



**GREATER  
DANDENONG**  
*City of Opportunity*

**AGENDA  
MONDAY  
24 JANUARY 2022**

Commencing at 7:00 PM

**COUNCIL MEETING**  
**Statement - Coronavirus (COVID-19)**

At the time of printing this Agenda, the Council Meeting to be held on Monday 24 January 2022 will be closed to the public under the COVID-19 *Omnibus (Emergency Measures) Act 2020 and the Local Government Act 2020.*

To view the webcast and stay informed of the status of Council Meetings please visit Council's website.

**COUNCIL CHAMBERS**  
225 Lonsdale Street, Dandenong VIC 3175

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## **1 MEETING OPENING**

### **1.1 ATTENDANCE**

#### **Apologies**

### **1.2 ACKNOWLEDGEMENT OF TRADITIONAL OWNERS OF THE LAND**

Council acknowledges the Traditional Owners and Custodians of this land, the Bunurong people and pay our respects to their Elders past, present and emerging while also recognising their deep and continuing connections to climate, culture and country.

We also pay our respect to all Aboriginal and Torres Strait Islander peoples and their Elders and acknowledge their journey.

### **1.3 OFFERING OF PRAYER**

As part of Council's commitment to recognising the cultural and spiritual diversity of our community, the prayer this evening will be offered by Reverend Father Jean Mawal from St Paul Antiochian Orthodox Church, Dandenong, a member of the Greater Dandenong Interfaith Network.

### **1.4 CONFIRMATION OF MINUTES OF PREVIOUS MEETING**

Meeting of Council held 13 December 2021.

#### **Recommendation**

**That the minutes of the Meeting of Council held 13 December 2021 be confirmed.**

## 1.5 DISCLOSURES OF INTEREST

Any interest that a Councillor or staff member has deemed to be significant and has disclosed as either a material or general interest is now considered to be a conflict of interest. Conflict of Interest legislation is detailed in Division 2 – Conflicts of Interest: sections 126, 127, 128, 129 & 130 of the *Local Government Act 2020*. This legislation can be obtained by contacting the Greater Dandenong Governance Unit on 8571 5216 or by accessing the Victorian Legislation and Parliamentary Documents website at [www.legislation.vic.gov.au](http://www.legislation.vic.gov.au).

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

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

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

## **2 OFFICERS' REPORTS - PART ONE**

### **2.1 DOCUMENTS FOR SEALING**

#### **2.1.1 Documents for Sealing**

File Id:	A2683601
Responsible Officer:	Manager Governance

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#### **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.

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### 2.1.1 Documents for Sealing (Cont.)

#### Item Summary

There are six [6] items being presented to Council's meeting of 24 January 2022 for signing and sealing as follows:

1. A letter of recognition to Carol Scott, Community Services for 10 years of service to the Greater Dandenong City Council;
2. A letter of recognition to Carolyn Hilf, Community Services for 10 years of service to the Greater Dandenong City Council;
3. A letter of recognition to Tony Casciere, City Planning, Design and Amenity for 20 years of service to the Greater Dandenong City Council;
4. 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 *Environment Protection Act 2017*, 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 the *Local Government Act 2020*; 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:
  - Yiota Govaars;
5. A letter of recognition to Erland Cazeneuve, Business, Engineering and Major Projects for 10 years of service to the Greater Dandenong City Council; and
6. A letter of recognition to Andrea Cottrell, Business, Engineering and Major Projects for 10 years of service to the Greater Dandenong City Council.

#### Recommendation

**That the listed documents be signed and sealed.**



## **2.2 DOCUMENTS FOR TABLING**

### **2.2.1 Documents for Tabling**

File Id:	qA228025
Responsible Officer:	Manager Governance

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#### **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.

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**2.2.1 Documents for Tabling (Cont.)**

**List of Reports**

<b>Author</b>	<b>Title</b>
Australian Multicultural Community Services Inc	2020-2021 Annual Report
Rotary Districts of Australia	2020-21 Annual Report
Anglicare Victoria	2021 Annual Report and Impact Report
Springvale & District Historical Society	Annual Report 2021

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

**Recommendation**

**That the listed items be received.**

### 2.2.2 Petitions and Joint Letters

File Id:	qA228025
Responsible Officer:	Manager Governance
Attachments:	Petitions and Joint Letters

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### 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 Governance Rules. 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 24 January 2022.

***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.**

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**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
29/1/21	<p>PETITION: CONCEPT DESIGN OF THE DANDENONG COMMUNITY HUB</p> <p>So that the Dandenong Community Hub is successful and well used, Dandenong residents request Greater Dandenong Council to revise the concept design that has been exhibited to:</p> <p>a) put children's services including children's services playgrounds on the ground floor so children can experience the earth and so that it is a facility that parents want to send their children to</p> <p>b) expand the public playground to be at least the same size as the Keysborough South Community Hub and Springvale Community Hub playgrounds so it is a successful drawcard for visitors to the Dandenong Community Hub and Dandenong Market</p> <p>c) leave the cafe and community lounge on the ground floor so it interfaces with the public playground</p> <p>and to achieve this by using more of the publicly owned land available on the site bordered by Clow St, Stuart St, King St and Sleeth Avenue.</p>	238	Completed	<p>Tabled at CM 29 November 2021</p> <p>Responsible Officer: Director Community Services</p> <p>Response to head petitioner 16/12/21:</p> <p>RE: Petition regarding revision of the Dandenong Community Hub Concept Design.</p> <p>I write to acknowledge receipt of a petition from 238 proponents requesting the Greater Dandenong Council revise the concept design that has been exhibited to:</p> <p>a) put children's services including children's services playgrounds on the ground floor so children can experience the earth and so that it is a facility that parents want to send their children to;</p> <p>b) expand the public playground to be at least the same size as the Keysborough South Community Hub and Springvale Community Hub playgrounds so it is a successful drawcard for visitors to the Dandenong Community Hub and Dandenong Market;</p> <p>c) leave the cafe and community lounge on the ground floor so it interfaces with the public playground; and</p> <p>to achieve this by using more of the publicly owned land available on the site bordered by Clow St, Stuart St, King St and Sleeth Avenue.</p>

*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
	<p>THIS PAGE HAS BEEN INTENTIONALLY LEFT BLANK</p>			<p>The petition was tabled at the Council Meeting on Monday 29 November 2021.</p> <p>Consultation and engagement concerning the draft Dandenong Community Hub concept design was undertaken from Monday 27 September to Monday 25 October 2021 to seek feedback on the draft concept plans. During this period:</p> <ul style="list-style-type: none"> <li>• Council's online 'Have your say' consultation portal received 49 respondents.</li> <li>• 140 submissions were received via email.</li> <li>• Three community workshops were held online involving 17 participants.</li> <li>• Our consultation conducted 16 interviews.</li> <li>• And met with 2 Advisory Committees of Council.</li> </ul> <p>Based on this consultation feedback, amendments were made to the concept designs and include:</p> <ul style="list-style-type: none"> <li>• Enlarging the proposed community kitchen on the ground floor.</li> <li>• Provision of storage in community meeting rooms.</li> <li>• Relocation of Maternal and Child Health to the ground floor – to improve childcare and kindergarten facilities on the first floor.</li> <li>• Relocation of early years kitchen and support facilities on the first floor.</li> <li>• Provision of an internal upstairs foyer for traffic control for arriving and departing parents.</li> </ul>

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

ORDINARY COUNCIL MEETING - AGENDA

2.2.2 Petitions and Joint Letters (Cont.)

Date Received	• Petition Text (Prayer)	No. of Petitioners	Status	Responsible Officer Response
	<p style="text-align: center;">THIS PAGE HAS BEEN INTENTIONALLY LEFT BLANK</p>			<ul style="list-style-type: none"> <li>• Relocation of existing lift within the building.</li> <li>• The inclusion of a raised platform/stage in the active studio.</li> <li>• Reduction of the administrative space occupied by centre management.</li> <li>• Removal of the 'gallery space' in the Hub foyer.</li> <li>• Relocation of central stairwell to improve traffic control and security.</li> <li>• Enlargement of childcare/kindergarten facilities and integration of licensed outdoor space.</li> </ul> <p>The results of consultation and amended concept plans were recently presented to Council for their review at a scheduled Councilor briefing session.</p> <p>As an outcome from the briefing session, Council officers have commenced new discussions with the architect to consider spatial allocation requirements for a one-level building on the identified site, and also revisit a double story building with early years services on the ground floor.</p>

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

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## **2.3 STATUTORY PLANNING APPLICATIONS**

### **2.3.1 Planning Delegated Decisions Issued - November and December 2021**

File Id:	qA280
Responsible Officer:	Director City Planning Design & Amenity
Attachments:	Planning Delegated Decisions Issued – November & December 2021

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#### **Report Summary**

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

It provides a listing of Town Planning applications that were either decided or closed under delegation or withdrawn by applicants in November and December 2021.

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

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

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

#### **Recommendation**

**That the items be received and noted.**

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**2.3.1 Planning Delegated Decisions Issued - November and December 2021 (Cont.)**

REPORT

24 January 2022

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Statutory Planning Applications

**STATUTORY PLANNING APPLICATIONS**

**PLANNING DELEGATED DECISIONS ISSUED -  
NOVEMBER AND DECEMBER 2021**

**ATTACHMENT 1**

**PLANNING DELEGATED  
DECISIONS ISSUED  
NOVEMBER AND DECEMBER  
2021**

**PAGES 24 (including cover)**

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

**Page 2**

2.3.1 Planning Delegated Decisions Issued - November and December 2021 (Cont.)

City of Greater Dandenong

Planning Delegated Decisions Issued from 01/11/2021 to 31/12/2021

Application ID	Category	Vic-Smart	Property Address	Applicant Name	Description	Notes	Authority	Decision	Decision Date	Ward
PLA21/0058	PinAppAnd	No	62-66 Edison Road DANDENONG SOUTH VIC 3175	Blue Lion Moving Services Pty Ltd	Amendment to PLN16/0099, issued to construct buildings and works (warehouse), to allow a reduction in the car parking requirements and removal of landscape islands.	Amend endorsed plans to reduce number of car parking spaces and removal of planting islands	Delegate	AmendPerm	31/12/2021	Dandenong
PLA21/0059	PinAppAnd	No	21-23 Lowwood Avenue KEYSBOROUGH VIC 3173	Hengfeng Investment Group Pty Ltd	AMENDMENT TO: Development of the land for forty two (42) dwellings, multi lot subdivision, native vegetation removal and creation of reserves (PLN17/0489)	Amend planning permit to allow various changes to dwellings	Delegate	AmendPerm	30/12/2021	Keysborough
PLA21/0087	PinAppAnd	No	13-17 Manning Drive NOBLE PARK NORTH VIC 3174	Colter Reid Architects	AMENDMENT TO: Planning Permit PLN20/0070 to allow for buildings and works to an existing education centre and to display internally illuminated signage	Amend endorsed plans to allow an additional facade screen	Delegate	AmendPerm	24/12/2021	Noble Park North
PLA21/0090	PinAppAnd	No	1-7 Colemans Road DANDENONG SOUTH VIC 3175	CTR Truck Sales	AMENDMENT TO: Change of Use (Motor Vehicle Sales) (PLN15/0791)	No response to further information request	Delegate	Lapsed	16/11/2021	Dandenong
PLA21/0093	PinAppAnd	No	36 Thomas Street NOBLE PARK VIC 3174	Planning & Design Pty Ltd	AMENDMENT TO: Development of the land for one (1) double storey dwelling to the rear of an existing single storey dwelling (PLN20/0543)	Amend endorsed plans to construct a double carport for unit 1 and redesign unit 2 to reduce the number of bedrooms to two and a single garage	Delegate	AmendPerm	15/12/2021	Noble Park

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2.3.1 Planning Delegated Decisions Issued - November and December 2021 (Cont.)

Application ID	Category	VicSmart	Property Address	Applicant Name	Description	Notes	Authority	Decision	Decision Date	Ward
PLA21/0094	PinAppAnd	No	225 Hutton Road KEYSBOROUGH VIC 3173	T T Duong Building Design & Constructions Pty Ltd	AMENDMENT TO: Use and development of the land for a Place of Worship and alteration of access to a road in a road zone category 1 (PLN16/306.01)	Amend endorsed plans to relocate portable buildings and additional verandah and redevelopment of portable building as temporary storage, workshop and site office for future storage and community food bank/kitchen	Delegate	AmendPerm	29/12/2021	Keysborough South
PLA21/0095	PinAppAnd	No	164-168 Williams Road DANDENONG SOUTH VIC 3175	Mobius Materials Recovery Pty Ltd	AMENDMENT TO: Materials Recycling and Waste Transfer Station (PLN10/09809)	Amend conditions and endorsed plans to reflect what was constructed on the site	Delegate	AmendPerm	03/12/2021	Dandenong
PLA21/0096	PinAppAnd	No	504-520 Princes Highway NOBLE PARK NORTH VIC 3174	Stephen D'Andrea	AMENDMENT TO: The development of the land to allow the partial demolition to an existing building in Heritage Overlay HO52; the construction of thirteen (13) warehouses (with ancillary offices), the reduction of the car parking requirements of Clause 52.06 and the alteration of access to a Road in a Road Zone, Category 1 (PLN20/0384)	Delete permit Conditions 1.8 and 2.2 relating to the Tree Protection Plan	Applicant	Withdrawn	18/11/2021	Noble Park North
PLA21/0097	PinAppAnd	No	Factory 4/10-36 Abbots Road DANDENONG SOUTH VIC 3175	Goodman Property Services (Aust) Pty Ltd	AMENDMENT TO: Development of the land for earthworks, three (3) warehouses, use and development of the land for a food and drink premises and office, removal of native vegetation, reduction to the car parking requirements of Clause 52.06, removal of restrictive covenants, removal of easements, creation of drainage and sewer easements and associated works (PLN20/0141)	Amend endorsed plans to allow changes to slip lane and car spaces, increased office area and alter location of amenities and staircase	Delegate	AmendPerm	12/11/2021	Dandenong

04/01/2022

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**2.3.1 Planning Delegated Decisions Issued - November and December 2021 (Cont.)**

Application ID	Category	VicSmart	Property Address	Applicant Name	Description	Notes	Authority	Decision	Decision Date	Ward
PLA21/0099	PinAppAmd	No	29/191-195 Greens Road DANDENONG SOUTH VIC 3175	Taar-Qeel Pty Ltd	AMENDMENT TO Use of the land for car sales and development of the land for a mezzanine (PLN20/0151)	No response to further information request.	Delegate	Lapsed	11/11/2021	Dandenong
PLA21/0101	PinAppAmd	No	7 Robert Street DANDENONG VIC 3175	WCL Development Pty Ltd	AMENDMENT TO: Construction of four dwellings on a lot in the General Residential Zone – Schedule 1 (PLN19/0413)	Amend endorsed plans to reconfigure unit 4 in response to South East Water requirements	Delegate	AmendPerm	30/11/2021	Cleeland
PLA21/0104	PinAppAmd	No	536-540 Springvale Road SPRINGVALE SOUTH VIC 3172	Bright Moon Buddhist Society Incorporated	AMENDMENT TO: Place of Worship / Place of Assembly (PLN03/0180)	Amend to allow amendment of condition 18 and amend endorsed plans to allow alteration of access to a Road Zone 1 Category and change parking layout	Delegate	AmendPerm	23/12/2021	Springvale South
PLA21/0105	PinAppAmd	No	1/106 Cheltenham Road DANDENONG VIC 3175	R & S Jabbour Property	Application to Amend Planning Permit TP95226	Amend endorsed plans to allow mezzanine for office space	Delegate	AmendPerm	30/11/2021	Dandenong
PLA21/0108	PinAppAmd	No	24-30 Bend Road KEYSBOROUGH VIC 3173	Cadence Property Group Pty Ltd	AMENDMENT TO: Use and development of the land for warehouses; reduction in car parking requirements, native vegetation removal and to display signage (PLN21/0103)	Amend permit condition 1.1 relating to a setback and condition 2 relating to consolidation of lots	Delegate	AmendPerm	10/11/2021	Keysborough South
PLA21/0605	PinAppAmd	No	3 Kichen Road DANDENONG SOUTH VIC 3175	Safety Steel Structures Pty Ltd	AMENDMENT TO: Building and Works (Canopy Extension) (PLN20/0412)	Amend endorsed plans to add extension to existing roof	Delegate	AmendPerm	30/11/2021	Dandenong
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**2.3.1 Planning Delegated Decisions Issued - November and December 2021 (Cont.)**

