the reduction under clause 15.3 would be to reduce the distribution to the holder of a partly paid Share to a negative amount, the holder must contribute that amount to the Company.

16. Seals

16.1 If the Company has a common seal, the Directors may decide any procedures they consider appropriate for use of the seal.

16.2 Clause 16.1 does not limit the ways in which the Company can execute documents in accordance with the Act.

17. Notices

17.1 Delivery of notice

17.1.1 A notice required by this Constitution must be in writing and may be delivered:

(a) personally;

(b) by leaving it at the person's address in the Register;

(c) by posting it by prepaid post addressed to that person at the person's address for service;

(d) by facsimile to the person's facsimile number; or

(e) by electronic mail to the person's email address.

17.1.2 If the person receiving the notice is a company, the notice or other communication may be delivered to the company's registered office.

4.3.3 South East Leisure Pty Ltd Company Administration (Cont.)



Maddocks

- 17.1.3 A person may change their address, facsimile number or email address by giving notice to the Company.

17.2 Service on joint holders and transferees of Shares

- 17.2.1 The Company may give a notice to joint holders of a Share by giving the notice to the joint holder who is named first in the Register for the Share.
- 17.2.2 A person who, because of a transfer of a Share, becomes entitled to any Share registered in the name of a Member, is taken to have received every notice which, before that person's name and address is entered in the Register for that Share, is given to the Member in accordance with this clause 17.1.

17.3 Time of service

A notice or other communication is deemed delivered:

- 17.3.1 if delivered personally or left at the person's address, upon delivery;
- 17.3.2 if posted within Australia to an Australian address, 2 Business Days after posting and in any other case, 5 Business Days after posting;
- 17.3.3 if delivered by facsimile, subject to clause 17.3.5, at the time indicated on the transmission report produced by the sender's facsimile machine indicating that the facsimile was sent in its entirety to the addressee's facsimile;
- 17.3.4 if delivered by electronic mail, subject to clause 17.3.5, at the time the email containing the notice left the sender's email system, unless the sender receives notification that the email containing the notice was not received by the recipient; and
- 17.3.5 if received after 5.00pm in the place it is received or on a day which is not a business day in the place it is received, at 9.00am on the next business day.

18. Interpretation

18.1 Words and headings

In this Constitution, unless expressed to the contrary:

- 18.1.1 words denoting the singular include the plural and vice versa;
- 18.1.2 the word 'includes' in any form is not a word of limitation;
- 18.1.3 where a word or phrase is defined, another part of speech or grammatical form of that word or phrase has a corresponding meaning; and
- 18.1.4 headings and sub-headings are for ease of reference only and do not affect the interpretation of this Constitution

4.3.3 South East Leisure Pty Ltd Company Administration (Cont.)



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18.2 Specific references

In this Constitution a reference:

- 18.2.1 to a partly paid Share is a reference to a Share on which there is an amount unpaid;
- 18.2.2 in general terms to a person holding or occupying an office or position includes a reference to any person who occupies or performs the duties of that office or person for the time being;
- 18.2.3 to a gender includes every other gender;
- 18.2.4 any legislation (including subordinate legislation) is to that legislation as amended, re-enacted or replaced and includes any subordinate legislation issued under it;
- 18.2.5 any document (such as a deed, agreement or other document) is to that document (or, if required by the context, to a part of it) as amended, novated, substituted or supplemented at any time;
- 18.2.6 writing includes writing in digital form;
- 18.2.7 'this Constitution' is to this Constitution as amended from time to time;
- 18.2.8 'A\$', '\$', 'AUD' or 'dollars' is a reference to Australian dollars;
- 18.2.9 a clause, schedule or attachment is a reference to a clause, schedule or attachment in or to this Constitution;
- 18.2.10 any property or assets of a person includes the legal and beneficial interest of that person of those assets or property, whether as owner, lessee or lessor, licensee or licensor, trustee or beneficiary or otherwise;
- 18.2.11 a person includes a firm, partnership, joint venture, association, corporation or other body corporate;
- 18.2.12 a person includes the legal personal representatives, successors and permitted assigns of that person, and in the case of a trustee, includes any substituted or additional trustee; and
- 18.2.13 any body (**Original Body**) which no longer exists or has been reconstituted, renamed, replaced or whose powers or functions have been removed or transferred to another body or agency, is a reference to the body which most closely serves the purposes or objects of the Original Body.

19. General

19.1 Submission to jurisdiction

Each Member submits to the non-exclusive jurisdiction of the courts of Victoria.

19.2 Severability

- 19.2.1 Any provision of this Constitution that is held to be illegal, invalid, void, voidable or unenforceable must be read down to the extent necessary to ensure that it is not illegal, invalid, void, voidable or unenforceable.

4.3.3 South East Leisure Pty Ltd Company Administration (Cont.)



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19.2.2 If it is not possible to read down a provision as required by this clause, part or all of the clause of this Constitution that is unlawful or unenforceable will be severed from this Constitution and the remaining provisions continue in force.

19.3 Business Day

If a payment or other act is required by this Constitution to be made or done on a day which is not a Business Day, the payment or act must be made or done on the next following Business Day.

DRAFT

4.3.4 List of Registered Correspondence to Mayor and Councillors

| | |
|----------------------|--|
| File Id: | qA283304 |
| Responsible Officer: | Director Corporate Services |
| Attachments: | Correspondence Received 17 May – 4 June 2021 |

Report Summary

Subsequent to resolutions made by Council on 11 November 2013 and 25 February 2014 in relation to a listing of incoming correspondence addressed to the Mayor and Councillors, Attachment 1 provides a list of this correspondence for the period 17 May- 4 June 2021.

Recommendation

That the listed items provided in Attachment 1 for the period 17 May – 4 June 2021 be received and noted.

MINUTE 184

Moved by: Cr Richard Lim
Seconded by: Cr Rhonda Garad

That the listed items provided in Attachment 1 for the period 17 May – 4 June 2021 be received and noted.

CARRIED

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

OTHER

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

ATTACHMENT 1

**CORRESPONDENCE RECEIVED
17 MAY – 4 JUNE 2020**

PAGES 3 (including cover)

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

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



Correspondences addressed to the Mayor and Councillors received between 17/05/2021 & 04/06/2021 - for officer action - total = 3

| Correspondence Name | Date Created | Objective ID | User Assigned |
|--|--------------|--------------|---------------------|
| A letter from Hon. David Davis MP regarding the proposed Planning Amendment VC194 – The removal of planning rights from Councils and local communities for COVID-19 projects . | 19-May-21 | fA216485 | Mayor & Councillors |
| An email from a resident to support Gaelic Park to retain its ability to hire out its function room. | 25-May-21 | fA216833 | Mayor & Councillors |
| An email regarding the updated Terms of Reference & call for nominations from the Local Government Working Group on Gambling. | 31-May-21 | fA2017106 | Community Services |

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



Correspondences addressed to the Mayor and Councillors received between 17/05/2021 & 04/06/2021 - for information only - total = 1

| Correspondence Name | Date Created | Objective ID | User Assigned |
|--|--------------|--------------|---------------------|
| Feedback sought on a Discussion Report regarding recommendations for self-determined reform of the Aboriginal Heritage Act 2006. | 26/05/2011 | A7730096 | Mayor & Councillors |

5 NOTICES OF MOTION

5.1 Notice of Motion No. 10 - Proposed Policy on Councillor Contact Register with Developers, Submitters and Lobbyists

File Id:

Responsible Officer:

Director City Planning Design & Amenity

Author:

Cr Rhonda Garad & Cr Sean O'Reilly

Preamble

It is expected that as a level of government, Council is committed to open public accountability and transparency and that Councillors are expected to uphold the highest standard of professionalism and integrity concerning contact with property developers, submitters and lobbyists.

There is no requirement under the *Victorian Local Government Act 1989* or the *Victorian Local Government Act 2020* to establish a policy and register of this nature. Similarly, the current legislation does not preclude Council from establishing a register. Current legislative provisions used to manage interactions between developers and lobbyists are found in the conflict-of-interest provisions of the *Local Government Act* which require a Councillor to declare whether they have a direct or indirect conflict on matters that come before them for consideration.

It is proposed that Greater Dandenong City Councillors go beyond the minimum requirements set out in legislation and commit themselves to the development of a policy that will demonstrate a higher standard of transparency in the highly important function of proposed and actual land use planning and development decision-making. Strong lobbying by both proponents as well as opponents to planning and development initiatives is a well-known occurrence and has seen increasing media attention both within Victoria and elsewhere in Australia. By having a policy that goes beyond the minimum legislative requirements and which offers a best-practice model of open public accountability and transparency, there can be greater confidence in the public domain of perceptions of bias or undue influence being avoided in the decision-making process. The effect of the proposed policy would see that councillors are required to complete the register in keeping consistent with the Councillor Code of Conduct.

The proposal of implementing a Policy and Register as described above does not in any way limit access by any members or groups in the community to their elected representatives. Such access will still be maintained and any requirement that a councillor to register such a meeting should add public confidence in the highest standards of integrity in the land development planning process.

A number of Local government jurisdictions across Australia are undertaking or have implemented similar policies and contact registers.

5.1 Notice of Motion No. 10 - Proposed Policy on Councillor Contact Register with Developers, Submitters and Lobbyists (Cont.)

Motion

That officers bring before Council for its consideration, a draft *Policy on Councillor Contact Register with Developers, Submitters and Lobbyists*.

Suggested elements for inclusion in the policy may be:

- 1. voluntary reporting by Councillors, with Councillors mindful of the public's expectation of transparency and accountability in planning decision making;**
- 2. whether the register is accessible publicly or by application; and**
- 3. how a person that may be listed on the policy be informed of this if a discussion about a planning application takes place.**

MINUTE 185

Moved by: Cr Rhonda Garad

Seconded by: Cr Sean O'Reilly

That officers bring before Council for its consideration, a draft *Policy on Councillor Contact Register with Developers, Submitters and Lobbyists*.

Suggested elements for inclusion in the policy may be:

- 1. voluntary reporting by Councillors, with Councillors mindful of the public's expectation of transparency and accountability in planning decision making;**
- 2. whether the register is accessible publicly or by application; and**
- 3. how a person that may be listed on the policy be informed of this if a discussion about a planning application takes place.**

CARRIED

6 REPORTS FROM COUNCILLORS/DELEGATES AND COUNCILLORS' QUESTIONS

Comment

Cr Lana Formoso

I would like to mention the incredible storms that took place from last week. Obviously, everyone is well aware of it and some of you were probably directly or indirectly affected by this. I would like to shout out to my crew at the SES Greater Dandenong, who took 160 calls to assist people in need during this treacherous weather. We worked brilliantly with Council on this so I would like to thank Mr Kearsley and Mr Charles Taveira's team who worked throughout the night. Contractors, arborists, parks staff as well as customer service staff who worked really, really well. I do not think people really appreciate what goes on behind the scenes and what does take place for us to keep our community safe and tree on house free. A big shout out to SES Greater Dandenong and all of Council's staff. Thank you very, very much for making our lives a lot easier. As volunteers, it is not a pleasant thing to be heading out in the middle of those storms. I am extremely exhausted as are the rest of the team. We deployed units to Gippsland, Frankston and Emerald also to assist them.