Application ID	Category	VicSmart	Property Address	Applicant Name	Description	Notes	Authority	Decision	Decision Date	Ward
PLA21/0608	PinAppAnd	No	1/60 Elonera Road NOBLE PARK NORTH VIC 3174	S Varada	AMENDMENT TO: Subdivision of the land into two (2) lots (PLN21/0442)	Delete Condition 3 relating to Public Open Space Contribution as exempt under the planning scheme	Delegate	AmendPerm	30/11/2021	Noble Park North
PLA21/0610	PinAppVicA	Yes	65 Jellicoe Street NOBLE PARK VIC 3174	Geomatics Engineers Melbourne Pty Ltd	AMENDMENT TO: Subdivision of land into two (2) lots (PLN21/0085) SPEAR (VICSMART)	Amend permit Condition 1 in relation to common accessway and delete permit Condition 1.2 (Owners Corporation Schedule for the common accessway)	Delegate	AmendPerm	12/11/2021	Yarraman
PLA21/0618	PinAppAnd	No	393-399 South Gippsland Highway DANDENONG SOUTH VIC 3175	Meibourne Marine	AMENDMENT TO: Signage (Business Identification) (PLN21/0143)	Amend endorsed plans to include embellishment on sign	Delegate	AmendPerm	22/12/2021	Dandenong
PLA21/0631	PinAppAnd	No	108-166 Bayliss Road DANDENONG SOUTH VIC 3175	Salia Properties (Lyndhurst) Pty Ltd	AMENDMENT TO: Development of the land two (2) warehouses and reduction in the car parking requirements (PLN21/0383)	Amend endorsed plans to allow changes to warehouse and office layout, car parking and traffic flow.	Delegate	AmendPerm	22/12/2021	Dandenong
PLN20/0122	PinApp	No	19 Callander Road NOBLE PARK VIC 3174	Modarc	Development of the land for three (3) dwellings (one single storey dwelling to the rear of two double storey dwellings)	General Residential 1 Zone, 586sqm	Delegate	PlanPermit	03/11/2021	Yarraman
PLN20/0271	PinApp	No	133 Green's Road DANDENONG SOUTH VIC 3175	Kezample Pty Ltd t/as Local Bin Hire	Use and development of the land for a Transfer Station and to alter access to a road in a Road Zone Category 1	Industrial 1 Zone, skip bin hire	Applicant	Withdrawn	08/12/2021	Dandenong
EANTOS									04/01/2022	

## ORDINARY COUNCIL MEETING - AGENDA

## 2.3.1 Planning Delegated Decisions Issued - November and December 2021 (Cont.)

Application ID	Category	VicSmart	Property Address	Applicant Name	Description	Notes	Authority	Decision	Decision Date	Ward
PLN20/0383	PinApp	No	1049 Heatheron Road NOBLE PARK VIC 3174	Conned Town Planning	Development of the land for six (6) dwellings, alteration of access to a road in a RDZ1 and a reduction in car parking requirements	The proposal fails to meet the objectives of Clause 15 (Built Environment and Heritage), Clause 21.05 (Built Form), Clause 22.09-3.1 (Design Principles), 22.09-3.3 (Incremental Change Areas)	Delegate	Refusal	14/12/2021	Springvale Central
PLN21/0013	PinApp	No	875 Taylors Road DANDENONG SOUTH VIC 3175	Frasers Property Australia	Construction of two (2) warehouse buildings, the construction and display of signage, a reduction in the number of car parking spaces required under Clause 52.06-5 and the removal of native vegetation from the Dandenong South Native Vegetation Precinct Plan, January 2009	Industrial 1 Zone, 39049sqm (Areas)	Delegate	PlanPermit	08/12/2021	Dandenong
PLN21/0045	PinApp	No	76 Scott Street DANDENONG VIC 3175	Rabcon Pty Ltd	Development of the land for three (3) triple storey dwellings DECLARED AREA	Residential Growth 1 Zone, 488sqm	Delegate	PlanPermit	23/11/2021	Dandenong
PLN21/0071	PinApp	No	1 Tale Court NOBLE PARK NORTH VIC 3174	Architeria Architects	Development of the land for two (2) double storey dwellings	Proposal fails to meet objectives of Clause 21.05-1 (Urban Design), Clause 32.09 (Neighbourhood Residential Zone), Clause 22.09-3.1 (General Design Principles), Clause 22.09-3.4 (Limited Change Principles) and Clauses 55, 52.06 and 65	Delegate	Refusal	16/11/2021	Noble Park North
PLN21/0083	PinApp	No	16 Latham Crescent DANDENONG NORTH VIC 3175	R Edwards	Development of three (3) double storey dwellings	Proposal fails to comply with Clause 32.09 (General Residential Zone), Clause 22.09-3.1, Clause 22.09-3.3 and Clause 55	Delegate	Refusal	11/11/2021	Cleeland

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2.3.1 Planning Delegated Decisions Issued - November and December 2021 (Cont.)

Application ID	Category	VicSmart	Property Address	Applicant Name	Description	Notes	Authority	Decision	Decision Date	Ward
PLN21/0087	PinApp	No	875 Taylors Road DANDENONG SOUTH VIC 3175	Mebourne Precast Concrete	Development of the land for twelve (12) warehouse buildings	Industrial 1 Zone, 1660sqm, construction of 12 warehouses with associated car parking	Delegate	PlanPermit	13/12/2021	Dandenong
PLN21/0146	PinApp	No	16 Eckford Street DANDENONG VIC 3175	A Khorrami	Development of the land for three (3) dwellings (two (2) double-storey dwellings and one (1) single-storey dwelling to the rear)	General Residential 1 Zone, 728sqm	Delegate	PlanPermit	23/12/2021	Dandenong
PLN21/0153	PinApp	No	153 Cleeland Street DANDENONG VIC 3175	Banana Leaf Dandenong Pty Ltd	Use and development of the land for a food and drink premises (Restaurant), to reduce the car parking requirements for a restaurant, and to display business identification signage	General Residential 1 Zone, restaurant, 12 patrons	Delegate	NOD	23/11/2021	Cleeland
PLN21/0160	PinApp	No	35-45 Bend Road KEYSBOROUGH VIC 3173	Cadence Property Group Pty Ltd	Use and development of the land for Warehouses, reduction in car parking requirements, native vegetation removal and to display signage	Industrial 1 Zone, 22750sqm, development of two warehouses and associated change of use, signage, reduction in car parking requirements and removal of native vegetation	Delegate	PlanPermit	24/12/2021	Keysborough South
PLN21/0170	PinApp	No	6-12 Berends Drive DANDENONG SOUTH VIC 3175	iPlanning Services Pty Ltd	The development of the land for a lank farm	Industrial 2 Zone, 838sqm	Delegate	PlanPermit	16/11/2021	Dandenong
PLN21/0178	PinApp	No	5 Cabanita Court KEYSBOROUGH VIC 3173	S Deng	Development of two (2) double storey dwellings	Neighbourhood Residential 1 Zone, 641sqm	Delegate	PlanPermit	12/11/2021	Keysborough
EANTOS					6				04/01/2022	

**2.3.1 Planning Delegated Decisions Issued - November and December 2021 (Cont.)**

Application ID	Category	VicSmart	Property Address	Applicant Name	Description	Notes	Authority	Decision	Decision Date	Ward
PLN21/0215	PinApp	No	37-39 Ardpower Road NOBLE PARK VIC 3174	M4 Building Design	The development of the land for six (6) dwellings comprising five (5) double-storey dwellings and one (1) single-storey dwelling	General Residential 1 Zone, 1189sqm	Delegate	PlanPermit	22/11/2021	Springvale North
PLN21/0216	PinApp	No	6 Wilson Street DANDENONG VIC 3175	DQ Designs	Development of the land for two (2) double storey dwellings DECLARED AREA	No responses to further information request	Delegate	Lapsed	10/11/2021	Dandenong
PLN21/0230	PinApp	No	5 MacPherson Street DANDENONG VIC 3175	Rez Design Studios	Development of the land for two double storey dwellings	General Residential 1 Zone, 590sqm	Delegate	PlanPermit	10/11/2021	Dandenong
PLN21/0237	PinApp	No	1 Glynnda Street DANDENONG VIC 3175	C Tsiourounakis	Development of the land for two (2) double storey dwellings	General Residential 1 Zone, 529sqm	Delegate	PlanPermit	10/11/2021	Dandenong
PLN21/0259	PinApp	No	244 Keys Road KEYSBOROUGH VIC 3173	Bowman	Development of the land for one (1) dwelling	Urban Floodway Zone, Green Wedge Zone, 6.89ha single storey, 400sqm dwelling	Delegate	NOD	14/12/2021	Keysborough South
PLN21/0260	PinApp	No	36 Cahill Street DANDENONG SOUTH VIC 3175	Jova Drafting Consultants	Construction of buildings and works	Industrial 2 Zone, internal alterations to warehouse for office and packing room	Delegate	PlanPermit	10/12/2021	Dandenong
EANTOS					7				04/01/2022	

**2.3.1 Planning Delegated Decisions Issued - November and December 2021 (Cont.)**

Application ID	Category	VicSmart	Property Address	Applicant Name	Description	Notes	Authority	Decision	Decision Date	Ward
PLN21/0266	PinApp	No	19 Wattle Street SPRINGVALE VIC 3171	Spektor Developments Pty Ltd	Development of the land for five (5) double storey dwellings	Proposal fails to comply with Clause 15.01-2S (Building Design), 15.01-5S (Neighbourhood Character), Clause 21.05 (Built Form), Clause 22.09-3.1, Clause 22.09-3.3, Clause 55 and Clause 65	Delegate	Refusal	23/11/2021	Springvale North
PLN21/0270	PinApp	No	65 Riverend Road BANGHOLME VIC 3175	Cornish College	Construction of buildings and works to an existing Education Centre and the removal of vegetation	Public Use Zone, Special Use Zone, Urban Floodway Zone, 438sqm, construction of digital technologies hub at Cornish College	Delegate	PlanPermit	15/11/2021	Keysborough South
PLN21/0277	PinApp	No	23 Prince Street SPRINGVALE VIC 3171	AMS Pty Ltd	Subdivision of the land into six (6) lots SPEAR	Residential	Delegate	PlanPermit	23/12/2021	Springvale North
PLN21/0280	PinApp	No	46 Benga Avenue DANDENONG VIC 3175	Blueprint Pty Ltd	Development of the land for seven (7) double storey dwellings	General Residential 1 Zone, 752sqm	Applicant	Withdrawn	10/11/2021	Yarraman
PLN21/0281	PinApp	No	82 Birmingham Street SPRINGVALE VIC 3171	KMT Design Pty Ltd	Development of the land for three (3) dwellings (two double storey and one single storey)	General Residential 1 Zone, 730sqm	Delegate	NOD	25/11/2021	Springvale North
PLN21/0283	PinApp	No	56 Robinson Street DANDENONG VIC 3175	C Tsurounakis	A reduction in car parking requirements associated with an Education Centre DECLARED AREA	Comprehensive Development 2 Zone	Delegate	PlanPermit	10/11/2021	Dandenong
EANTOS					8				04/01/2022	

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## 2.3.1 Planning Delegated Decisions Issued - November and December 2021 (Cont.)

Application ID	Category	VicSmart	Property Address	Applicant Name	Description	Notes	Authority	Decision	Decision Date	Ward
PLN21/0284	PinApp	No	50 Bryants Road DANDENONG VIC 3175	C Tscourounakis	Development of the land for six (6) dwellings (four double storey and two single storey to the rear)	General Residential 1 Zone, 1290sqm	Delegate	PlanPermit	24/11/2021	Dandenong
PLN21/0288	PinApp	No	21 Hillside Avenue DANDENONG NORTH VIC 3175	Jova Drafting Consultants	Development of the land for a second single storey dwelling to the rear of an existing dwelling and alterations and additions to the existing dwelling	General Residential 1 Zone, 696sqm	Delegate	NOD	16/11/2021	Dandenong North
PLN21/0289	PinApp	No	225 Glasscocks Road DANDENONG SOUTH VIC 3175	Dalton Consulting Engineers	Development of the land (earthworks) within the Industrial 1 Zone and Land Subject to Inundation Overlay	Industrial 1 Zone, 477700sqm, earthworks	Delegate	PlanPermit	29/11/2021	Dandenong
PLN21/0301	PinApp	No	Building A 1/114-122 Westall Road SPRINGVALE VIC 3171	Lendlease Lexington Gardens Village	Removal of native vegetation in accordance with Clause 52.17	Under Clause 52.17, a permit is not required to remove the vegetation	Delegate	NotRequire	26/11/2021	Springvale Central
PLN21/0305	PinApp	No	8 Maureen Court DANDENONG NORTH VIC 3175	Abacus Design & Planning	Development of the land for three (3) dwellings (one double-storey dwelling and two single-storey dwellings to the rear)	General Residential 1 Zone, 709sqm	Delegate	PlanPermit	24/12/2021	Noble Park North
PLN21/0309	PinApp	No	1/16 Monterey Road DANDENONG SOUTH VIC 3175	KLM Spatial Pty Ltd	Re-subdivision of land into four (4) lots SPEAR	Industrial	Delegate	PlanPermit	29/11/2021	Dandenong
EANTOS					9				04/01/2022	

**2.3.1 Planning Delegated Decisions Issued - November and December 2021 (Cont.)**

Application ID	Category	VicSmart	Property Address	Applicant Name	Description	Notes	Authority	Decision	Decision Date	Ward
PLN21/0310	PinApp	No	14/792-806 Heatherton Road SPRINGVALE SOUTH VIC 3172	C Tong	Use of the land for the sale and consumption of liquor associated with a Restaurant and to display business identification signage	No response to further information request.	Delegate	Lapsed	09/11/2021	Springvale South
PLN21/0313	PinApp	No	25-27 Hope Street SPRINGVALE VIC 3171	Hope Blissington Pty Ltd	subdivision of the land into seven (7) lots SPEAR	Residential	Delegate	PlanPermit	03/11/2021	Springvale North
PLN21/0314	PinApp	No	2-24 Pound Road West DANDENONG SOUTH VIC 3175	Dulux Group	The development of the land for external mezzanine, switch room and bunding	Commercial 2 Zone, 78sqm, construction of external mezzanine, switch room and bunding	Delegate	PlanPermit	10/11/2021	Dandenong
PLN21/0315	PinApp	No	19 Baldwin Avenue NOBLE PARK VIC 3174	Sunrise International Pty Ltd	Development of the land for three (3) dwellings (two (2) double-storey dwellings and one (1) single-storey dwelling to the rear)	General Residential 1 Zone, 763sqm	Delegate	PlanPermit	30/11/2021	Noble Park
PLN21/0316	PinApp	No	1 Hay Court NOBLE PARK VIC 3174	MGB Builders Pty Ltd	Development of the land for two (2) double storey dwellings	General Residential 1 Zone, 580sqm	Delegate	NOD	19/11/2021	Yarraman
PLN21/0318	PinApp	No	19 Red Gum Drive DANDENONG SOUTH VIC 3175	Tran Drafting Services	Buildings and Works (Carport)	Industrial 2 Zone, steel carport	Delegate	PlanPermit	11/11/2021	Dandenong
EANTOS					10				04/01/2022	

**2.3.1 Planning Delegated Decisions Issued - November and December 2021 (Cont.)**

Application ID	Category	VicSmart	Property Address	Applicant Name	Description	Notes	Authority	Decision	Decision Date	Ward
PLN21/0328	PinApp	No	7/95 Cheltenham Road DANDENONG VIC 3175	OTL Consulting	Use of the land for the sale and consumption of liquor (general licence)	Industrial 1 Zone	Applicant	Withdrawn	09/11/2021	Dandenong
PLN21/0339	PinApp	No	44 Scott Street DANDENONG VIC 3175	Michael Ellis Architects	Development of the land for six (6) double storey dwellings DECLARED AREA	Residential Growth 1 Zone, 792sqm	Delegate	PlanPermit	19/11/2021	Dandenong
PLN21/0341	PinApp	No	33 Hillcrest Grove SPRINGVALE VIC 3171	Alacus Design & Planning	Development of the land for seven (7) double storey dwellings	General Residential 3 Zone, 1068sqm	Delegate	NOD	18/11/2021	Springvale Central
PLN21/0348	PinApp	No	8 Greigs Cavalot Road BANGHOLME VIC 3175	Shed Bonanza C/- The Planning Professionals	Construction of an outbuilding associated with a dwelling	Urban Flood Way Zone, 432sqm and construction of a shed	Delegate	PlanPermit	03/12/2021	Keysborough South
PLN21/0371	PinApp	No	875 Taylors Road DANDENONG SOUTH VIC 3175	FPI Developments Vic Pty Ltd	The development of the land for Warehouses, display advertising signage and a reduction in the car parking requirement associated with warehouse under Clause 52.06 of the Greater Dandenong Planning Scheme	Industrial 11 Zone, 66,686sqm and Business Identification Signs	Delegate	PlanPermit	09/12/2021	Dandenong
EANTOS									04/01/2022	
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## 2.3.1 Planning Delegated Decisions Issued - November and December 2021 (Cont.)