Question

Cr Lana Formoso

On Mills Road in Dandenong where our unit is located, we have a severe hooning issue. Particularly during this storm period when we were entering and exiting the premises, our lives are often in danger due to the hooning that is happening on this road. We have brought it to the attention of police. I think we need to work with Council also, as it is Council land, to try and alleviate some of this stress on all volunteers at the unit and of course the rest of the public. Could the appropriate director please investigate?

This question was taken on notice.

Question

Cr Lana Formoso

I also would like to bring to everyone's attention the Stud Road rubbish crisis. I cannot even think of a time that I have travelled along Stud Road, in particular between David Street and Clow Street, where I have not seen illegal rubbish dumped along there. It is just appalling and disgusting, residents and business owners are sick of it, particularly the shops at 30 Stud Road with about four businesses in that strip. TRubbish is constantly dumped there which then spills over onto the carpark as well as the footpath. I would appreciate if we could investigate. I understand Council are constantly cleaning it up but the rubbish is constantly being dumped there again. We must remember many people travel along that road and I can only imagine what they think when they see that rubbish which is just so unsightly. I understand that we have been removing it and it is a huge cost to Council, but we need to investigate ways of rectifying this problem long term. Could the appropriate officer please respond?

6 REPORTS FROM COUNCILLORS/DELEGATES AND COUNCILLORS' QUESTIONS (Cont.)

Response

Paul Kearsley, Director Business, Engineering and Major Projects

It is an issue that we are aware of and we look forward to perhaps some strengthening in our local law which will occur upon its adoption. I have been advised that the Waste Team is having a conversation and a meeting about this tomorrow in terms of what extra activities we can undertake. You are quite right in saying that cleaning it up just means people will put more items back there. It may well be that we have to increase some surveillance and possibly even issue fines but that is a matter that we will discuss with the relevant Council departments and see whether we can come up with a plan.

Comment

Cr Lana Formoso

That is brilliant and exactly what I was thinking, some CCTV, signage and reporting and maybe working with real estate agents and body corporates along there also.

Question

Cr Lana Formoso

Regarding the little pocket park on Browns Road, Noble Park North. Residents have contacted me on numerous occasions about the fact that there is no fencing along that little pocket park and it is very, very close to Browns Road. Browns Road is not the safest road in terms of the driving that is going on along there. Many residents have expressed concern that children could run out onto the road and there has been a couple of near misses. Can officers investigate installing some fencing along there? Residents have also said that there is plenty of space to plant some more trees if that could be investigated also?

Response

Paul Kearsley, Director Business, Engineering and Major Projects

We can certainly look at both issues and I think we had a recent question by Cr Milkovic in that similar area with regards to the provision of a fence to prevent children running onto the road following a ball. We will instigate that and also additional planting.

Question

Cr Lana Formoso

I have had a couple of residents ask me about Coolavin Road Park Noble Park a small park with some pretty outdated equipment. When did Council last perform upgrades in that park and if we are due to do any? Can that possibly included in our next Budget?

Response

Jamie Thorley, Acting Director City Planning, Design and Amenity

I will take that question on notice. I do note that there has been a recent investigation or there is currently an investigation into the use of our open space and this will form part of that.

6 REPORTS FROM COUNCILLORS/DELEGATES AND COUNCILLORS' QUESTIONS (Cont.)

Comment

Cr Eden Foster

I want to acknowledge the hard work that Cr Formoso has done with her work with the SES and particularly over the past week during the difficult weather.

I also want to just recognise that today is International Cleaners Day. I think COVID has highlighted the need we have for cleaners and I think we do not appreciate them enough so I just wanted to put that out there.

Comment

Cr Rhonda Garad

I would also like to acknowledge the great work of the Council during the storms. There were many issues in Keysborough South that they responded to really quickly so I would like to extend my thanks and also to Cr Formoso and the SES of Greater Dandenong.

I would also like to acknowledge that this is Mick Jaensch, Director Corporate Services last meeting. I would like to thank him for his financial stewardship to the City of Greater Dandenong and for his kind support to me since the election. I wish him all the best in his hopefully, less stressful future.

I have submitted six questions regarding the Home Co. Keysborough Development also known as 456 Cheltenham Road, Keysborough. I will not read all those questions now because many of them have been covered in the Question Time Public section so I would like to table them so they will be responded to.

I would just like to say that the residents are deeply concerned. They have woken up to the reality that this development encroaches on the shopping centre; it does not provide safe access for pedestrians; it forces pedestrians to mingle with road traffic as they enter the shopping centre. Of great concern is the location of a Child Care centre right next to this development which will force mothers, parents with prams to walk in with traffic towards that Centre. It is also very, very concerning that the Council approved this Amendment in 2018 where the corner house was approved and we believe there was green space there that has now been replaced with this extra dwelling which is just a few metres from the road that enters into the shopping complex. The residents are greatly concerned about the safety aspects so I would like to ask specifically that if this development does pass the test in terms of the ratio of open green space, the ratio of car parks. Also, whether it allows emergency access because the roads are so narrow with no footpaths, the residents are concerned there would not be access for emergency vehicles where they required. It is a large complex with 119 dwellings I understand. I am also greatly concerned that the businesses at the shopping centre will be severely disadvantaged as the carpark is taken up with visitors or for extra cars that residents may have. I welcome the safety audit or review that the Acting Director City Planning, Design and Amenity has indicated he will do. This development is really of great concern and it should be taken seriously by the Council, the safety concerns to the public in not providing appropriate and safe pedestrian access and by locating one of the dwellings too close to a major traffic area. The traffic issues that will be encountered by the people leaving the dwellings and people entering the shopping centres will be of great concern. There will be tremendous traffic bottlenecks and it is very perplexing

6 REPORTS FROM COUNCILLORS/DELEGATES AND COUNCILLORS' QUESTIONS (Cont.)

to the residents that these issues were not well considered in the planning application and approval of this development so I welcome the Council to pay particular attention to this, particularly the safety issues.

Question
Cr Rhonda Garad

The following questions relate to the high-density development adjacent to the HomeCo Shopping Centre on Cheltenham Road, Keysborough. I have been contacted by several Keysborough South residents concerned about the residential development next to the HomeCo Shopping Centre asking the following:

(i) Why did the Council approve an amendment to the high-density development in Cheltenham Road that removed an open space area next to the entry point into the shopping centre from Cheltenham Road?

(iii) How will the Council prevent injury to pedestrians and in particular parents with prams and/or small children to going to the childcare centre, who are entering the HomeCo Shopping Centre from Cheltenham Road without pedestrian access?

(iv) Why is there no protective fencing or safety barriers between the last dwelling situated a few metres from the Cheltenham Road entry into the shopping centre, creating a safety hazard to pedestrians and to the occupants of the dwelling itself?

(v) Does this development meet the criteria for adequate car parking, open space and emergency vehicle access?

(vi) Why is there no pedestrian access from within the development to the shopping centre, forcing people to walk among cars entering the centre which is again, concerning due to the location of the childcare centre?

(vii) Will the adjacent businesses to the development be disadvantaged with visitors to the development; and residents with more than one car, taking up valuable car parking spaces reserved for business in the centre?

These questions were tabled and taken on notice.

Question
Cr Rhonda Garad

My next question is around public forums. Under the *Local Government Act 2020*, the Act provides Council with the opportunity and the responsibility to enable participatory democracy and strong community engagement. In line with this principle, will the Council commit to rolling out public forums across the municipality providing residents with the opportunity to ask relevant officers questions about issues of interest such as planning, traffic management and community infrastructure?

6 REPORTS FROM COUNCILLORS/DELEGATES AND COUNCILLORS' QUESTIONS (Cont.)

Response

Mick Jaensch, Director Corporate Services

Thank you Cr Garad for your kind words.

In relation to this question, Council already has guidelines for the holding of community forums. Those guidelines allow for any Councillor to call a community forum on any particular topic or topics; and certainly those guidelines also provide for Council staff to attend to answer questions. It really is for individual Councillors to call a community forum and certainly staff would attend and support Councillors on those topics as well. Council does not have any current plans to roll out any series of forums outside this current policy that we have in place.

Comment

Cr Rhonda Garad

Whilst I acknowledge there is an existing policy, I think it would be terrific if the Council were proactive enough and had a rolling number of forums that were automatically rolled out. I would love for the Council to take up that suggestion.

Question

Cr Rhonda Garad

What is the plan on how to get the new City of Greater Dandenong Aquatic Centre to meet our Council's Sustainable Building Policy and be free of gas?

Response

Paul Kearsley, Director Business, Engineering and Major Projects

Upon the appointment of the architect, that also meant we had appointed a very competent ESD consultant Integral, who are commencing work tomorrow with some internal workshops to get moving on the matter of the ESD and sustainability practices that will be a forefront in this development. Those ideas, concepts and thoughts following on from Council's policy, including the idea of a six star and a no gas facility, all of those options will start to be reviewed and looked at in the coming months. We were hoping that very soon we would all be able to get together to have a briefing with our architects and consultants, but unfortunately COVID restrictions in the last fortnight put a stop to that. We are very keen on getting that back up and running where you will not only be able to engage with our consultant team and express a whole range of views, but also hear from them more importantly on what they will be investigating as options. That option paper and all of the information with it will come back to a committee of Council that we are wanting to establish with regards to the ongoing development and design of the new facility. We also hope to have further dates and information on that as ongoing so what I can say is that we are investigating all of those options and no gas is a very, very important one.

Comment

Cr Rhonda Garad

The no gas concept is not a concept or an idea, it is in fact policy and I look forward to the ESD architects coming back and telling us how they will provide a facility that is gas free.

6 REPORTS FROM COUNCILLORS/DELEGATES AND COUNCILLORS' QUESTIONS (Cont.)

Question

Cr Rhonda Garad

When will the updated Greater Dandenong Sustainability Strategy be coming back to Council for adoption?

Response

Jamie Thorley, Acting Director City Planning, Density and Amenity

In relation to the Strategy, it is currently scheduled to be tabled at a Council meeting this year in October. I cannot give you the specific meeting date but that is the timeframe we are aiming for.

Question

Cr Rhonda Garad

Has money been allocated to the 21/22 Budget for the very popular Greater Dandenong Short Cuts Film Festival and if not, why not?