Application ID	Category	VicSmart	Property Address	Applicant Name	Description	Notes	Authority	Decision	Decision Date	Ward
PLN21/0374	PinApp	No	533-551 Frankston Dandenong Road DANDENONG SOUTH VIC 3175	Stephen D'Andrea	Development of the land for a Warehouse and to alter access to road in a Road Zone Category 1	Industrial 1 Zone, 1000sqm, warehouse with ancillary office and associated car parking.	Delegate	PlanPermit	15/12/2021	Dandenong
PLN21/0375	PinApp	No	10 Red Gum Drive DANDENONG SOUTH VIC 3175	Value Heat Treatment	Use of the land for industry (Heat Treatment Facility) and reduction in the car parking requirements	Industrial 2 Zone, heat treatment facility to heat/treat components manufactured	Delegate	PlanPermit	10/11/2021	Dandenong
PLN21/0382	PinApp	No	20 Mason Street DANDENONG VIC 3175	Amicus	The development of the land for external alterations to the existing building and for a reduction of the car parking requirement for an Education Centre DECLARED AREA	Comprehensive Development 2 Zone, 480sqm, installation of a new exit door	Delegate	PlanPermit	30/12/2021	Dandenong
PLN21/0393	PinApp/Vic	Yes	159-171 Clarke Road SPRINGVALE SOUTH VIC 3172	Cambodian Buddhist Association of Victoria	Buildings and Works (Playground) VICSMART	General Residential 1 Zone, playground	Delegate	PlanPermit	18/11/2021	Springvale South
PLN21/0388	PinApp	No	404 Springvale Road SPRINGVALE VIC 3171	Nobelius Land Surveyors Pty Ltd	Subdivision of the land into fourteen (14) lots SPEAR	No response to further information request	Delegate	Lapsed	12/11/2021	Springvale Central
PLN21/0399	PinApp	No	18 Leman Crescent NOBLE PARK VIC 3174	Protek Design	Development of the land for two (2) dwellings (one (1) double-storey dwelling and one (1) single-storey dwelling)	General Residential 1 Zone, 580sqm	Delegate	PlanPermit	23/12/2021	Yarraman
EANTOS					12				04/01/2022	

2.3.1 Planning Delegated Decisions Issued - November and December 2021 (Cont.)

Application ID	Category	VicSmart	Property Address	Applicant Name	Description	Notes	Authority	Decision	Decision Date	Ward
PLN21/0405	PinApp	No	Service Station 158-164 Stud Road DANDENONG VIC 3175	SLR Consulting Australia Pty Ltd	To display signage	No response to further information request	Delegate	Lapsed	06/12/2021	Cleeland
PLN21/0411	PinApp	No	1/57-59 Cleeland Street DANDENONG VIC 3175	Owners Corporation RP13861	Construct a front fence exceeding 1.2 metres in height	Proposal fails to comply with Clause 15.01-IS (Urban Design, Clause 15.01-SS (Neighbourhood Character), Clause 21.05 (Built Form), Clause 22.09-3.1 (Design Principles), Schedule 2 of the Residential Growth Zone and Clause 65 Industrial	Delegate	Refusal	24/11/2021	Cleeland
PLN21/0412	PinApp	No	523 Frankston Dandenong Road DANDENONG SOUTH VIC 3175	South Eastern Prosperities Group Pty Ltd	Subdivision of the land into four (4) lots adjacent to a Road Zone Category 1, creation of access to a Road Zone Category 1, and creation of reserves SP&AR		Applicant	Withdrawn	23/11/2021	Dandenong
PLN21/0427	PinApp	No	1/10 England Street DANDENONG SOUTH VIC 3175	S Menelaou	Development of the land for a Warehouse and the reduction of the car parking requirement associated with a Warehouse under Clause 52.06 of the Greater Dandenong Planning Scheme.	Industrial 1 Zone, 156sqm, single storey, brick & metal sheet factory	Delegate	PlanPermit	09/12/2021	Dandenong
PLN21/0430	PinApp	No	15 Flynn Street SPRINGVALE VIC 3171	Letac Drafting Services Pty Ltd	Development of the land for one double storey dwelling to the rear of an existing dwelling and alterations and additions to the existing dwelling	No response to further information request	Delegate	Lapsed	02/12/2021	Springvale North

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EANTOS

04/01/2022



**2.3.1 Planning Delegated Decisions Issued - November and December 2021 (Cont.)**

Application ID	Category	VicSmart	Property Address	Applicant Name	Description	Notes	Authority	Decision	Decision Date	Ward
PLN21/0431	PinApp	No	1/24 Ambrie Crescent NOBLE PARK VIC 3174	RD Design and Drafting Pty Ltd	Development of the land for four (4) double storey dwellings	General Residential 1 Zone, 950sqm	Delegate	PlanPermit	13/12/2021	Springvale North
PLN21/0436	PinApp	No	220-222 Princes Highway DANDENONG VIC 3175	Melbo Prestige Cars	Use of the land for Car Sales	Commercial 2 Zone, Motor Vehicle sales showroom	Delegate	NOD	24/12/2021	Cleeland
PLN21/0437	PinApp	No	76 Keys Road KEYSBOROUGH VIC 3173	Roke Design Studio	Extension to an existing dwelling	Green Wedge A Zone, 22256sqm	Delegate	PlanPermit	03/12/2021	Keysborough South
PLN21/0438	PinApp	No	6/134-142 Springvale Road SPRINGVALE VIC 3171	TIC (Reverse Logistics) Pty Ltd	Use of the land as a shop (clearance outlet), a reduction in the car parking requirements and display of business identification signage	Commercial 2 Zone, clearance outlet and business identification signage	Delegate	PlanPermit	29/11/2021	Springvale North
PLN21/0439	PinApp	No	225 Glasscocks Road DANDENONG SOUTH VIC 3175	Salta Properties Pty Ltd	Development of the land for a warehouse and reduction in car parking requirements	Industrial 1 Zone, 4676sqm, construction of warehouse and reduce number of car parking spaces	Delegate	PlanPermit	22/12/2021	Dandenong
PLN21/0444	PinApp	No	1536-1538 Heatherton Road DANDENONG VIC 3175	ASL Pty Ltd	Use and development of the land for a child care centre and to display associated business identification signage.	No response to further information request	Delegate	Lapsed	11/11/2021	Cleeland
EANTOS					14				04/01/2022	

2.3.1 Planning Delegated Decisions Issued - November and December 2021 (Cont.)

Application ID	Category	VicSmart	Property Address	Applicant Name	Description	Notes	Authority	Decision	Decision Date	Ward
PLN21/0447	PinApp	No	60 Jamieson Way DANDENONG SOUTH VIC 3175	Stephen D'Andrea	Development of the land for a warehouse building and a reduction in the car parking requirements	Industrial 1 Zone, 13568sqm, warehouse and ancillary office, reduction in car parking requirements	Delegate	PlanPermit	10/12/2021	Dandenong
PLN21/0449	PinApp	No	89 Leron Drive BANGHOLME VIC 3175	M & G Lettieri Pty Ltd	To subdivide land into two (2) lots adjacent to a road in a Road Zone, Category 1 SPEAR	Industrial	Delegate	PlanPermit	04/11/2021	Keysborough South
PLN21/0450	PinApp	No	5 Treestbank Avenue SPRINGVALE VIC 3171	Heading and Associates	Subdivision of the land into three (3) lots SPEAR	Residential	Delegate	PlanPermit	04/11/2021	Springvale Central
PLN21/0455	PinApp	No	249-251 Perry Road KEYSBOROUGH VIC 3173	Doml Constructions c/- KLM Spatial	Development of the land for two (2) warehouses, subdivision of land, reduction in car parking requirements and creation of reserves	Industrial 1 Zone, 7231sqm, development of two warehouses and associated reduction of car parking requirements, subdivision of the land into 2 lots and creation of 3 reserves	Delegate	PlanPermit	23/12/2021	Keysborough South
PLN21/0456	PinApp	No	66 Herbert Street DANDENONG VIC 3175	WCL Development c/- Ratio Consultants	Development of the land for seven (7) dwellings (six (6) triple storey dwellings and one (1) double storey dwelling)	Residential Growth 2 Zone, 804sqm	Delegate	NOD	24/11/2021	Cleland
PLN21/0458	PinApp	No	15 Fair Crescent DANDENONG NORTH VIC 3175	A Zukovic	Development of one (1) double-storey dwelling to the rear of an existing dwelling and alterations and additions to the existing dwelling	General Residential 1 Zone, 572sqm	Delegate	NOD	24/12/2021	Dandenong North
EANTOS					15				04/01/2022	

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## 2.3.1 Planning Delegated Decisions Issued - November and December 2021 (Cont.)

Application ID	Category	VicSmart	Property Address	Applicant Name	Description	Notes	Authority	Decision	Decision Date	Ward
PLN21/0460	PinApp	No	9/599-601 Chandler Road KEYSBOROUGH VIC 3173	Suway Investments	Use of the land for a food and drink premises (café) and associated business identification signage	Industrial 1 Zone, café, 44 patrons and 6 staff, business identification signage	Delegate	PlanPermit	04/11/2021	Keysborough
PLN21/0471	PinApp	No	108-166 Bayliss Road DANDENONG SOUTH VIC 3175	Salta Properties (Lyndhurst) Pty Ltd	AMENDMENT RECEIVED Development of the land for one (1) warehouse and reduction in the car parking requirements SEE PLA21/0637	Industrial 1 Zone, 15863sqm, warehouse with associated offices and associated waiver of car parking requirements	Delegate	PlanPermit	16/12/2021	Dandenong
PLN21/0485	PinApp	No	523 Frankston Dandenong Road DANDENONG SOUTH VIC 3175	Stephen D'Andrea	Development of the land for one (1) warehouse and industrial building	Industrial 1 Zone, 6676sqm, development of warehouse and ancillary office	Delegate	PlanPermit	30/11/2021	Dandenong
PLN21/0487	PinApp	No	74 Barzalgite Crescent DANDENONG SOUTH VIC 3175	MG Lettieri Investments Pty Ltd	Subdivision of the land (re-subdivision of three (3) lots into two (2) lots) SPEAR	Industrial	Delegate	PlanPermit	29/11/2021	Dandenong
PLN21/0492	PinApp	No	53 Sharon Road SPRINGVALE SOUTH VIC 3172	Design M Drafting	Development of the land for two (2) double-storey dwellings	General Residential 1 Zone, 673sqm	Delegate	NOD	24/12/2021	Springvale Central
PLN21/0496	PinApp	No	1/15 Erica Street SPRINGVALE VIC 3171	YBL Remmus Architecture	Subdivision x 2 SPEAR	Residential	Applicant	Withdrawn	26/11/2021	Springvale Central
EANTOS					16				04/01/2022	

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## 2.3.1 Planning Delegated Decisions Issued - November and December 2021 (Cont.)

Application ID	Category	VicSmart	Property Address	Applicant Name	Description	Notes	Authority	Decision	Decision Date	Ward
PLN21/0505	PinApp	No	427 Princes Highway NOBLE PARK VIC 3174	Jova Drafting Consultants	Change of Use (Food and Drink Premises) and associated buildings and works	General Residential 1 Zone and associated works to shop front	Applicant	Withdrawn	26/11/2021	Yarraman
PLN21/0506	PinApp	No	6 Dennis Street DANDENONG VIC 3175	S K'coy/herr	Use and Development of the land for motor vehicle sales	Industrial 1 Zone, proposed retail car sales	Delegate	PlanPermit	23/12/2021	Dandenong
PLN21/0509	PinApp	No	121 Chapel Road KEYSBOROUGH VIC 3173	Leonard Lawrence Architect	Extension to an existing fire station facility	General Residential 2 Zone, extension to fire station and installation of turn out room	Delegate	PlanPermit	15/11/2021	Keysborough South
PLN21/0512	PinApp	No	64 Langhorne Street DANDENONG VIC 3175	Calvin Raven Pty Ltd	Subdivision of the land into five (5) lots SPEAR	Residential	Delegate	PlanPermit	06/12/2021	Dandenong
PLN21/0517	PinApp	No	100 Buckley Street NOBLE PARK VIC 3174	Nilsson Noel & Holmes (Surveyors) Pty Ltd	Subdivision of the land into five (5) lots SPEAR	Residential	Delegate	PlanPermit	04/11/2021	Noble Park
PLN21/0518	PinApp	No	31 Callander Road NOBLE PARK VIC 3174	Terrain Consulting Group	Subdivision of the land into two (2) lots SPEAR	Residential	Delegate	PlanPermit	29/11/2021	Yarraman
EANTOS					17				04/01/2022	

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## 2.3.1 Planning Delegated Decisions Issued - November and December 2021 (Cont.)

Application ID	Category	VicSmart	Property Address	Applicant Name	Description	Notes	Authority	Decision	Decision Date	Ward
PLN21/0520	PinApp	No	10 Baltic Way KEYSBOROUGH VIC 3173	Tilix Investments Pty Ltd	Buildings and Works (Mezzanine)	No response to further information request.	Delegate	Lapsed	10/12/2021	Keysborough South
PLN21/0522	PinApp	No	59 Victoria Court SPRINGVALE VIC 3171	Arie Cafe and Associates	Subdivision of the land into three (3) lots SPEAR	Residential	Delegate	PlanPermit	08/12/2021	Springvale Central
PLN21/0524	PinApp	No	16 Aegean Court KEYSBOROUGH VIC 3173	Quality First Designs Pty Ltd	Development of the land for a warehouse	Industrial 1 Zone, 4444sqm, development of warehouse and ancillary office	Delegate	PlanPermit	13/12/2021	Keysborough South
PLN21/0528	PinApp	No	43-63 Princes Highway DANDENONG SOUTH VIC 3175	Albert Smith Signs Pty Ltd	To display internally illuminated and non-illuminated business identification signage exceeding 8m <sup>2</sup>	Commercial 2 Zone, two business identification signs	Delegate	PlanPermit	24/11/2021	Dandenong
PLN21/0529	PinApp	No	260-270 Frankston Dandenong Road DANDENONG SOUTH VIC 3175	Charter Keck Cramer	Subdivision of the land into 25 lots with common property SPEAR	Industrial	Delegate	PlanPermit	05/11/2021	Dandenong
PLN21/0540	PinApp	No	59 Lonsdale Street DANDENONG VIC 3175	M Khoshiwal	Change of Use (Place of Assembly)	No response to further information request	Delegate	Lapsed	29/11/2021	Dandenong
EANTOS					18				04/01/2022	

**2.3.1 Planning Delegated Decisions Issued - November and December 2021 (Cont.)**

Application ID	Category	VicSmart	Property Address	Applicant Name	Description	Notes	Authority	Decision	Decision Date	Ward
PLN21/0545	PinApp	No	402-418 Corrigan Road KEYSBOROUGH VIC 3173	Excellite Pool Enclosure Pty Ltd	Building and Works (Verandah) to the existing Learning Centre	Neighbourhood Residential 1 Zone, Public Park and Recreation Zone, construction of verandah to provide shelter to walkway	Delegate	PlanPermit	16/12/2021	Keysborough
PLN21/0547	PinApp	No	45 Benga Avenue DANDENONG VIC 3175	380 Land Solutions	Subdivision of the land into three (3) lots SPEAR	Residential	Delegate	PlanPermit	26/11/2021	Yarraman
PLN21/0548	PinAppVic	Yes	1/7 Maxine Court NOBLE PARK VIC 3174	Nobelius Land Surveyors Pty Ltd	Subdivision of the land into (2) lots (VICSMART)	Residential	Delegate	PlanPermit	23/11/2021	Yarraman
PLN21/0549	PinApp	No	4 Morris Court SPRINGVALE VIC 3171	M.J.Reddie Surveys Pty Ltd	Subdivision of the land into two (2) lots SPEAR	Residential	Delegate	PlanPermit	24/11/2021	Springvale North
PLN21/0560	PinApp	No	21 Wilma Avenue DANDENONG VIC 3175	Nobelius Land Surveyors Pty Ltd	Subdivision of the land into four (4) lots SPEAR	Residential	Delegate	PlanPermit	25/11/2021	Yarraman
PLN21/0563	PinApp	No	29 Weilarano Drive NOBLE PARK VIC 3174	AP Decker-Waldschmidt	Subdivision of the land into four (4) lots SPEAR	Residential	Delegate	PlanPermit	29/11/2021	Noble Park
EANTOS					19				04/01/2022	

**2.3.1 Planning Delegated Decisions Issued - November and December 2021 (Cont.)**

Application ID	Category	VicSmart	Property Address	Applicant Name	Description	Notes	Authority	Decision	Decision Date	Ward
PLN21/0564	PinApp	No	1/31 Bolleau Street KEYSBOROUGH VIC 3173	LY Makin	Subdivision of land into two (2) lots SPEAR	Industrial	Delegate	PlanPermit	29/11/2021	Keysborough
PLN21/0565	PinApp/Vic	Yes	13 Godfrey Crescent DANDENONG VIC 3175	VicSurvey	Subdivision of the land into two (2) lots (VICSMART)	No response to further information request	Delegate	Lapsed	26/11/2021	Cleeland
PLN21/0567	PinApp	No	42 Futura Road KEYSBOROUGH VIC 3173	V Singh	To use the land as a Vehicle Store and to construct works (handstand)	No response to further information request	Delegate	Lapsed	26/11/2021	Noble Park
PLN21/0582	PinApp	No	875 Taylors Road DANDENONG SOUTH VIC 3175	Frasers Property Industrial	Development of the land for warehouses, reduction in the car parking requirements and to display signage	Industrial 1 Zone, 29283sqm, development of three warehouses	Delegate	PlanPermit	29/12/2021	Dandenong
PLN21/0585	PinApp	No	248 Cheltenham Road KEYSBOROUGH VIC 3173	SLR Consulting Australia Pty Ltd	To display business identification, internally illuminated and promotional signage	Industrial 1 Zone, replacement signage for rebranding of service station	Delegate	PlanPermit	29/12/2021	Keysborough
PLN21/0588	PinApp/Vic	Yes	79 Langhorne Street DANDENONG VIC 3175	D Smiley	Buildings and Works associated with the construction of a studio (VICSMART)	General Residential 1 Zone, construction of studio	Delegate	PlanPermit	05/11/2021	Dandenong
EANTOS					20				04/01/2022	