Response

Martin Fidler, Director Community Services

Funds have been allocated in the proposed 21/22 Budget to host an offering dedicated to celebrating the medium of film making. In previous years this has comprised of the Short Cuts Film Festival and the expectation for the next financial year is that the festival can once again be hosted. In the context of limitations resulting from COVID-19 restrictions the challenges this presents for delivering a festival based offering gives us opportunities to expand and reimagine the Short Cuts Film Festival approach. That is also being explored for the 21/22 financial year and we hope to engage the community as broadly as possible as that is explored.

Question

Cr Rhonda Garad

Does that mean the Budget allocation has been made for the next financial year 21/22?

Response

Martin Fidler, Director Community Services

Yes.

Question

Cr Rhonda Garad

My last question is regarding an earlier question about the Dandenong Hub where the officer's answers gave the impression the residents will not be given multiple options for the location of the Dandenong Community Hub. This contradicts what is currently on the website, that site options will be consulted in July and also what Council resolved on 14 September last year which was that there would be a location option survey. It also does not follow with the approach of the Keysborough South Hub where non-site specific concept designs were first consulted on and given a mix of features. The officer

6 REPORTS FROM COUNCILLORS/DELEGATES AND COUNCILLORS' QUESTIONS (Cont.)

response last year said that the residents would be surveyed and given a range of location options. Will residents be given a range of location options and will the website be updated commensurately with this information?

Response

Martin Fidler, Director Community Services

With the responses being considered, the precinct near the Dandenong Market was the precinct being looked at. We also invited conversations and proposals from the community for ideas on other sites so we can take that into consideration from all the feedback that we have received so far. As I said, the site analysis is being further discussed with Councillors as we move forward into the business planning and then into concept plans so the answer is yes, we can consider that.

Cr Lana Formoso left the meeting at 8.40pm.

Comment

Cr Richard Lim

On Tuesday 25 May 2021, I attended a meeting at the Springvale Community Hub. We had a good discussion regarding the Action Plan Community Celebration and especially the new partnerships with JP services, Job call and Australian Bureau Statistics (ABS) Census volunteer resources.

To me, it is important that we provide Justice of the Peace (JP) services at Springvale Community Hub between Monday to Friday (10am-1pm and 4-7pm) except Saturday and Sunday. It is a great idea because it can help our community especially when the services provided by Victoria Police are affected by the lockdown; and it also eases my workload as a JP.

Finally, I would like to thank Mr Charles Taveira on acting promptly to my request regarding the rubbish at St John Avenue and St James Avenue in Springvale.

Comment

Cr Jim Memeti

I would like to start off by thanking Mr Jaensch for his services to the City of Greater Dandenong over many years. I remember when Mick started, I think it might have been in 2007 if I am not wrong. I can say that the Corporate Service Directorate is much better now that what it was back then so he is leaving it in a better position than when he found it. I would really like to thank Mr Jaensch for all his hard work and many, many years of service to the City of Greater Dandenong and I wish him well in his future and whatever he chooses to do. Thank you.

I would also like to congratulate Country Cob Bakery who opened a fantastic pie shop. They have won the Best Pie Award in Australia in the last four years. Last year, I think they won 14 gold medals and five national titles. I encourage our community to support this local small business at 890 Princes Highway, Dandenong. I was very fortunate to be invited to the opening ceremony last Friday. This is

6 REPORTS FROM COUNCILLORS/DELEGATES AND COUNCILLORS' QUESTIONS (Cont.)

their third business in Victoria and it shows how these small businesses in places like Greater Dandenong are very promising. Our multicultural community I think will enjoy these pies because there are so many different flavours. It surprised me that they had 40 different kinds of pies but it was great to be there last Friday and welcome them to our City.

Cr Rhonda Garad left the meeting at 8.41pm.

Question
Cr Jim Memeti

I also congratulate our Council staff and the SES who did a fantastic job last week and over the weekend. Can we have just a small overview of what Council had to do in supporting our residents during the emergency situation and fallen trees?

Response
Paul Kearsley, Director Business, Engineering and Major Projects

Thank you to all Councillors for expressing your appreciation for staff. We had staff out at all hours of the morning in that horrendous wind and rain so again, I would like to put on record my thanks and appreciation also. We can certainly provide an update. I sent one during the storm rather than at the end so I will obtain an update from the relevant officers and circulate that in the coming days.

Cr Rhonda Garad returned to the meeting at 8.42pm.

Question
Cr Jim Memeti

It is good to hear about the feasibility study for Cheltenham Road with Council, State Government and the Citigroup. Is the community going to be consulted with that feasibility study?

Response
Paul Kearsley, Director Business, Engineering and Major Projects

It is not expected to because the feasibility is reviewing all of the work that this Council previously undertook during 2018 when we were part of the Team 11 Bid. The issue that we faced in continuing to advocate for the Stadium at the State Government level was that they had no particular ownership of the documentation or the strategies that this Council along with the City of Casey and the Shire of Cardinia Councils had put together during 2018. We have handed over a significant amount of documentation previously adopted and the consultation that we did on the Stadium in that location

6 REPORTS FROM COUNCILLORS/DELEGATES AND COUNCILLORS' QUESTIONS (Cont.)

with regards to the community feedback. All of that will be provided and has been provided, to Deloitte Australia to really test and put it through their processes to identify whether we missed anything or whether or not it is a very strong position that we can continue to put forward.