2.3.1 Planning Delegated Decisions Issued - November and December 2021 (Cont.)

Application ID	Category	VicSmart	Property Address	Applicant Name	Description	Notes	Authority	Decision	Decision Date	Ward
PLN21/0580	PinApp	No	32 Ian Street NOBLE PARK VIC 3174	C Rosa	Subdivision of the land into three (3) lots SPEAR	Commercial	Delegate	PlanPermit	17/12/2021	Yarraman
PLN21/0582	PinApp/Vic	Yes	13 Chamber Street NOBLE PARK VIC 3174	MK Vue	Construct a front fence associated with a residential building (VICSMART)	Under Clause 32.08-5 a planning permit is not required to construct a fence on the associated property with one dwelling and the lot is greater than 300sqm	Delegate	NotRequire	05/11/2021	Springvale Central
PLN21/0587	PinApp/Vic	Yes	1-29 National Drive DANDENONG SOUTH VIC 3175	Pellcorp Pty Ltd	Buildings and works (mezzanine and entrance canopy) and reduction in car parking requirements VICSMART	Industrial 1 Zone, mezzanine and canopy to existing warehouse, reduction in car parking requirements	Delegate	PlanPermit	12/11/2021	Dandenong
PLN21/0622	PinApp	No	39 Annie Street SPRINGVALE VIC 3171	HT Mai, A Nguyen	Subdivision of the land into four (4) lots SPEAR	Residential	Delegate	PlanPermit	28/12/2021	Springvale North
PLN21/0628	PinApp	No	36 Royal Avenue SPRINGVALE VIC 3171	Dickson Hearn Pty Ltd - Melbourne	Subdivision of the land into four (4) lots SPEAR	Residential	Delegate	PlanPermit	23/12/2021	Springvale Central
PLN21/0633	PinApp	No	15 Menzies Avenue DANDENONG NORTH VIC 3175	Calvin Raven Pty Ltd	Subdivision of the land into four (4) lots SPEAR	Residential	Delegate	PlanPermit	10/12/2021	Cleeland
EANTOS					21				04/01/2022	



ORDINARY COUNCIL MEETING - AGENDA

2.3.1 Planning Delegated Decisions Issued - November and December 2021 (Cont.)

Application ID	Category	VicSmart	Property Address	Applicant Name	Description	Notes	Authority	Decision	Decision Date	Ward
PLN21/0636	PinApp	No	115 Foster Street DANDENONG VIC 3175	Bayside Town Planning Pty Ltd	The reduction in car parking requirements associated with the use of the land for a Restaurant DECLARED AREA	Comprehensive Development 2 Zone, reduce number of car parking spaces by 4	Delegate	PlanPermit	10/12/2021	Dandenong
PLN21/0639	PinApp/Vic	Yes	375 Frankston Dandenong Road DANDENONG SOUTH VIC 3175	Pellicano Investments 4 Pty Ltd	Buildings and works (extension to staff courtyard) and reduction of the car parking requirement VICSMART	Industrial 1 Zone, 154sqm, alterations and extension to staff court yard and reduction of car parks	Delegate	PlanPermit	23/12/2021	Dandenong
PLN21/0645	PinApp/Vic	Yes	1/48 Elonera Road NOBLE PARK NORTH VIC 3174	AMS Pty Ltd	Subdivision of the land into two (2) lots SPEAR (VICSMART)	Residential	Delegate	PlanPermit	09/12/2021	Noble Park North
PLN21/0647	PinApp/Vic	Yes	935 Taylors Road DANDENONG SOUTH VIC 3175	Stephen D'Andrea Pty Ltd	Development of the land for five (5) Silos	Industrial 1 Zone	Delegate	PlanPermit	07/12/2021	Dandenong
PLN21/0652	PinApp/Vic	Yes	9/4-8 Tower Court NOBLE PARK VIC 3174	Aust Zest Pty Ltd	Reducing the car parking requirements associated with an Industry (Food Production) VICSMART	Industrial 1 Zone, commercial kitchen	Delegate	PlanPermit	22/12/2021	Noble Park
PLN21/0662	PinApp	No	1086 Heatherton Road NOBLE PARK VIC 3174	Calvin Raven Pty Ltd	Subdivision of the land into eight (8) lots SPEAR	Residential	Delegate	PlanPermit	31/12/2021	Noble Park
EANTOS					22				04/01/2022	

**2.3.1 Planning Delegated Decisions Issued - November and December 2021 (Cont.)**

Application ID	Category	VicSmart	Property Address	Applicant Name	Description	Notes	Authority	Decision	Decision Date	Ward
PLN21/0671	PinAppVic	Yes	9A Penola Court NOBLE PARK NORTH VIC 3174	S Vaasilou	Subdivision of the land into two (2) lots SPEAR VICSMART	Residential	Delegate	PlanPermit	15/12/2021	Noble Park North
PLN21/0675	PinAppVic	Yes	20A Doornbrae Avenue NOBLE PARK NORTH VIC 3174	Hatch and Hatch Licensed Land Surveyors	Subdivision of the land into two (2) lots SPEAR (VICSMART)	Residential	Delegate	PlanPermit	09/12/2021	Noble Park North
PLN21/0678	PinAppVic	Yes	7 Bass Court KEYSBOROUGH VIC 3173	Stephen D'Andrea Pty Ltd	The development of the land for a warehouse VICSMART	Industrial 1 Zone, 907sqm, construction of a warehouse	Delegate	PlanPermit	16/12/2021	Keysborough South
PLN21/0684	PinAppVic	Yes	13-17 Manning Drive NOBLE PARK NORTH VIC 3174	L Perry	Construction of an amphitheatre and a shade sail VICSMART	General Residential 1 Zone, 120sqm	Delegate	PlanPermit	17/12/2021	Noble Park North
EANTOS					23				04/01/2022	

### **2.3.2 Planning Decisions Issued by Planning Minister's Delegate - November and December 2021**

File Id: qA280444

Responsible Officer: Director City Planning Design & Amenity

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#### **Report Summary**

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

No decisions were reported for the months of November and December 2021.

#### **Recommendation**

**That the report be noted.**

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### 2.3.3 Town Planning Application - No. 7 Joffre Street, Noble Park (Planning Application No. PLN21/0131)

File Id:	348370
Responsible Officer:	Director City Planning Design & Amenity
Attachments:	Submitted Plans Location of Objectors Clause 22.09 Assessment Clause 52.06 Assessment Clause 55 Assessment

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#### Application Summary

Applicant:	UrbanArc Planning Pty Ltd
Proposal:	Development of the land for two (2) double storey dwellings.
Zone:	General Residential Zone 1
Overlay:	No overlays apply to the site
Ward:	Yarraman

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

A permit is required:

- Pursuant to Clause 32.08-6 (GRZ), to construct two or more dwellings on a lot.

#### 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. Seven (7) objections were received to the application. Issues raised generally relate to matters of:

car parking, drainage/stormwater provision, accessways, overshadowing and overlooking.

#### Assessment Summary

The subject site is well suited for medium density housing, given the sites zoning within the General Residential Zone, as well as its proximity to public transport routes.

**2.3.3 Town Planning Application - No. 7 Joffre Street, Noble Park (Planning Application No. PLN21/0131) (Cont.)**

The development is considered to be respectful of both the existing and emerging neighbourhood character by providing sufficient setbacks from the side and rear boundaries to allow for the appropriate level of landscaping and canopy tree provision level to occur. The use of setting back the upper floor from ground floor level provides a level of articulation breaking up the visual mass of built form when viewed from the streetscape and adjoining residential properties.

**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 Council 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. Therefore, it is recommended that a **Notice of Decision** (which provides appeal rights to objectors) to grant a permit be issued subject to 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.

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**2.3.3 Town Planning Application - No. 7 Joffre Street, Noble Park (Planning Application No. PLN21/0131)  
(Cont.)**

**Subject Site and Surrounds**

**Subject Site**

The subject site is a residential allotment located on the north side of Joffre Street in Noble Park. The site is located within the General Residential Zone Schedule 1, which is identified for medium density residential development. The site is located approximately 1 kilometre east of the Noble Park Activity Centre.

- The subject site is an irregular shaped allotment.
- The lot has a total frontage of 18.83 metres to Joffre Street and a maximum depth of 45.75 metres, yielding an overall site area of 698 square metres.
- To the north, and west boundaries, the subject site adjoins single storey and double storey attached dwellings.
- To the east the site adjoins a detached single dwelling.
- The subject site has a fall of approximately 2m from the rear to the front.
- The site is currently developed with an existing single storey weatherboard dwelling.
- Access to the site is via a crossover that is located on the south-east corner of the site.

**Surrounding Area**

The subject site is within a General Residential Zone Schedule 1, as are the immediately adjoining properties to the north, east, south and west. The area is generally bound by Heatherton Road to the north, Chandler Road to the west, and the Eastlink to the east.

To the immediate north, the site adjoins five (5) single storey brick dwellings.

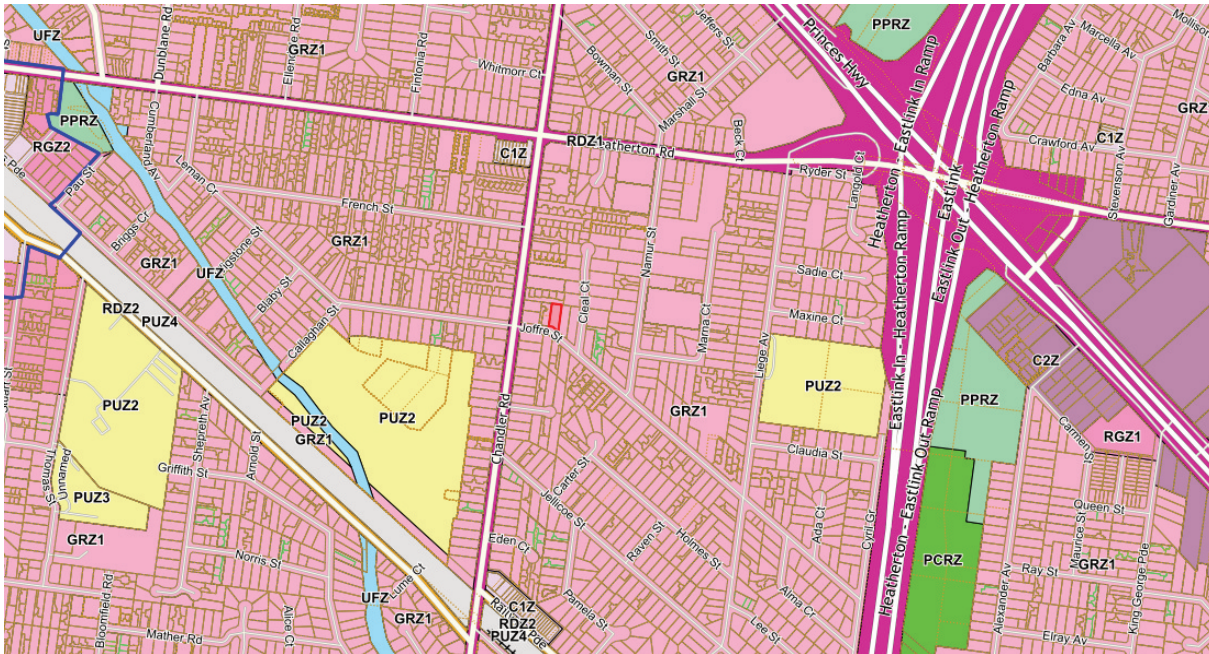
To the immediate east, the site adjoins a single storey brick dwelling setback 7.11 metres from Joffre Street.

To the immediate west, the site adjoins three (3) double storey dwellings setback 6.535 meters from Joffre Street.

**2.3.3 Town Planning Application - No. 7 Joffre Street, Noble Park (Planning Application No. PLN21/0131) (Cont.)**

Locality Plan

**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 development of two (2) dwellings. Key details of the proposal are as follows:

	No. of bedrooms	No. of storeys	Car Parking provided	Area of private open space (POS)	Area of Secluded Private Open Space (SPOS)
Dwelling 1	4	2	Double garage	100sqm+	A primary SPOS area of 55.5sqm with a minimum dimension of 6.89m
Dwelling 2	3	2	Double garage	73sqm	A primary SPOS area of 40sqm with a minimum dimension of 5.94m

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**2.3.3 Town Planning Application - No. 7 Joffre Street, Noble Park (Planning Application No. PLN21/0131) (Cont.)**

Boundary setbacks for the dwellings are as follows:

Minimum setbacks (inclusive of all dwellings)	North (rear)	East (side)	South (frontage)	West (side)
Ground Floor setbacks	2.5m	Wall on boundary	6.15m	Wall on boundary
First Floor setbacks	3.41m	2.025m	6.99m	5.325m

Each dwelling has individual access proposed from Joffre Street. Access is proposed to Dwelling 1 via a 3 metre crossover, located on the south-east corner of the site. Dwelling 2 proposes a 3 metre crossover, located on the south-west corner of the site.

The dwellings are proposed to be constructed in brick to the ground floor and rendered cladding (grey) at first floor, with pitched tiled roofs. The low existing brick fence is proposed to be retained with a height of 600mm.

The overall maximum building height is 8.63 metres.

Pursuant to Clause 32.08-4, an application to construct or extend a dwelling or residential building on a lot must provide the minimum garden area. The subject site is 698 square metres and requires 35% of the area be set aside as garden area.

The proposal sets aside 251sqm or 36% of the site for garden area and complies with this requirement.

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

### **Victorian Charter of Human Rights and Responsibilities**

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

### **Financial Implications**

No financial resources are impacted by this report.

### **Planning Scheme and Policy Frameworks**

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

To construct two or more dwellings on a lot pursuant to Clause 32.08-6 (GRZ1).

The relevant controls and policies are as follows:

### **Zoning Controls**

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



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**2.3.3 Town Planning Application - No. 7 Joffre Street, Noble Park (Planning Application No. PLN21/0131) (Cont.)**

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

*To implement the Municipal Planning Strategy and the Planning Policy Framework.*

*To encourage development that respects the neighbourhood character of the area.*

*To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.*

*To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.*

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

The development must also provide a minimum garden area of 35% pursuant to Clause 32.08-4 as the lot size is greater than 650 square metres.

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

*Standard B6 (Minimum street setback) – As per B6 or 7.5 metres, whichever is less;*

*Standard B9 (Permeability) – Minimum of 30%;*

*Standard B13 (Landscaping) – 70% of ground level front setback, and side and rear setbacks, planted with substantial landscaping and canopy trees;*

*Standard B28 (Private open space) – An area of 50 square metres of ground level, private open space, with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling with a minimum area of 30 square metres, and a minimum dimension of 5 metres and convenient access from a living room; or a balcony with a minimum area of 10 square metres with a minimum width of 2 metres and convenient access from a living room; and*

*Standard B32 (Front fence height) – Maximum 1.5 metre height in streets in Road Zone Category 1, 1.2 metre maximum height for other streets.*

**Overlay Controls**

No overlays affect the subject site or surrounding area.

**State Planning Policy Framework**

The **Operation of the State 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.*

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**2.3.3 Town Planning Application - No. 7 Joffre Street, Noble Park (Planning Application No. PLN21/0131) (Cont.)**

*(b) To provide for the protection of natural and man-made resources and the maintenance of ecological processes and genetic diversity.*

*(c) To secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria.*

*(d) To conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value.*

*(e) To protect public utilities and other facilities for the benefit of the community.*

*(f) To facilitate development in accordance with the objectives set out in paragraphs (a), (b), (c), (d) and (e).*

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

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

Clause 11 Settlement

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

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

**Clause 14.02-1S (Catchment planning and management)** seeks the protection and restoration of catchments, water bodies, groundwater, and the marine environment. Strategies include retaining natural drainage corridors with vegetated buffer zones at least 30-metre-wide along each side of a waterway to:

- Manage the natural drainage function, stream habitat and wildlife corridors and landscape values,
- Minimise erosion of stream banks and verges, and
- Reduce polluted surface runoff from adjacent land uses.

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.

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**2.3.3 Town Planning Application - No. 7 Joffre Street, Noble Park (Planning Application No. PLN21/0131) (Cont.)**

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.

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

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

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

Clause 16 Housing

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

These objectives are reinforced by a number of sub-clauses, including **Clause 16.01-1S (Housing Supply)**, which seeks to facilitate well-located, integrated and diverse housing that meets community needs, and **Clause 16.01-2S (Housing affordability)** which seeks to deliver more affordable housing closer to jobs, transport and services.

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**2.3.3 Town Planning Application - No. 7 Joffre Street, Noble Park (Planning Application No. PLN21/0131) (Cont.)**

**Clause 16.01-1R (Housing supply – Metropolitan Melbourne)**, includes several strategies to manage the supply of new housing including increased housing in established areas to create a city of 20-minute neighbourhoods close to existing services, jobs, public transport; as well as a strategy that allows for a range of minimal, incremental and high change residential areas that balance the need to protect valued areas with the need to ensure choice and growth in housing.

Clause 18 Transport

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

**Local Planning Policy Framework**

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

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

*There is considerable diversity within Greater Dandenong's housing stock. Most housing stock is aged between 30 to 50 years old, though there are some areas with dwellings in excess of 100 years old. Areas of newer housing are located in the north-east and central-southern areas, with in-fill development occurring across the municipality (Clause 21.02-3).*

*Higher density housing is generally located in proximity to railway stations and major shopping centres, in particular in central Dandenong (Clause 21.02-3).*

*Whilst there is a clear pre-dominance of single detached dwellings, there are a range of other types of dwellings including dual occupancies, villa-units, town houses and apartments. The highest concentration of older villa units and apartments and more recent multi-unit redevelopments have occurred around central Dandenong, Springvale and Noble Park activity centres (Clause 21.02-4).*

*With diverse cultural groups that call Greater Dandenong home, there are certain distinct precincts that are emerging that have their own character. Their built form is characterised by buildings with flat unarticulated facades, prominent balconies, limited frontage/side setbacks, limited or no landscaping (Clause 21.02-4).*

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

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**2.3.3 Town Planning Application - No. 7 Joffre Street, Noble Park (Planning Application No. PLN21/0131) (Cont.)**

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

**Clause 21.04-1 Housing and community**

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

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

- *To facilitate high quality building design and architecture.*
  - *Ensure building design is consistent with the identified future character of an area and fully integrates with surrounding environment.*
  - *Encourage high standards of building design and architecture, which allows for flexibility and adaptation in use.*
  - *Encourage innovative architecture and building design.*
  - *Encourage development to incorporate sustainable design elements that enhance occupant comfort and environmental performance.*

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**2.3.3 Town Planning Application - No. 7 Joffre Street, Noble Park (Planning Application No. PLN21/0131) (Cont.)**

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

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

- *To guide the location and design of different types of residential development within Greater Dandenong, having regard to State and local planning policies, while respecting the valued characteristics and identified future character of residential neighbourhoods.*
- *To ensure that new residential development is consistent with the identified future character and preferred built form envisaged for the three Future Change Areas.*
- *To provide certainty about which areas are identified for, or protected from, increased residential development consistent with the purpose of the applicable zone.*
- *To facilitate high quality, well designed residential development and on-site landscaping.*
- *To promote a range of housing types to accommodate the future needs of the municipality's changing population.*
- *To ensure that residential development uses innovative, responsive and functional siting and design solutions that:*

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**2.3.3 Town Planning Application - No. 7 Joffre Street, Noble Park (Planning Application No. PLN21/0131) (Cont.)**

- *Achieve high quality internal amenity and private open space outcomes for future residents;*
- *Make a positive contribution to the streetscape through quality design, contextual responsiveness and visual interest;*
- *Promote public realm safety by maximising passive surveillance.*
- *Demonstrate responsiveness to the site, adjoining interfaces, streetscape and landscape context;*
- *Respect the amenity of adjoining residents and the reasonable development potential of adjoining properties;*
- *Achieve environmentally sustainable design outcomes;*
- *Use quality, durable building materials that are integrated into the overall building form and façade; and*
- *Minimise the visual dominance of vehicle accessways and storage facilities, such as garages, car ports and basement entrances.*

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

**Clause 22.09-3.3 (Incremental Change Areas)** provides design principles, some of which also relate to the variances to the requirements of standards to Clause 55 under the schedule to the General Residential Zone. The guidelines consider matters such as: housing form; height; bulk & built form; and site design.

*An assessment against Clause 22.09 is included as Attachment 3 to this report.*

**Particular Provisions**

Car Parking (Clause 52.06)

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

*To ensure that car parking is provided in accordance with the 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.*

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**2.3.3 Town Planning Application - No. 7 Joffre Street, Noble Park (Planning Application No. PLN21/0131) (Cont.)**

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.

Clause 52.06-5 (Car parking – Number of car spaces required under Table 1) also requires that if in calculating the number of car parking spaces the result is not a whole number, the required number of car parking spaces is to be rounded down to the nearest whole number.

A total of four (4) car parking spaces are proposed on site – two per dwelling. As only two (2) dwellings are proposed there is no requirements for a visitor car space.

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

*An assessment against Clause 52.06 is included as Attachment 4 to this report.*

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

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

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

The purposes of this clause are:

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

A development:

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

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

*An assessment against Clause 55 is included as Attachment 5 to this report.*

**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.



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**2.3.3 Town Planning Application - No. 7 Joffre Street, Noble Park (Planning Application No. PLN21/0131) (Cont.)**

**Restrictive Covenants**

No restrictive covenants are registered on title.

**Community Vision 2040 and Council Plan 2021-25 – Strategic Objectives, Strategies and Plans**

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

**Diversity (Access & Equity)**

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

**Community Safety**

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

**Safe Design Guidelines**

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

**Referrals**

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

**Internal**

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

<b>Internal Referrals</b>	
Arborist	No objections, subject to conditions on permit. The arborist has imposed additional tree protection measures in the form of conditions on the permit which are relevant for the trees to the east of the proposal at 9 Joffre Street. The conditioned tree protection measures and tree protection management plan are to protect the trees on the west of the neighbouring driveway at 9 Joffre Street during the development of the proposed dwellings.
Civil Development	No objections, subject to conditions on permit.

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**2.3.3 Town Planning Application - No. 7 Joffre Street, Noble Park (Planning Application No. PLN21/0131) (Cont.)**

Transport Planning	No objections, subject to conditions on permit.
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### **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 Joffre Street.

The notification has been carried out correctly.

Council has received seven (7) objections to date.

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

### **Consultation**

A consultative meeting was not held due to the COVID-19 Pandemic.

### **Summary of Grounds of Submissions/Objections**

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

#### **Car parking and Accessways**

*Concern has been raised regarding safety of the reversal manoeuvre from both units accessways.*

*The proposal has been assessed against the Clause 52.06 – Car parking and is considered fully compliant with the design guidelines of this clause.*

*Furthermore, the proposal has been referred internally to Council's traffic engineers who have raised no objection to the proposal, subject to conditions requiring the Dwelling 1 accessway to match the existing design along the eastern property boundary. The proposal must include a shared crossover with the property to the east, as currently proposed the accessway is too close to the utility pole. The use and location of the existing accessway location is considered an appropriate design response and will form a condition on the planning permit. There are no concerns raised in relation to the location of dwelling 2 accessway and driveway and it is considered compliant with the design guidelines outlined within Clause 52.06-9. Dwelling 1 accessway to match the existing design along the eastern property boundary. The proposal must include a shared crossover with the property to the east, as currently proposed the accessway is too close to the utility pole. The use and location of the existing accessway location is considered an appropriate design response and will form a condition on the planning permit. There are no concerns raised in relation to the location of dwelling 2 accessway and driveway and it is considered compliant with the design guidelines outlined within Clause 52.06-9.*

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**2.3.3 Town Planning Application - No. 7 Joffre Street, Noble Park (Planning Application No. PLN21/0131) (Cont.)**

*Other standard conditions would be included on the permit to preserve pedestrian sight line splays requiring both accessways to have letterboxes and all other structures (including visually obstructive fencing and landscaping) constructed to a maximum height of 900mm or relocated clear of a splayed area (2m x 2.5m) along the frontage road at both access points in accordance with Dandenong Planning Scheme Clause 52.06-9.*

### **Overlooking**

*Concern has been raised regarding privacy and overlooking from the proposed privacy screening facing 9 Joffre Street to the east, especially from Dwelling 2.*

*The test for overlooking is set by Clause 55.04-6 (Overlooking objective) Standard B22. Overlooking is assessed at both ground and first floor.*

#### Ground Floor:

*In accordance with the Standard, ground floors are exempt from this standard as on the north, east and west boundaries, the minimum 1.8 metre high boundary fences would act as visual barriers given the floor levels of the proposed development are less than 0.8 metres above ground level.*

#### First Floor

*Direct views into existing secluded private open space areas and habitable room windows have been avoided as proposed habitable room windows have been screened in the following ways:*

- *Have permanently fixed external screens to at least 1.7 metres above floor level and be no more than 25 per cent transparent.*

*Other standard conditions would be included on the permit to ensure the fixed obscure glazing provided to upper floor bathrooms are not provided via adhesive film and is instead provided through frosted (or similarly treated) glass and will be maintained to the satisfaction of Council as well as ensuring all privacy screens and other measures to prevent overlooking as shown on the endorsed plans must at all times be maintained to the satisfaction of the Responsible Authority.*

*The proposal complies with Standard B22 - Overlooking.*

### **Overshadowing**

*Concern has been raised regarding overshadowing from the proposed development to the existing dwelling adjoining to the east at 9 Joffre Street.*

*The test for overlooking is set by Clause 55.04-5 – Standard B21 for overshadowing of open space. An assessment of the shadow diagrams provided show that the secluded private open space of 9 Joffre Street would receive at least 75% sunlight to the secluded private open space areas for the minimum of five (5) hours between 10 am and 3 pm on 22 September, thus complying with Standard B21.*

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**2.3.3 Town Planning Application - No. 7 Joffre Street, Noble Park (Planning Application No. PLN21/0131) (Cont.)**

**Drainage**

*Concern has been raised regarding the adequacy of drainage provision and the subsequent impact to the property to the west of the site due to the slope of the land.*

*The application was referred internally to Council's civil department who raised no objection in relation to the adequacy of drainage from the site. As with any permit issued, standard conditions would be included to ensure that provision must be made for the drainage for proposed development including landscaped and paved areas, all to the satisfaction of the Responsible Authority.*

*In addition to the above, another standard condition relating to stormwater discharge would be included on the permit requiring 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.*

*In summary, there are no concerns regarding the ability to incorporate appropriate drainage measures to prevent impacting on the neighbouring properties.*

**Assessment**

**Development**

In considering the Planning Policy Framework and the Local Planning Policy Framework, Council can establish that an acceptable proposal will be guided by:

- Clause 55 Two or more dwellings on a lot; and
- Clause 22.09 Residential Development and Neighbourhood Character.

Each of these Clauses ensure that Council facilitates the orderly development of urban areas, which is a specific objective of Clause 11.02 Settlement.

The objectives of Clause 15.01-1S Urban Design, Clause 15.01-2S Building Design and Clause 21.05-1 Built Form outline the key considerations in which a development must respond to urban design, character, streetscapes and landscape issues.

It is considered that the proposed design response respects the preferred neighbourhood character of the incremental change area by providing a two dwelling housing typology.

The proposal is of a high quality urban design, with physical recession, articulation, varied use of materials, textures and other visual interest.

The overall layout allows space for acceptable landscaping treatments such as a canopy tree and shrubbery plantings within well-proportioned setback areas to allow growth to maturity.

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**2.3.3 Town Planning Application - No. 7 Joffre Street, Noble Park (Planning Application No. PLN21/0131) (Cont.)**

The proposal is also located within an area subject to incremental change with other multi unit developments of a similar scale and massing being found within the surrounding residential area. The proposal's compliance with Clause 22.09 and Clause 55 ensures that the development would achieve the objectives set out in Clause 15.01 and Clause 21.05-1.

As such, Council officers recommend that the application be approved subject to planning permit conditions as necessary.

**Clause 55 - Two or more dwellings on a lot**

The proposal is generally compliant with the objectives and standards of Clause 55 with the only minor areas of non-compliance discussed below:

- Clause 55.03-1 – Street Setback objective – Standard B6.

The average of the two adjoining properties is 6.85m which is subsequently the requirement for Standard B6 - Front setback. The proposed minimum front setback is 6.15m in lieu of the required 6.85m. A minor variation is sought.

The variation is considered acceptable for the following reason:

- The subject site is located at a bend in Joffre Street and as a result, the actual setback of Dwelling 1 from Joffre Street changes as Joffre Street bends away to the south. At its maximum (adjacent to the eastern boundary) Dwelling 1 is setback 12m approx. from Joffre Street thereby representing a transition in built form along the street and a resulting average setback across the site of 9m. Dwelling 1 will not present as a forward or prominent element on the street and acceptable streetscape outcomes will be achieved.
- Clause 55.03-8 Landscaping – Standard B13.

Schedule 1 to the General Residential Zone varies the Standard B13 requirement as follows: "70% of ground level front setback, and side and rear setbacks, planted with substantial landscaping and canopy trees." The total front setback landscape area provided is 60% in lieu of the 70% as sought by Standard B13. The variation is considered acceptable for the following reasons:

- The subject site has a large frontage of 18.83m and proposes dual crossovers. The only areas not set aside for landscaping are the two driveways and porches
- Indicative landscaping highlights that three canopy trees would be proposed within the frontage, capable of screening the built form and providing an appropriate landscape outcome.

**Clause 22.09 - Residential Development and Neighbourhood Character.**

The identified future character for the site is set out in Clause 22.09. The subject site is within the Incremental Change Area. The policy at Clause 22.09-3.3 seeks well designed and site responsive development that respects the existing neighbourhood character and provides appropriate setbacks, private open space areas and high-quality landscaping, to protect the amenity of adjoining dwellings.

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**2.3.3 Town Planning Application - No. 7 Joffre Street, Noble Park (Planning Application No. PLN21/0131) (Cont.)**

The proposed development of two (2) double storey dwellings is considered to be consistent with the planning controls affecting the subject site and is appropriate to allow. The subject site is located within reasonably close proximity to the Noble Park Activity Centre and public transport, making it the ideal location for medium density residential development.

The proposal has appropriately responded to the neighbourhood character in terms of building height through the use of pitched tiled roof forms which are consistent with other existing dwellings both new and old within the street and the surrounding area. Furthermore, the two double storeys proposed consisting of substantial first floor setbacks from ground floor level allow a suitable transition to the neighbouring open space/ garden area on the adjacent residential property. The proposed double storey built form is respectful of the scale of existing prevailing built or character in the surrounding context, where 2 storey medium density development is evident (immediately next door at 5 Joffre Street has three double storey dwellings constructed). The proposal provides separation between dwellings at the upper level, retains open space for landscaping and private open space, and ensures visual impact of the building bulk (2 storey to the rear of lot) does not adversely affect the identified future character of the area or result in any detrimental overlooking or overshadowing.

The dwellings are considered to be of a contemporary design comprised of brick and render, which is in keeping with the context of the established streetscape character.

The front setback and individual crossovers allows for a reasonable level of landscaping to be achieved at the front of the site, including the planting of canopy trees, which will make a positive contribution to the streetscape and contribute to the landscape character.

The development is considered to contribute to an improved urban character, whilst still being respectful of the existing surrounding residential interfaces providing an appropriate scaled transition between the proposed development and smaller scale single storey residential dwellings.

All dwellings are provided with ground floor private open space areas directly accessed from the main living areas. Sufficient solar access is provided to the dwellings with main living areas located on the northern side of the site which allows for a reasonable amount of natural light into the dwellings.

A full Clause 22.09 Assessment is attached to this report at Attachment 3.

**Car Parking**

**Number of Car Parking Spaces Required**

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

<b>Use</b>	<b>Rate</b>
Dwelling	One (1) car parking space to each one (1) or two (2) bedroom dwelling; and
	Two (2) car parking spaces to each three (3) or more bedroom dwelling
	One (1) for visitors to every 5 dwellings for developments of 5 or more dwellings

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**2.3.3 Town Planning Application - No. 7 Joffre Street, Noble Park (Planning Application No. PLN21/0131) (Cont.)**

Each dwelling is a three or four-bedroom dwelling, requiring two (2) car parking spaces per dwelling. This has been provided on site, with each dwelling proposing a double garage.

Only two (2) dwellings are proposed, and therefore no visitor space is required.

The proposal meets the required car parking rate with no wavier sought.

Clause 52.06-9 Design Standards for Car Parking

The proposal is required to be assessed against the Design Standards for car parking to Clause 52.06-9. The proposal is considered to satisfy the design standards.

**Conclusion**

The proposed development of two (2) double storey dwellings is considered acceptable and is of an appropriate design response in terms of height, scale, setbacks, private open space, car parking and landscaping with minimal amenity impacts on the adjoining residential properties and surrounding area.

The application has been assessed against the relevant sections of the Greater Dandenong Planning Scheme, including the Planning Policy Framework, Local Planning Policy Framework and Municipal Strategic Statement as set out in this assessment. It is considered that the application complies with these policies and it is therefore recommended that the proposal is approved.

**Recommendation**

**That Council resolves to issue a Notice of Decision to grant a permit in respect of the land known and described as 7 Joffre Street, Noble Park for the purpose of development of the land for two (2) double storey dwellings in accordance with the plans submitted with the application subject to the following conditions:**

- 1. Before the development starts, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. The amended plans must be 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. Dwelling 1 accessway and driveway to be shifted against the eastern boundary to match the existing conditions with a shared crossover. The driveway is to have a minimum width of 3m.**
  - 1.2. The provision of sensor lights above garages and dwelling entries.**
  - 1.3. The provision of a minimum 1.8m freestanding screen or fence along the northern boundary.**

**2.3.3 Town Planning Application - No. 7 Joffre Street, Noble Park (Planning Application No. PLN21/0131) (Cont.)**

- 1.4. An annotation on the plans stating, "Letterboxes and all other structures (including visually obstructive fencing and landscaping) should be constructed to a maximum height of 900mm or relocated clear of a splayed area (2m x 2.5m) along the frontage road at access points in accordance with Dandenong Planning Scheme Clause 52.06-9."**
- 1.5. The provision of tree protection measures shown on the plans in accordance with Condition 6.**

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

- 2. Before the approved development starts, and before any trees or vegetation are removed, an amended landscape plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. The amended landscape plan must be prepared by a person or firm with suitable qualifications to the satisfaction of the Responsible Authority, drawn to scale with dimensions and 3 copies must be provided. The amended landscape plan must be generally in accordance with the landscape plan submitted with the application but modified to show:**
  - 2.1. plans to accord with Condition 1 of this permit;**
  - 2.2. the site at a scale of 1:100/200, including site boundaries, existing and proposed buildings, neighbouring buildings, car parking, access and exit points, indicative topography and spot levels at the site corners, existing and proposed vegetation, nature strip trees, easements and landscape setbacks;**
  - 2.3. details of the proposed layout, type and height of fencing;**
  - 2.4. legend of all plant types, surfaces, materials and landscape items to be used including the total areas of garden and lawn;**
  - 2.5. a plant schedule giving a description of botanical name, common name, mature height and spread, pot size, purchase height (if a tree) and individual plant quantities;**
  - 2.6. any paving or deck areas within the secluded open space area of the proposed dwelling on a permeable base;**



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**2.3.3 Town Planning Application - No. 7 Joffre Street, Noble Park (Planning Application No. PLN21/0131)  
(Cont.)**

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

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

**Landscaping in accordance with the endorsed landscaping plan and schedule must be completed before the building is occupied.**