The business case is one that is authorised by the Department of Treasury and Finance so it is done to a particular format that meets the obligations and requirements of the Treasury Department and the State Government for a fairly technical and detailed project. It is intended to bring Deloitte Australia back to Council for a discussion about it but we do need some further months to allow them to review all of the material and documentation. We believe that the next phase of any consultation will be done once we have hopefully managed to get money from the government in order to perhaps appoint an architect to develop what we believe would be the plans that would end up being built there. Rather than the plans that we currently have, which are those that we were using to highlight the opportunity through the Team 11 process. I would not say we would be intending to go through a detailed consultation but we would certainly be doing that prior to any construction occurring on site.

Cr Lana Formoso returned to the meeting at 8.43pm.

Comment

Cr Jim Memeti

That was going to be my next question whether the consultants will come and speak to Council so it is good to hear that in the next few months that will happen.

I would like to thank VicRoads and I know in the past we have said that they are a bit slow in doing things but I would like to thank them for resolving some issues at the bridge on Dandenong-Frankston Road and Kirkham Road. A lot fencing had been smashed over many, many years and it looked terrible. This area is like a gateway coming back into the Dandenong central business district so thank you to VicRoads for fixing all those fences. It looks much better and safer as many pedestrians walk over that bridge.

Question

Cr Jim Memeti

I have met with shop owners of a deli and pizza shop in Langhorne Street near Foster Street in Dandenong. I am not sure which pizza shop it was and its name because there are a few there on Langhorne Street but they are requesting 30 minute car bays because most of their customers only come in for a short time to either pick up a pizza or go into the deli for 15 or 20 minutes. Sometimes, there are cars that are parked there for two hours so there is no opportunity for people to come in and park for a short time, buy what they need, pick it up and move on. Can we please look at that? It is on the corner of Foster Street and Langhorne Street where the deli and the pizza shops are.

6 REPORTS FROM COUNCILLORS/DELEGATES AND COUNCILLORS' QUESTIONS (Cont.)

Response

Paul Kearsley, Director Business, Engineering and Major Projects

Yes, we can certainly look at that. What we normally would do is undertake a practice of surveying those local businesses in the area, not just those who have asked but maybe a few more around just to make sure that we do not suddenly change the signage and then we have an issue with opposition for 30 minutes. We will get the Traffic Engineers involved and get them to speak to the traders to see if we can assist.

Question

Cr Jim Memeti

What is the progress on the Dandenong Community Art Gallery and is that still on budget and on time for completion?

Response

Paul Kearsley, Director Business, Engineering and Major Projects

Yes, we are on target in terms of the timing. I believe that we are looking at late September/October 2021 but for the update on the finances, I will need to take that question on notice. With this recent weather, we may have lost a couple of weeks with regards to any further works on the site so I will provide an update to Council and distribute some further information in the coming days.

Question

Cr Jim Memeti

My final question relates to the proposed Salvation Army development on Walker Street, Dandenong on Development Australia Land. I have seen some bobcats there so has work started?

Response

Paul Kearsley, Director Business, Engineering and Major Projects

Yes, they have and pardon me if I sound surprised. It has taken some time to get that site under construction but I believe we have seen an invitation for the Mayor and Councillors to attend I think about 7 July 2021 but I am sure Ms Thorn will be able to advise on that date. That is a sod turning event and it will be great to see maybe not a big crane because it is not a large multi-storey development but certainly to see other activity in the centre of Dandenong at this point will be a wonderful thing.

Comment

Cr Jim Memeti

Speaking of cranes, I think there are already two up in Central Dandenong. They have been missing for quite a few years but it is good to see that they are back and work in Central Dandenong has started to pick up again.

6 REPORTS FROM COUNCILLORS/DELEGATES AND COUNCILLORS' QUESTIONS (Cont.)

Question

Cr Bob Milkovic

May I obtain an approximate range of costs for the Dandenong Community Hub? I know that no decisions have been made regarding the size but an estimate of cost?

Response

Martin Fidler, Director Community Services

A small hub ranges anywhere from around \$3 to \$4m up to a large scale hub which could be around \$18 to \$20m.

Question

Cr Bob Milkovic

Can we have an update from the relevant officer regarding the cricket nets at Lois Twohig Reserve? I drove past the other day and they are still covered in shrubs and half folded. Is there any update as to when that will be re-erected? I know we had issues with Melbourne Water and also I think South East Water, in terms of ownership of it but is there any further update on that, please?

Response

Paul Kearsley, Director Business, Engineering and Major Projects

Yes, you are correct, it was an issue related to the complexity of a number of water authorities where we had located the fence and unfortunately, we needed their consent to replace the fence. I will follow up on that matter.

Question

Cr Bob Milkovic

Another question with a simple kind of solution that requires complex inputs from all different agencies is how far away are we from signing a Memorandum of Understanding (MOU) with the Department of Transport? I have spoken to Gabrielle Williams MP in regard to the bus stops or bus shelters that were removed and she advised me that there is an MOU on the table. Have we progressed with signing of that to expedite the process please?

Response

Paul Kearsley, Director Business, Engineering and Major Projects

We have not yet seen the details of the MOU. We have had conversations and we understand what the MOU will cover which we understand to be the replacement of a number of bus shelters that have been removed. I think the number may be six but it could be more. We are having a meeting with senior Department of Transport representatives on the 25th of this month. Hopefully prior to that, we will see some of that material in writing and I will certainly bring it to the attention of Mr Sikiotis, Manager, Transport and Civil Development to ensure that it will happen so it makes the meeting more valuable. As soon as we obtain that information and any timing of that MOU, we will certainly let you and others know.