- 3. Except with the prior written consent of the Responsible Authority, the layout of the land and the size, design and location of the buildings and works permitted must always accord with the endorsed plan and must not be altered or modified.**
- 4. Except with the prior written consent of the Responsible Authority, the approved building must not be occupied until all buildings and works and the conditions of this permit have been complied with.**
- 5. Prior to the commencement of the development, agreements must be made with the Responsible Authority for the removal and replacement of the existing street tree in front of 7 Joffre Street, Noble Park to the satisfaction of the Responsible Authority. All costs associated with the removal and replacement of the street tree must be borne by the permit holder.**
- 6. Prior to the commencement of the development, all retained neighbouring trees must have a Tree Protection Zone (TPZ) fence installed, where their TPZ encroaches on the subject property, to the satisfaction of the Responsible Authority. All TPZ activities must meet the following requirements:**
  - 6.1. TPZ fence must be installed prior to the commencement of any demolition, excavation, tree removal, delivery of building/construction materials, temporary buildings and construction.**
  - 6.2. The TPZ fence shall not be removed until such works have been fully completed.**
  - 6.3. The TPZ fence must extend to the Tree Protection Zone, calculated as being a radius of 12 times the Diameter at Breast Height (DBH –measured at 1.4 metres above ground level as defined by the Australian Standard AS 4970.2009) or as close as practically possible without blocking footpaths, roads or existing driveways.**

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**2.3.3 Town Planning Application - No. 7 Joffre Street, Noble Park (Planning Application No. PLN21/0131)  
(Cont.)**

- 6.4. The TPZ must be mulched (100-150mm thick layer) in accordance with AS 4970-2009**
- 6.5. If works are shown on any endorsed plans of this permit within the calculated TPZ, the Tree Protection Fencing must be taken in only the minimum amount necessary to allow the works to be completed.**
- 6.6. Any excavation within the TPZ must be approved and supervised by a qualified Arborist.**
- 6.7. Any roots encountered during supervised excavation must be documented with photographic evidence to the satisfaction of the Responsible Authority and only pruned at the discretion and direction of the qualified Arborist.**
- 6.8. Areas within the TPZ must not be used:**
  - 6.8.1. for vehicular or pedestrian access, no trenching or soil excavation is to occur.**
  - 6.8.2. for storage or dumping of tools, equipment, materials or waste is to occur.**
  - 6.8.3. for storage of any vehicles, machinery, equipment or other materials.**
- 7. Provision must be made for the drainage of the site including landscaped and pavement areas, all to the satisfaction of the Responsible Authority.**
- 8. Stormwater discharge is to be retained on site to the pre-development level of peak stormwater discharge, to the satisfaction of the Responsible Authority.**
- 9. 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.**

**2.3.3 Town Planning Application - No. 7 Joffre Street, Noble Park (Planning Application No. PLN21/0131) (Cont.)**

- 10. Standard concrete vehicular crossing/s must be constructed to suit the proposed driveway/s in accordance with the Council's standard specifications. Any vehicle crossing no longer required must be removed and the land, footpath and kerb and channel reinstated, to the satisfaction of the Responsible Authority.**
- 11. Except with the prior written consent of the Responsible Authority, floor levels shown on the endorsed plan/s must not be altered or modified.**
- 12. Before the approved building is occupied, the development must be provided with external lighting capable of illuminating access to each garage, car parking space and pedestrian walkway. Lighting must be located, directed and shielded to the satisfaction of the Responsible Authority so as to prevent any adverse effect outside the land.**
- 13. Before the approved building is occupied, the obscure glazing to the windows shown on the endorsed plans must be provided through frosted glass or similarly treated glass. Adhesive film or similar removable material must not be used.**

**All glazing must at all times be maintained to the satisfaction of the Responsible Authority.**
- 14. Before the approved building is occupied, the privacy screens and other measures to prevent overlooking as shown on the endorsed plans must be installed to the satisfaction of the Responsible Authority.**

**All privacy screens and other measures to prevent overlooking as shown on the endorsed plans must at all times be maintained to the satisfaction of the Responsible Authority.**
- 15. Before the approved building is occupied, all boundary walls in the development must be constructed, cleaned and finished to the satisfaction of the Responsible Authority.**
- 16. This permit will expire if:**
  - 16.1. The development or any stage of it does not start within two (2) years of the date of this permit, or**
  - 16.2. The development or any stage of it is not completed within four (4) years of the date of this permit.**

**2.3.3 Town Planning Application - No. 7 Joffre Street, Noble Park (Planning Application No. PLN21/0131) (Cont.)**

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

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

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

**Permit Notes**

- A Building Approval is required prior to the commencement of the approved development. This planning permit does not constitute any building approval.**
  - Approval of any retention system within the property boundary is required by the relevant building surveyor.**
  - Before commencement of the development occurs, the applicant should contact the City of Greater Dandenong's Civil Development and Design Unit regarding legal point of discharge, new crossings, building over easements, etc.**
  - As this is an established site, the proposed internal drainage should be connected to the existing legal point of discharge. The applicant may apply for local drainage information, if available; otherwise on site verification should be undertaken by the applicant.**
  - A Vehicle Crossing Permit must be obtained from Council for all vehicular crossings prior to construction of the crossings. You may be required to apply for a Asset Protection Permit from Council's engineering services. Queries regarding engineering requirements can be directed to Council's general phone number on 8571 1000.**
  - No buildings or works shall be constructed over any easement without the written consent of the relevant authorities.**
- This permit has been granted on the basis that consent to build over any easement will be obtained from the relevant authority. If consent is not able to be obtained, the development plan will be required to be amended.**
- An application must be made with Council's Parks Department for the street tree removal. The street tree must only be removed by or under the supervision of the Council. Prior to removal of the tree the replacement cost must be paid to Council.**

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**2.3.3 Town Planning Application - No. 7 Joffre Street, Noble Park (Planning Application No. PLN21/0131)  
(Cont.)**

**STATUTORY PLANNING APPLICATIONS**

**TOWN PLANNING APPLICATION - NO. 7 JOFFRE STREET, NOBLE PARK  
(PLANNING APPLICATION NO. PLN21/0131)**

**ATTACHMENT 1**

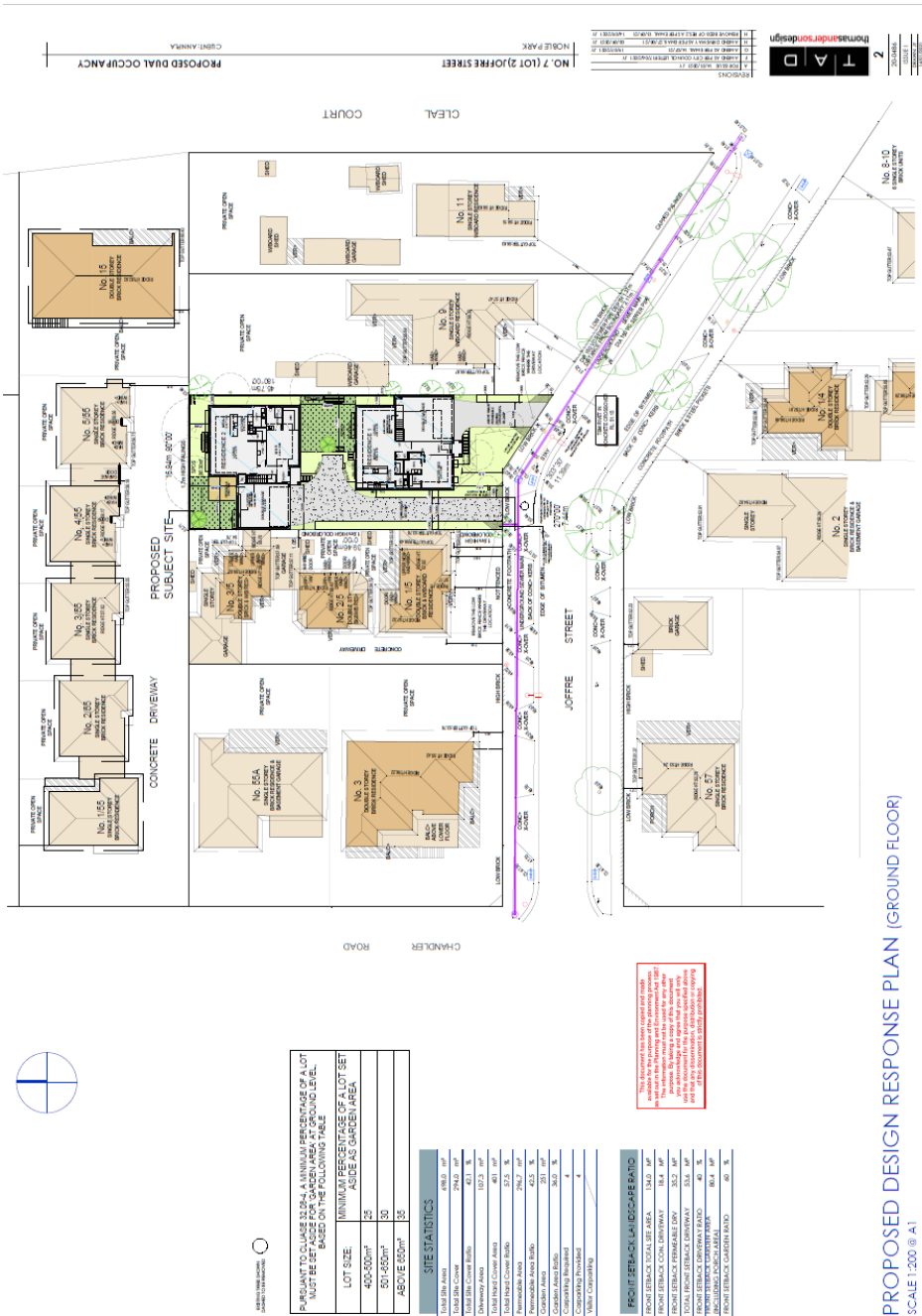
**SUBMITTED PLANS**

**PAGES 7 (including cover)**

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



**2.3.3 Town Planning Application - No. 7 Joffre Street, Noble Park (Planning Application No. PLN21/0131) (Cont.)**







**2.3.3 Town Planning Application - No. 7 Joffre Street, Noble Park (Planning Application No. PLN21/0131) (Cont.)**

**RESIDENCE 1**  
 ELEVATION A - RESIDENCE 1 (SOUTH ELEVATION)  
 SCALE 1:100

**RESIDENCE 2**  
 ELEVATION E - RESIDENCE 2 (NORTH ELEVATION)  
 SCALE 1:100

**RESIDENCE 1**  
 ELEVATION B - RESIDENCE 1 & 2 (EAST ELEVATION)  
 SCALE 1:100

**RESIDENCE 2**  
 ELEVATION F - RESIDENCE 2 (SOUTH ELEVATION)  
 SCALE 1:100

**RESIDENCE 1**  
 ELEVATION C - RESIDENCE 2 (NORTH ELEVATION)  
 SCALE 1:100

**RESIDENCE 1 & 2**  
 ELEVATION D - RESIDENCE 1 & 2 (WEST ELEVATION)  
 SCALE 1:100

**NOT PROPOSED SUBJECT SITE**  
 STREET SCENE - JOFFRE STREET  
 SCALE 1:100

**COLOR SCHEDULE**

- RESIDENCE 1 - BRICKWORK
- RESIDENCE 2 - BRICKWORK
- RESIDENCE 1 & 2 - BRICKWORK
- RESIDENCE 1 - ROOFING
- RESIDENCE 2 - ROOFING
- RESIDENCE 1 & 2 - ROOFING
- RESIDENCE 1 - PAINTWORK
- RESIDENCE 2 - PAINTWORK
- RESIDENCE 1 & 2 - PAINTWORK
- RESIDENCE 1 - FLOORING
- RESIDENCE 2 - FLOORING
- RESIDENCE 1 & 2 - FLOORING
- RESIDENCE 1 - GLASS
- RESIDENCE 2 - GLASS
- RESIDENCE 1 & 2 - GLASS

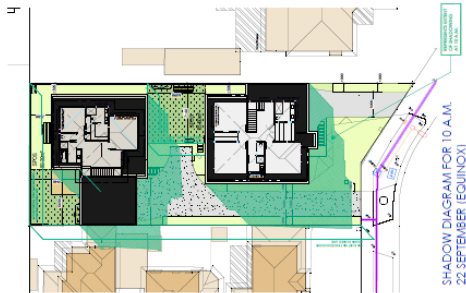
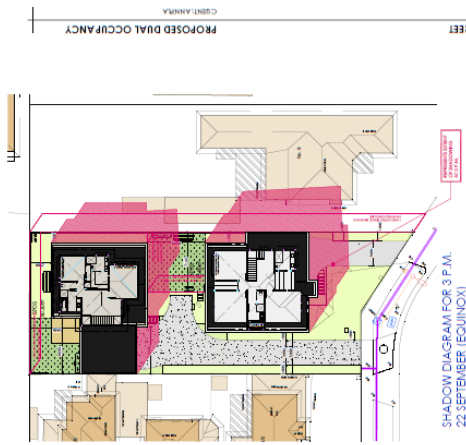
**UPPER FLOOR HABITABLE ROOM WINDOWS WITH A BELIEGE OF DEVICE TO LIMIT THE WINDOW OPENING TO 150MM**

**CHANDLER ROAD**

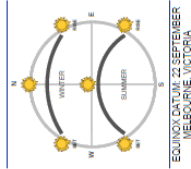
**ELEVATIONS**

**NOTES:**  
 1. THIS DOCUMENT IS THE PROPERTY OF THE ARCHITECT. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

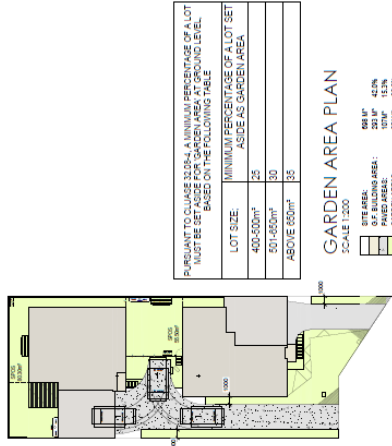
**2.3.3 Town Planning Application - No. 7 Joffre Street, Noble Park (Planning Application No. PLN21/0131) (Cont.)**



SUN PATH DIAGRAM

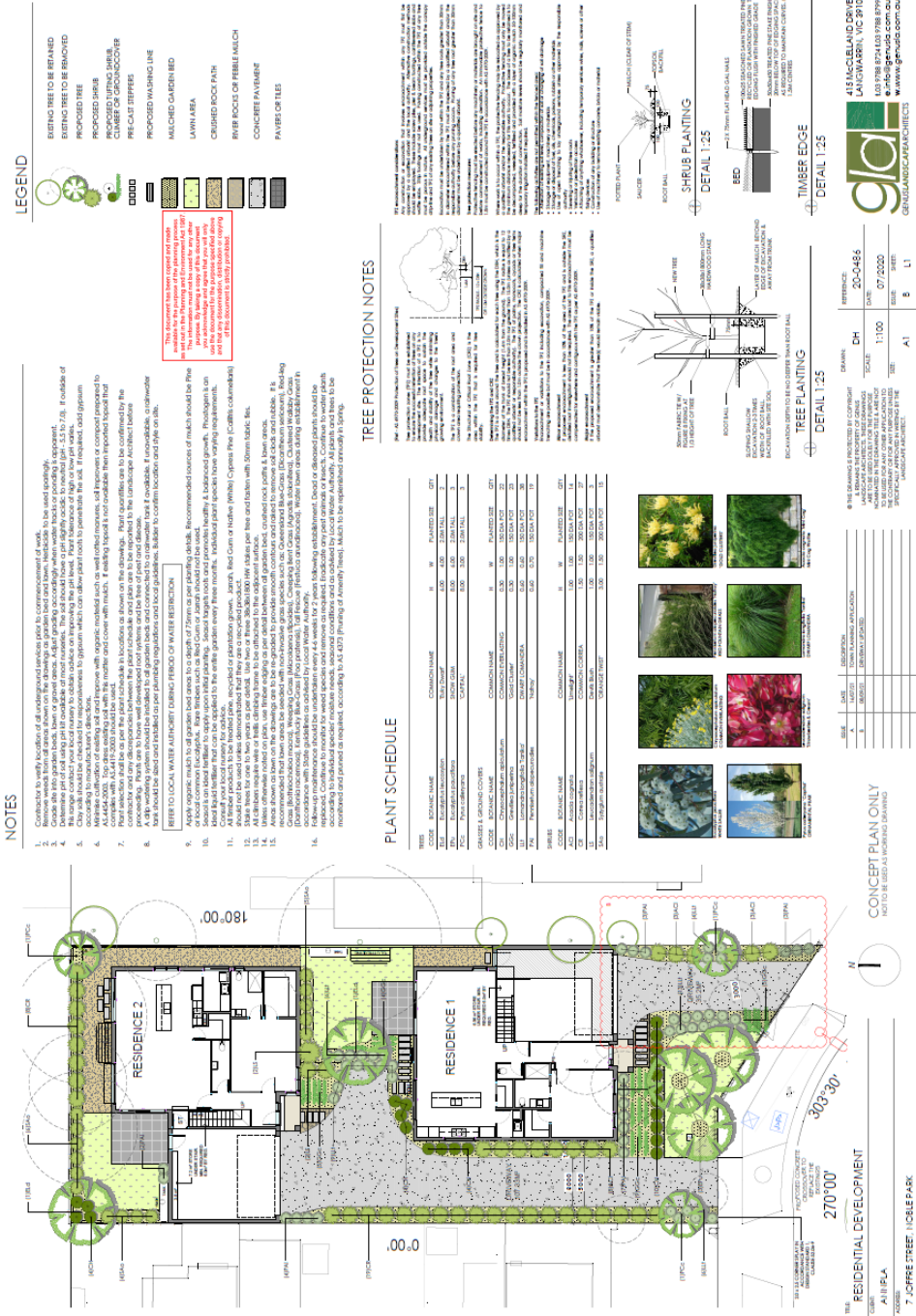


This diagram illustrates the proposed dual occupancy development. The shadows cast by the building are shown for the equinox (22 September) at three different times of the day: 10 A.M., 12 P.M., and 3 P.M. The shadows are cast in green, blue, and pink respectively. The diagram is intended to provide a visual representation of the building's impact on the surrounding environment.