6 REPORTS FROM COUNCILLORS/DELEGATES AND COUNCILLORS' QUESTIONS (Cont.)

Question

Cr Bob Milkovic

I often see a number of bins, mostly located within the residential complexes or apartment buildings in Dandenong and recycling bins. overfilled with general rubbish, nappies and bags. It seems to be that this is a recurring issue and I am sure that with all our recycling efforts within the City of Greater Dandenong and the emphasis on environment protection, is there a way that we can first of all, educate those residents as to what goes into which bins and then if education does not work, apply some kind of enforcement in the way of fines where they can learn the hard way which is unfortunate? I have driven past and I have taken about half a dozen photos. Out of 20 bins that I have seen where the Pancake Parlour used to be, further down the road to No.151 Princes Highway, about 95 percent are filled with general rubbish, just bags hanging out, the crows are at it, the seagulls are at it. It is very unsightly. I share Cr Formoso's sentiments where it should never be like that but unfortunately it is a recurring problem. Can we somehow educate these residents or fine them because they need to stay in line with the efforts that we as Greater Dandenong residents are pushing for and doing our best to try and minimise the landfill waste please?

Comment

Cr Angela Long, Mayor

I had an issue with someone placing general rubbish in my recycling bin which I had to remove and dispose of.

Question

Cr Bob Milkovic

Yes, I understand but this is a widespread issue, not just Princes Highway or along Stud Road. I am talking about all along Potter Street which is worse and looks like a ghetto; Hemmings Street which is a disaster all along; Pickett Street and Scott Street in Dandenong. It seems to be that wherever there is an apartment building with five, 10, 20 apartments the issues are there. Where there are standalone residential properties, the issue does not seem to exist and definitely not to that extent anyway. What can be done? Educate or fines to ensure the efforts made as residents and as a Council do not go to waste.

Response

Paul Kearsley, Director Business, Engineering and Major Projects

There are a number of things that we can do. If you can identify in an email the particular properties or the streets, we can send out our Litter Enforcement Officers to work on the education side of things. If that fails due to people not wanting or not bothering to take that sort of information on, our collection vehicles do undertake audits quite regularly. When the bin is tipped into the trucks, the truck operators can turn the cameras on and see what is there exactly. Those residents who own those bins will get a reminder, a sticker on the bin and other pieces of information outlining exactly what they have done wrong. That is something that we can certainly look at but at the end of the day it is up to the user of those bins to do the right thing. I must say that the majority of people in our municipality are doing that but I recognise there are issues where people do not so if you can inform us of the particular streets, we can give them the information they need through our Litter Enforcement Officers. We can

6 REPORTS FROM COUNCILLORS/DELEGATES AND COUNCILLORS' QUESTIONS (Cont.)

also check whether or not they are Council's bin collections or private bin collection services. Some apartments do have private bin collection services which makes educating and enforcing a bit difficult but we can certainly do our best to improve the education and also perform audits to see whether or not further action can be taken.

Comment

Cr Bob Milkovic

For your reference, this was not a private rubbish collection. They were quite clearly marked JJ Richards or Cleanaway. This was definitely a Council collection with 20 or 30 bins at residential properties along Princes Highway, Stud Road, Hemmings Street, Potter Street, Pickett Street and Scott Street all in Dandenong, where huge numbers of apartment buildings are located. It also happens at Edith Street and Market Street, Dandenong but to a lesser extent. Just stressing that it is happening all the time because I have kept an eye on this for about three months so it is certainly not an isolated incident.

Response

Paul Kearsley, Director Business, Engineering and Major Projects

We will investigate.

Comment

Cr Sean O'Reilly

Well, I would also like to congratulate the outgoing Director of Corporate Services, Mick Jaensch. I think Mick's impact on this Council cannot be overstated. Behind the scenes with little fanfare, Mick has deftly pulled the financial levers of Council. He is renowned as one of the best Financial Officers in the Local Government sector. I look forward to seeing what Mick and the rest of the board achieve with the South East Leisure Company Board.

Question

Cr Sean O'Reilly

I was speaking with a resident and I think one of the best ways to learn about the one unique original culture we have here in Australia, that being Indigenous culture, is through the expression of art. My question without notice to the Director of Community Services is

(1) how much Indigenous art is Council displaying currently?

(2) could Council consider incorporating more Indigenous Art into its local place-making artwork displays?

6 REPORTS FROM COUNCILLORS/DELEGATES AND COUNCILLORS' QUESTIONS (Cont.)

Response

Martin Fidler, Director Community Services

We very proudly display a range of Indigenous art at both the Springvale Community Hub and the Dandenong Civic Centre, both internally and externally. We have also had a long program of engagement with our Early Years programs of displaying Indigenous art at our Early Years facilities to encourage Aboriginal children to attend and participate and feel comfortable in attending our Early Years services, kindergarten and child care.

In relation to the second part of the question about place-making, that is something that I can take on notice because I do believe it is something that would be considered in our Reconciliation Action Plan (RAP) program. I can discuss with Mr Kearsley in terms of a place-making team, how it connects to the RAP and also how we consult with our Arts and Culture team to ensure that it is happening.

Comment

Cr Sophie Tan

I also would like to thank Mick Jaensch for your services for the last 12-13 years. You did a great job so I am looking forward to seeing you on the South East Leisure Pty Ltd Board.

I would also like to express my thanks to all the volunteers and the SES for the support during the storm that happened last week. You can see along the street all the rubbish brought about by the winds.

Question

Cr Sophie Tan

While we are still in lockdown, I spoke with local businesses around my area, especially with the ethnic groups as they go grocery shopping at the stores. Currently, checking in via a QR Code is compulsory being part of our COVID safety plan. Is there any way or are there any instructions to help these local businesses who do not have access to the internet or computers and to also assist with language difficulties they have? As a Local Government unit, is there any way that we can help to provide them with the material they need?

Response

Mick Jaensch, Director Corporate Services

We do have an Emergency Management Team in Council. I know that Scott Walker, Emergency Management Coordinator responded to you recently with some support on what they could provide to local businesses. Certainly, if there is anyone out there that you feel needs some help with the QR Codes, let us know and we will make contact with them and help them.

Response

Paul Kearsley, Director Business, Engineering and Major Projects

In addition to Mr Jaensch's response, I believe the State Government has given us some additional funding for specific business liaison officers.

6 REPORTS FROM COUNCILLORS/DELEGATES AND COUNCILLORS' QUESTIONS (Cont.)

Comment

Mick Jaensch, Director Corporate Services

Yes, that is correct.

Response

Paul Kearsley, Director Business, Engineering and Major Projects

I also believe Mr Walker, along with our Economic Development Group will have a direct involvement in how we deploy those people out into our businesses to help people with QR Codes and other matters. If there are any particular issues, as Mr Jaensch has said, please let us know who those particular businesses are and we can send officers out from a range of different departments really to give them some assistance with the QR Code.

Comment

Cr Sophie Tan

Yes, I usually do that. It is more to do with the language barrier as many of them do not have internet access so they cannot register with the Department of Health and Human Services. With a large multicultural community, some people are not sure of where to get help so they have reached out to their local Council and Councillors so it would be great if we can help them.

Question

Cr Sophie Tan

My second question is regarding material aid. During these lockdowns, many people still need help especially with food so how are we going with our Material Aid Group program at the moment?

Response

Martin Fidler, Director Community Services

Yes, our Material Aid program is still going successfully. We have funds from the State Government as well as Council funds. We have been distributing those to the 14 agencies on our material aid consortia. If anybody needs assistance with material aid, whether that is emergency food or other material aid support, they can get in contact with Council and we will point them in the right direction.

Question

Cr Sophie Tan

Homelessness gets tougher during the cold winter and I have seen in my Ward, about two or three people along Douglas Street, mainly in front of Coles Supermarket and along that shopping strip. What is the situation in terms of numbers? Is there an increase in the needs due to homelessness and do we have any statistics through Council identifying the need to support those people who need help at the moment?

6 REPORTS FROM COUNCILLORS/DELEGATES AND COUNCILLORS' QUESTIONS (Cont.)

Response

Martin Fidler, Director Community Services

Currently, with COVID restrictions, the State Government is providing accommodation for homeless people normally in motel accommodation. We are seeing a decrease of people on the streets. Some people do decline assistance though so our two main housing support agencies that reach out to homeless people sleeping rough are constantly out there following up on these types of issues when people bring the awareness to us or to those agencies they follow up with the homeless people. Currently, people are being offered motel accommodation and the other people are hopefully being engaged and offered support as well.

Question

Cr Sophie Tan

Can we have someone look in the Noble Park Ward mainly in front of Coles store please? There are normally about two or three there.

Response

Martin Fidler, Director Community Services

Absolutely. I believe those people are already known to the agencies but we will follow that up again.

Question

Cr Lana Formoso

The owners of the Menzies Road Post Office said that a few months ago, their Post Office sign was knocked over by a truck and it has not yet been replaced. If we could please have the appropriate officer investigate and let them know when that will be occurring please.

Comment

Cr Angela Long, Mayor

I have logged the same matter on Merit twice.

Response

Paul Kearsley, Director Business, Engineering and Major Projects

Yes, we will investigate.

Comment

Cr Angela Long, Mayor

On 25 May and 26 May 2021, I attended the Community Grants Panel Deliberation Meetings.

On Thursday 27 May 2021, I attended the Noble Park Revitalisation Board Meeting followed by the City of Greater Dandenong Reconciliation Week event at Springvale. Later on, I had a media photo with Lee Tarlamis MP for the Victorian Government Community Sport Infrastructure Stimulus Program announcement.

6 REPORTS FROM COUNCILLORS/DELEGATES AND COUNCILLORS' QUESTIONS (Cont.)

On Monday 31 May 2021, I attended the Councillor Briefing Session.

On Friday 4 June 2021, I had an online meeting with Africa-Auscare. They were looking at building a site at the place where they are currently to incorporate meeting rooms, a sporting facility and the funding is mainly coming from the State and Federal Government.

On Tuesday 8 June 2021, I had the South East Road Safety Committee Meeting via Teams.

Tonight, we had the online meeting with Councillors and officers.

As this is the last meeting for Mr Jaensch who is retiring from Council, on behalf of Council I would like to wish Mr Jaensch all the best for the future.

I would also like to thank the SES and Council staff for their great effort during the tremendous storm last week.

John Bennie PSM, Chief Executive Officer tabled a listing of responses to questions taken on notice/requiring further action at the previous Council meeting. A copy of the responses is provided as an attachment.

7 URGENT BUSINESS

No urgent business was considered.

The meeting closed at 9.12PM.

Confirmed: / /