SHADOW DIAGRAMS  
 SCALE 1:200

**2.3.3 Town Planning Application - No. 7 Joffre Street, Noble Park (Planning Application No. PLN21/0131) (Cont.)**



**NOTES**

1. Contractor to verify location of all underground services prior to commencement of work.
2. Remove weeds from all areas shown on the drawings or garden bed and lawn, herbicide to be used accordingly.
3. All trees to be retained to be retained in situ. All trees to be retained to be retained in situ. All trees to be retained to be retained in situ.
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**LEGEND**

- EXISTING TREE TO BE RETAINED
- EXISTING TREE TO BE REMOVED
- PROPOSED TREE
- PROPOSED SHRUB
- PROPOSED LIFTING SHRUB
- PROPOSED GRASS/POACH
- PROPOSED PAVING LINE
- PROPOSED WATERING LINE
- MULCHED GARDEN BED
- LAWN AREA
- CHURCH ROCK PATH
- RIVER ROCK OFF PAVEMENT
- CONCRETE PAVEMENT
- PAVING OR TILE

**GRASS**

- 1. BERMUDA GRASS
- 2. KIKYU GRASS
- 3. BLUEGRASS
- 4. FESCUE GRASS
- 5. RYEGRASS
- 6. ST. AUGUSTINE GRASS
- 7. TALL FESCUE
- 8. CREEPING BENT GRASS
- 9. CREEPING JOINT PINEAPPLE GRASS
- 10. CREEPING BENT GRASS
- 11. CREEPING BENT GRASS
- 12. CREEPING BENT GRASS
- 13. CREEPING BENT GRASS
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- 16. CREEPING BENT GRASS
- 17. CREEPING BENT GRASS
- 18. CREEPING BENT GRASS
- 19. CREEPING BENT GRASS
- 20. CREEPING BENT GRASS

**SHRUBS**

- 1. GUM TREE
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**TREES**

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**PAVING**

- 1. CONCRETE
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**WATERING**

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**MULCH**

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**CONCEPT PLAN ONLY**  
NOT TO BE USED FOR INSTALLED DEVELOPMENT

**RESIDENTIAL DEVELOPMENT**  
7 JOFFRE STREET, NOBLE PARK

**PLANT SCHEDULE**

ITEM	PLANT NAME	HT	W	PLANTING SIZE	QTY
1	SHRUB	1.50	1.50	150x150	1
2	SHRUB	1.50	1.50	150x150	1
3	SHRUB	1.50	1.50	150x150	1
4	SHRUB	1.50	1.50	150x150	1
5	SHRUB	1.50	1.50	150x150	1
6	SHRUB	1.50	1.50	150x150	1
7	SHRUB	1.50	1.50	150x150	1
8	SHRUB	1.50	1.50	150x150	1
9	SHRUB	1.50	1.50	150x150	1
10	SHRUB	1.50	1.50	150x150	1
11	SHRUB	1.50	1.50	150x150	1
12	SHRUB	1.50	1.50	150x150	1
13	SHRUB	1.50	1.50	150x150	1
14	SHRUB	1.50	1.50	150x150	1
15	SHRUB	1.50	1.50	150x150	1
16	SHRUB	1.50	1.50	150x150	1
17	SHRUB	1.50	1.50	150x150	1
18	SHRUB	1.50	1.50	150x150	1
19	SHRUB	1.50	1.50	150x150	1
20	SHRUB	1.50	1.50	150x150	1

**TREE PROTECTION NOTES**

For all protection notes refer to the following notes:

1. All trees to be retained to be retained in situ. All trees to be retained to be retained in situ. All trees to be retained to be retained in situ.
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**SHRUB PLANTING**

DETAIL 1:25

**TREE PLANTING**

DETAIL 1:25

**TIMBER EDGE**

DETAIL 1:25

**REFERENCES**

20-0486

DATE: 07/2020

SCALE: 1:100

SHEET: B L1

**glad**

GENSLANDCARE ARCHITECTS

415 MCCLELLAND DRIVE  
LANGWARRIN, VIC 3910  
LO3 P388 8724 6203 8798 8799  
www.glad.com.au  
www.genslandcare.com.au

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**2.3.3 Town Planning Application - No. 7 Joffre Street, Noble Park (Planning Application No. PLN21/0131)  
(Cont.)**

**STATUTORY PLANNING APPLICATIONS**

**TOWN PLANNING APPLICATION - NO. 7 JOFFRE STREET, NOBLE PARK  
(PLANNING APPLICATION NO. PLN21/0131)**

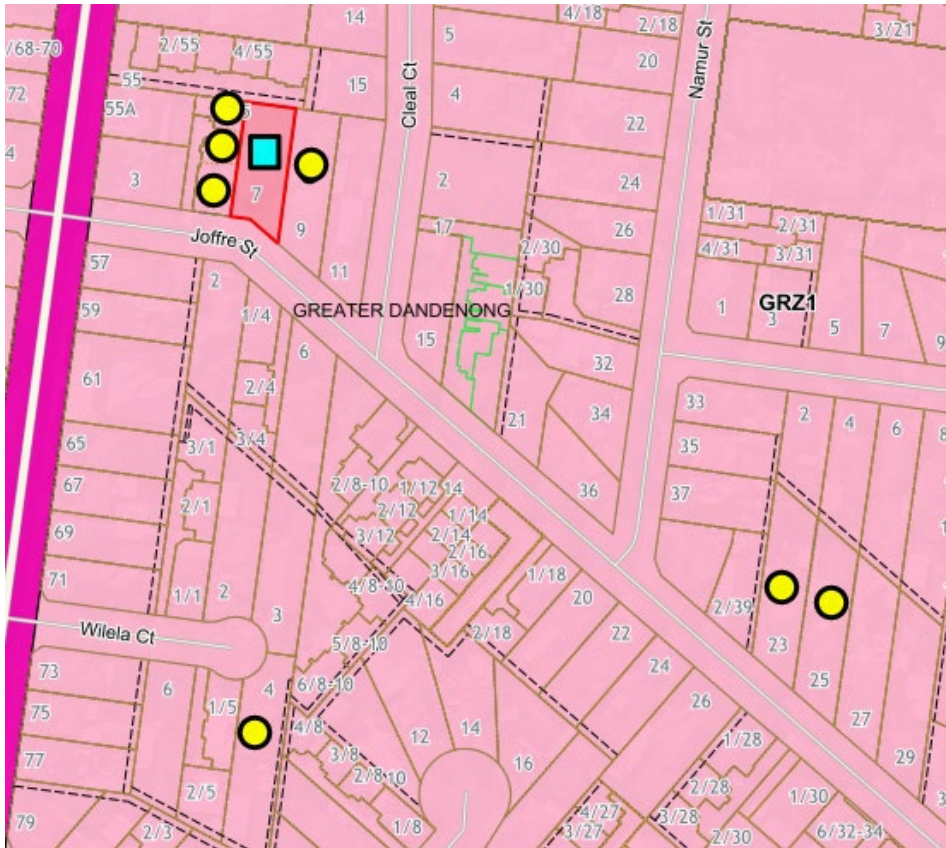
**ATTACHMENT 2**

**LOCATION OF OBJECTORS**



**PAGES 2 (including cover)**

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

**2.3.3 Town Planning Application - No. 7 Joffre Street, Noble Park (Planning Application No. PLN21/0131) (Cont.)**



**Map Legend:**

Subject Site	
Location of objectors	

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**2.3.3 Town Planning Application - No. 7 Joffre Street, Noble Park (Planning Application No. PLN21/0131)  
(Cont.)**

**STATUTORY PLANNING APPLICATIONS**

**TOWN PLANNING APPLICATION - NO. 7 JOFFRE STREET, NOBLE PARK  
(PLANNING APPLICATION NO. PLN21/0131)**

**ATTACHMENT 3**

**CLAUSE 22 ASSESSMENT**

**PAGES 9 (including cover)**

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

**2.3.3 Town Planning Application - No. 7 Joffre Street, Noble Park (Planning Application No. PLN21/0131) (Cont.)**

**Assessment Table for Clause 22**

**Clause 22.09-3.1 Design Principles for all residential developments**

Title / Objective	Principles	Principle met/Principle not met/NA
<b>Safety</b>	To encourage the provision of safer residential neighbourhoods, new development should enable passive surveillance through designs that:	
	Incorporate active frontages including ground floor habitable room windows.	<p>✓ <b>Principle met</b> Active frontages have been incorporated with ground floor habitable room windows</p>
	Maximise the number of habitable room windows on all levels of residential buildings that overlook the public realm, streets, laneways, internal access ways and car parking areas.	<p>✓ <b>Principle met</b> Both ground and first floor have habitable room windows oriented to the street and internal accessway</p>
	Use semi-transparent fences to the street frontage.	<p>✓ <b>Principle met</b> Low 600mm front fence proposed</p>
	Light communal spaces including main entrances and car parking areas with high mounted sensor-lights.	<p>✓ <b>Principle met</b> Security lighting conditioned to be provided to each respective porch and garage</p>
	Ensure that all main entrances are visible and easily identifiable from the street.	<p>✓ <b>Principle met</b> Each entry would be visible from Joffre Street</p>
	Locate non-habitable rooms such as bathrooms, away from entrances and street frontage.	<p>✓ <b>Principle met</b></p>
<b>Landscaping</b>	Residential development should:	
	Provide substantial, high quality on-site landscaping, including screen planting and canopy trees along ground level front and side and rear boundaries.	<p>✓ <b>Principle met</b> A landscape plan has been provided demonstrating substantial tree planting in accordance with this design principle</p>
	Provide substantial, high quality landscaping along vehicular accessways.	<p>✓ <b>Principle met</b> Low level planting is provided either side of the accessway</p>

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

ORDINARY COUNCIL MEETING - AGENDA

**2.3.3 Town Planning Application - No. 7 Joffre Street, Noble Park (Planning Application No. PLN21/0131) (Cont.)**

	<p>Include the planting of at least one substantial canopy tree to each front setback and ground level secluded private open space area.</p>	<p>✓ <b>Principle met</b> At least one substantial canopy tree to each front setback and ground level secluded private open space area.</p>
	<p>Planting trees that are common to and perform well in the area.</p>	<p>✓ <b>Principle met</b></p>
	<p>Avoid the removal of existing mature trees by incorporating their retention into the site design.</p>	<p>✓ <b>Principle met</b> No permit is required for the removal of the trees.</p>
	<p>Use landscaping to soften the appearance of the built form when viewed from the street and to respect the amenity of adjoining properties.</p>	<p>✓ <b>Principle met</b> The proposal has provided for adequate canopy tree provision along the frontage and in SPOS areas to soften built form.</p>
	<p>Ensure that landscaping also addresses the Safety Design Principles.</p>	<p>✓ <b>Principle met</b></p>
	<p>Canopy trees should be planted in well proportioned setbacks/private open space that are sufficient to accommodate their future growth to maturity.</p>	<p>✓ <b>Principle met</b> Appropriate setbacks have been provided which will allow existing and future canopy trees to grow to full maturity.</p>
	<p>Landscaping should minimise the impact of increased storm water runoff through water sensitive urban design and reduced impervious surfaces.</p>	<p>✓ <b>Principle met</b></p>
	<p>Landscaping should be sustainable, drought tolerant, and include indigenous species and be supported through the provision of rainwater tanks.</p>	<p>✓ <b>Principle met</b> Water tanks has been provided in the rear SPOS areas</p>

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



ORDINARY COUNCIL MEETING - AGENDA

**2.3.3 Town Planning Application - No. 7 Joffre Street, Noble Park (Planning Application No. PLN21/0131) (Cont.)**

Car parking	<p>The existing level of on-street car parking should be maintained by avoiding second crossovers on allotments with frontage widths less than 17 metres.</p> <p>On-site car parking should be:</p> <ul style="list-style-type: none"> <li>Well integrated into the design of the building.</li> <li>Generally hidden from view or appropriately screened where necessary.</li> <li>Located to the side or rear of the site so as to not dominate the streetscape and to maximise soft landscaping opportunities at ground level.</li> </ul> <p>Where car parking is located within the front setback it should be:</p> <ul style="list-style-type: none"> <li>Fully located within the site boundary; and</li> <li>Capable of fully accommodating a vehicle between a garage or carport and the site boundary.</li> </ul> <p>Developments with basement car parking should consider flooding concerns where applicable.</p>	<p>✓ <b>Principle met</b> The frontage is 18.83 metres and proposes dual crossovers</p> <p>✓ <b>Principle met</b> Garages are located to the side of each dwelling and are considered well integrated into the design of the building.</p> <p>✓ <b>Principle met</b></p>
Setbacks, front boundary and width	<p>Residential developments should: Provide a front setback with fence design and height in keeping with the predominant street pattern.</p>	<p><b>NA</b> Basement parking not proposed</p> <p>✓ <b>Principle met</b> The proposed front setback is predominantly consistent with the adjoining dwellings and overall streetscape. The subject site is located at a bend in Joffre Street and as a result, the actual setback of Dwelling 1 from Joffre Street changes as Joffre Street bends away to the south. At its maximum (adjacent to the eastern boundary) Dwelling 1 is setback 12m approx. from Joffre Street thereby representing a transition in built form along the street and a resulting average setback across the site of 9m. Dwelling 1 will not present as a forward or prominent element on the street and acceptable streetscape outcomes will be achieved.</p>
	<p>Maintain the apparent frontage width pattern.</p> <p>Provide appropriate side setbacks between buildings to enable screen planting where required, and at least one generous side setback to enable the retention of trees and/or the planting and future growth of trees to maturity.</p>	<p>✓ <b>Principle met</b></p> <p>✓ <b>Principle met</b> Setbacks would allow for tree planting.</p>

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

ORDINARY COUNCIL MEETING - AGENDA

**2.3.3 Town Planning Application - No. 7 Joffre Street, Noble Park (Planning Application No. PLN21/0131) (Cont.)**

	Provide open or low scale front fences to allow a visual connection between landscaping in front gardens and street tree planting.	<p>✓ <b>Principle met</b> Low 600mm fence proposed.</p>
Private open space	All residential developments should provide good quality, useable private open space for each dwelling directly accessible from the main living area.	<p>✓ <b>Principle met</b> All dwellings would be provided with good quality useable private open space, that exceed the requirements of Standard B28 (Private open space objective).</p>
	Ground level private open space areas should be able to accommodate boundary landscaping, domestic services and outdoor furniture so as to maximise the useability of the space.	<p>✓ <b>Principle met</b> SPOS areas provided can suitably accommodate boundary landscaping, domestic services and outdoor furniture.</p>
	Private open space should be positioned to maximise solar access.	<p>✓ <b>Principle met</b> SPOS is located on the north side of the development</p>
	Upper floor levels of the same dwelling should avoid encroaching secluded private open space areas to ensure the solar access, useability and amenity of the space is not adversely affected.	<p>✓ <b>Principle met</b> The upper floors do not encroach on the ground level SPOS</p>
	Upper level dwellings should avoid encroaching the secluded private open space of a separate lower level dwelling so as to ensure good solar access and amenity for the lower level dwelling.	<p>NA Apartments not proposed</p>
Bulk & Built Form	All residential developments should respect the dominant façade pattern of the streetscape by: <ul style="list-style-type: none"> <li>Using similarly proportioned roof forms, windows, doors and verandahs; and</li> <li>Maintaining the proportion of wall space to windows and door openings.</li> </ul>	<p>✓ <b>Principle met</b></p>
	Balconies should be designed to reduce the need for screening from adjoining dwellings and properties.	<p>NA Balconies not proposed</p>
	The development of new dwellings to the rear of existing retained dwellings is discouraged where: <ul style="list-style-type: none"> <li>The siting of the retained dwelling would not enable an acceptable future site layout for either the proposed or future dwelling; or</li> <li>The retention of the existing dwelling detracts from the identified future character.</li> </ul>	<p>NA Existing dwelling to be demolished</p>

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

ORDINARY COUNCIL MEETING - AGENDA

**2.3.3 Town Planning Application - No. 7 Joffre Street, Noble Park (Planning Application No. PLN21/0131) (Cont.)**

	<p>On sites adjacent to identified heritage buildings, infill development should respect the adjoining heritage by:</p> <ul style="list-style-type: none"> <li>• Not exceeding the height of the neighbouring significant building;</li> <li>• Minimising the visibility of higher sections of the new building; and</li> <li>• Setting higher sections back at least the depth of one room from the frontage.</li> </ul>	<p><b>NA</b> No heritage building on the site or on adjoining land.</p>
<p><b>Site Design</b></p>	<p>Residential development should:</p> <p>Preserve the amenity of adjoining dwellings through responsive site design that considers the privacy, solar access and outlook of adjoining properties.</p> <p>Maximise thermal performance and energy efficiency of the built form by addressing orientation, passive design and fabric performance</p> <p>Ensure that building height, massing articulation responds sensitively to existing residential interfaces, site circumstances, setbacks and streetscape and reduces the need for screening.</p> <p>Provide sufficient setbacks (including the location of basements) to ensure the retention of existing trees and to accommodate the future growth of new trees.</p> <p>Provide suitable storage provisions for the management of operational waste</p> <p>Appropriately located suitable facilities to encourage public transport use, cycling and walking.</p> <p>Residential development should:</p> <p>Use quality, durable building materials and finishes that are designed for residential purposes.</p>	<p>✓ <b>Principle met</b> The proposed design is responsive to abutting lots, no issues identified within the Clause 55 assessment with regard to overlooking and overshadowing</p> <p>✓ <b>Principle met</b> The proposed design is responsive to abutting lots, no issues identified within the Clause 55 assessment with regard to overlooking and overshadowing</p> <p>✓ <b>Principle met</b> The first floor has substantial setbacks from the rear and has been sensitively sited to the existing residential interfaces</p> <p>✓ <b>Principle met</b> Appropriate setbacks provided, which allow for trees to grow to full maturity</p> <p>✓ <b>Principle met</b> Bins appropriately located within the rear SPOS areas, provided with convenient access to the front of the site</p> <p>✓ <b>Principle met</b></p>
<p><b>Materials &amp; Finishes</b></p>	<p>Use quality, durable building materials and finishes that are designed for residential purposes.</p>	<p>✓ <b>Principle met</b> Materials of brick, weatherboard cladding and render are suited to residential development.</p>

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

ORDINARY COUNCIL MEETING - AGENDA

**2.3.3 Town Planning Application - No. 7 Joffre Street, Noble Park (Planning Application No. PLN21/0131) (Cont.)**

	Avoid the use of commercial or industrial style building materials and finishes.	<p>✓ <b>Principle met</b> Materials are suited to residential development</p> <p>✓ <b>Principle met</b> A mix of materials, finishes and articulates are proposed</p> <p>✓ <b>Principle met</b></p>
	Avoid using materials such as rendered cement sheeting, unarticulated surfaces and excessive repetitive use of materials.	
	Use a consistent simple palette of materials, colours finishes and architectural detailing.	
	Maximise the ongoing affordability and sustainability of residential developments through the selection of low maintenance, resource and energy efficient materials and finishes that can be reasonably expected to endure for the life of the building.	<p>✓ <b>Principle met</b> Materials are suited to residential development</p>
Domestic services normal to a dwelling and Building services	In order to minimise the impact of domestic and building services on the streetscape, adjacent properties, public realm and amenity of future residents, new residential development should:	
	<p>Ensure that all domestic and building services are visually integrated into the design of the building and appropriately positioned or screened so as to not be seen from the street or adjoining properties.</p> <p>Be designed to avoid the location of domestic and building services:</p> <ul style="list-style-type: none"> <li>• Within secluded private open space areas, including balconies; and</li> <li>• Where they may have noise impacts on adjoining habitable rooms and secluded private open space areas.</li> </ul>	<p>✓ <b>Principle met</b> Site services are located within the primary SPOS areas, however, large SPOS are proposed – exceeding the requirement of Standard B28.</p>
Internal Amenity	Residential development should:	
	Ensure that dwelling layouts have connectivity between the main living area and private open space.	<p>✓ <b>Principle met</b> Living room and POS for each dwelling is connected.</p>
	Be designed to avoid reliance on borrowed light to habitable rooms.	<p>✓ <b>Principle met</b> Windows are provided to all habitable rooms and would not rely on borrow light.</p>
	Ensure that balconies and habitable room windows are designed and located to reduce the need for excessive screening.	<p>✓ <b>Principle met</b> Balconies not proposed</p>
	Ensure that dwellings without ground level main living areas meet the Standards of Clauses 55.03-5, 55.04-1, 6 & 7, 55.05-3, 4 & 5.	<p>✓ <b>Principle met</b> Ground level living proposed</p>

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

ORDINARY COUNCIL MEETING - AGENDA

**2.3.3 Town Planning Application - No. 7 Joffre Street, Noble Park (Planning Application No. PLN21/0131) (Cont.)**

<b>Clause 22.09-3.3 Design principles for Incremental Change Areas – General Residential Zone (GRZ)</b>	
<b>Titles &amp; Objectives</b>	<b>Principles</b>
<b>Preferred housing type</b>	The preferred housing type for the Incremental Change Area is medium density.  ✓ <b>Principle met</b> The proposal is a medium density development.
<b>Building Height</b>	The preferred maximum building height for land within the GRZ1 and GRZ2 is up to 2 storeys, including ground level.  ✓ <b>Principle met</b> The proposed development is 2 storey.
<b>Landscaping</b>	Residential development should use landscaping to create a landscaped character, particularly canopy trees in front and rear gardens; and to protect the outlook of adjoining properties.  ✓ <b>Principle met</b> The proposed landscape plan submitted demonstrates the development is capable of providing a landscape outcome consistent with that sought with this design principle.
<b>Setbacks, front boundary and width</b>	Parking, paving and car access within the front boundary setback should be limited in order to maximise the opportunity for soft landscaping and prevent the over dominance of carports and garages in the street.  ✓ <b>Principle met</b> Parking and paving within the frontage is limited to one crossover to each dwelling
<b>Private open space</b>	Residential development should provide secluded private open space at the side or rear of each dwelling to avoid the need for excessive screening or high front fencing.  ✓ <b>Principle met</b> Private open space is located at the rear of each dwelling
<b>Bulk &amp; Built Form</b>	Residential development should: Ensure that the built form respects the scale of existing prevailing built form character and responds to site circumstances and streetscape;  Provide separation between dwellings at the upper level;  ✓ <b>Principle met</b> The design of the development is well articulated and landscaping includes canopy trees at the front, side and rear of the site  ✓ <b>Principle met</b> A substantial 8.815m is provided between the upper levels of the two dwellings.
	Retain spines of open space at the rear of properties to maximise landscaping opportunities and protect private secluded open space.  ✓ <b>Principle met</b>

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

ORDINARY COUNCIL MEETING - AGENDA

**2.3.3 Town Planning Application - No. 7 Joffre Street, Noble Park (Planning Application No. PLN21/0131) (Cont.)**

	<p>Position more intense and higher elements of built form towards the front and centre of a site, transitioning to single storey elements to the rear of the lot.</p> <p>The rearmost dwelling on a lot should be single storey to ensure the identified future character of the area and the amenity of adjoining properties is respected by maximising landscaping opportunities and protecting adjoining private secluded open space.</p> <p>Two storey dwellings to the rear of a lot may be considered where:</p> <ul style="list-style-type: none"> <li>• The visual impact of the building bulk does not adversely affect the identified future character of the area;</li> <li>• Overlooking and/or overshadowing does not adversely affect the amenity of neighbouring properties;</li> <li>• The building bulk does not adversely affect the planting and future growth of canopy trees to maturity;</li> <li>• Sufficient side and rear boundary landscaping can be provided to screen adjoining properties;</li> <li>• Upper storey components are well recessed from adjoining sensitive interfaces.</li> </ul> <p>Residential development should be well articulated through the use of contrast, texture, variation in forms, materials and colours.</p>	<p><b>✓ Principle met</b> The first floors have been substantially setback from the rear boundaries and ground floor levels towards the rear ensuring the more intense and higher elements are located at the front and middle of the site</p> <p><b>✓ Principle met</b> The proposed built form is respectful of the scale of existing prevailing built or character in the surrounding context, where 2 storey medium density development is evident (immediately next door at 5 Joffre has three double storey dwellings constructed). The proposal provides separation between dwellings at the upper level, retains open space for landscaping and private open space, and ensures visual impact of the building bulk (2 storey to the rear of lot) does not adversely affect the identified future character of the area or result in any detrimental overlooking or overshadowing.</p> <p><b>✓ Principle met</b> The development would be provided with a mixed of materials and is a high standard</p>
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**Note: Other requirements also apply. These can be found at the schedule to the applicable zone.**

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

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**2.3.3 Town Planning Application - No. 7 Joffre Street, Noble Park (Planning Application No. PLN21/0131)  
(Cont.)**

**STATUTORY PLANNING APPLICATIONS**

**TOWN PLANNING APPLICATION - NO. 7 JOFFRE STREET, NOBLE PARK  
(PLANNING APPLICATION NO. PLN21/0131)**

**ATTACHMENT 4**

**CLAUSE 52 ASSESSMENT**

**PAGES 6 (including cover)**

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

**2.3.3 Town Planning Application - No. 7 Joffre Street, Noble Park (Planning Application No. PLN21/0131) (Cont.)**

**Assessment Table - Clause 52**

**Clause 52.06-9 Design standards for car parking**

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

Design Standards	Assessment	Requirement met/Requirement not met/NA
Design standard 1 - Accessways	Accessways must:	<b>✓ Standard met</b> Each accessway is a minimum of 3 metres wide
	• Be at least 3 metres wide.	<b>✓ Standard met</b>
	• Have an internal radius of at least 4 metres at changes of direction or intersection or be at least 4.2 metres wide.	<b>NA</b>
	• Allow vehicles parked in the last space of a dead-end accessway in public car parks to exit in a forward direction with one manoeuvre.	<b>✓ Standard met</b> No overhead obstructions
	• Provide at least 2.1 metres headroom beneath overhead obstructions, calculated for a vehicle with a wheel base of 2.8 metres.	<b>NA</b> Individual accessways serve a maximum of two (2) cars
	• If the accessway serves four or more car spaces or connects to a road in a Road Zone, the accessway must be designed to that cars can exit the site in a forward direction.	<b>NA</b> Individual accessways serve a maximum of two (2) cars
	• Provide a passing area at the entrance at least 5 metres wide and 7 metres long if the accessway serves ten or more car parking spaces and is either more than 50 metres long or connects to a road in Road Zone.	<b>✓ Standard met (with condition of permit)</b> Splays have been provided. A standard condition is recommended to be placed on the permit to ensure low level planting within the splay
	• Have a corner splay or area at least 50 percent clear of visual obstructions extending at least 2 metres along the frontage road from the edge of an exit lane and 2.5 metres along the exit lane from the frontage, to provide a clear view of pedestrians on the footpath of the frontage road. The area clear of visual obstructions may include an adjacent entry or exit lane where more than one lane is provided, or adjacent landscaped areas, provided the landscaping in those areas is less than 900mm in height.	<b>NA</b> Individual accessways serve a maximum of two (2) cars
	If an accessway to four or more car parking spaces is from land in a Road Zone, the access to the car spaces must be at least 6 metres from the road carriageway.	<b>NA</b>
	If entry to the car space is from a road, the width of the accessway may include the road.	<b>NA</b>

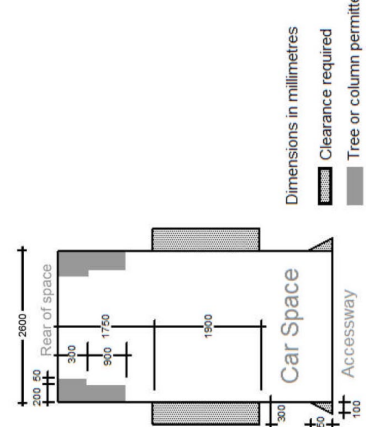
*If the details of the attachment are unclear please contact Governance on 8571 5309.*



**2.3.3 Town Planning Application - No. 7 Joffre Street, Noble Park (Planning Application No. PLN21/0131) (Cont.)**

<p><b>Design standard 2 – Car parking spaces</b></p>	<p>Car parking spaces and accessways must have the minimum dimensions as outlined in Table 2.</p> <p><b>Table 2: Minimum dimensions of car parking spaces and accessways</b></p> <table border="1"> <thead> <tr> <th>Angle of car parking spaces to access way</th> <th>Accessway width</th> <th>Car space width</th> <th>Car space length</th> </tr> </thead> <tbody> <tr> <td>Parallel</td> <td>3.6 m</td> <td>2.3 m</td> <td>6.7 m</td> </tr> <tr> <td>45°</td> <td>3.5 m</td> <td>2.6 m</td> <td>4.9 m</td> </tr> <tr> <td>60°</td> <td>4.9 m</td> <td>2.6 m</td> <td>4.9 m</td> </tr> <tr> <td>90°</td> <td>6.4 m</td> <td>2.6 m</td> <td>4.9 m</td> </tr> <tr> <td></td> <td>5.8 m</td> <td>2.8 m</td> <td>4.9 m</td> </tr> <tr> <td></td> <td>5.2 m</td> <td>3.0 m</td> <td>4.9 m</td> </tr> <tr> <td></td> <td>4.8 m</td> <td>3.2 m</td> <td>4.9 m</td> </tr> </tbody> </table> <p><i>Note to Table 2: Some dimensions in Table 2 vary from those shown in the Australian Standard AS2890.1-2004 (off street). The dimensions shown in Table 2 allocate more space to aisle widths and less to marked spaces to provide improved operation and access. The dimensions in Table 2 are to be used in preference to the Australian Standard AS2890.1-2004 (off street) except for disabled spaces which must achieve Australian Standard AS2890.6-2009 (disabled).</i></p>	Angle of car parking spaces to access way	Accessway width	Car space width	Car space length	Parallel	3.6 m	2.3 m	6.7 m	45°	3.5 m	2.6 m	4.9 m	60°	4.9 m	2.6 m	4.9 m	90°	6.4 m	2.6 m	4.9 m		5.8 m	2.8 m	4.9 m		5.2 m	3.0 m	4.9 m		4.8 m	3.2 m	4.9 m	<p>✓ Standard met</p>
Angle of car parking spaces to access way	Accessway width	Car space width	Car space length																															
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**2.3.3 Town Planning Application - No. 7 Joffre Street, Noble Park (Planning Application No. PLN21/0131) (Cont.)**

	<p>A wall, fence, column, tree, tree guard or any other structure that abuts a car space must not encroach into the area marked 'clearance required' on Diagram 1, other than:</p> <ul style="list-style-type: none"> <li>• A column, tree or tree guard, which may project into a space if it is within the area marked 'tree or column permitted' on Diagram 1.</li> <li>• A structure, which may project into the space if it is at least 2.1 metres above the space.</li> </ul> <p><b>Diagram 1 Clearance to car parking spaces</b></p>  <p>Dimensions in millimetres          Clearance required          Tree or column permitted</p>	<p>NA</p> <p>✓ <b>Standard met</b>                  Double garages are at least 6 metres long and 3.5 metres wide</p> <p>NA</p> <p>✓ <b>Standard met</b></p> <p>NA</p>
<p>Car spaces in garages or carports must be at least 6 metres long and 3.5 metres wide for a single space and 5.5 metres wide for a double space measured inside the garage or carport.</p> <p>Where parking spaces are provided in tandem (one space behind the other) an additional 500mm in length must be provided between each space.</p> <p>Where two or more car parking spaces are provided for a dwelling, at least one space must be under cover.</p> <p>Disabled car parking spaces must be designed in accordance with Australian Standard AS2890.6-2009 (disabled) and the Building Code of Australia. Disabled car parking spaces may encroach into an accessway width specified in Table 2 by 500mm.</p>		

ORDINARY COUNCIL MEETING - AGENDA

**2.3.3 Town Planning Application - No. 7 Joffre Street, Noble Park (Planning Application No. PLN21/0131) (Cont.)**

<p><b>Design standard 3: Gradients</b></p>	<p>Accessway grades must not be steeper than 1:10 (10 per cent) within 5 metres of the frontage to ensure safety for pedestrians and vehicles. The design must have regard to the wheelbase of the vehicle being designed for; pedestrian and vehicular traffic volumes; the nature of the car park; and the slope and configuration of the vehicle crossover at the site frontage. This does not apply to accessways serving three dwellings or less.</p> <p>Ramps (except within 5 metres of the frontage) must have the maximum grades as outlined in Table 3 and be designed for vehicles travelling in a forward direction.</p>	<p>NA</p>													
<p><b>Table 3: Ramp gradients</b></p>	<table border="1"> <thead> <tr> <th>Type of car park</th> <th>Length of ramp</th> <th>Maximum grade</th> </tr> </thead> <tbody> <tr> <td rowspan="2">Public car parks</td> <td>20 metres or less</td> <td>1:5 (20%)</td> </tr> <tr> <td>longer than 20 metres</td> <td>1:6 (16.7%)</td> </tr> <tr> <td rowspan="2">Private or residential car parks</td> <td>20 metres or less</td> <td>1:4 (25%)</td> </tr> <tr> <td>longer than 20 metres</td> <td>1:5 (20%)</td> </tr> </tbody> </table>	Type of car park	Length of ramp	Maximum grade	Public car parks	20 metres or less	1:5 (20%)	longer than 20 metres	1:6 (16.7%)	Private or residential car parks	20 metres or less	1:4 (25%)	longer than 20 metres	1:5 (20%)	<p>NA</p>
Type of car park	Length of ramp	Maximum grade													
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	longer than 20 metres	1:6 (16.7%)													
Private or residential car parks	20 metres or less	1:4 (25%)													
	longer than 20 metres	1:5 (20%)													
<p>Where the difference in grade between two sections of ramp or floor is greater than 1:8 (12.5 per cent) for a summit grade change, or greater than 1:6.7 (15 per cent) for a sag grade change, the ramp must include a transition section of at least 2 metres to prevent vehicles scraping or bottoming.</p>	<p>Plans must include an assessment of grade changes of greater than 1:5.6 (18 per cent) or less than 3 metres apart for clearances, to the satisfaction of the responsible authority.</p>	<p>NA</p>													
<p><b>Design standard 4: Mechanical parking</b></p>	<p>Mechanical parking may be used to meet the car parking requirement provided:</p> <ul style="list-style-type: none"> <li>At least 25 per cent of the mechanical car parking spaces can accommodate a vehicle clearance height of at least 1.8 metres.</li> <li>Car parking spaces the require the operation of the system are not allowed to visitors unless used in a valet parking situation.</li> <li>The design and operation is to the satisfaction of the responsible authority.</li> </ul>	<p>NA</p>													
<p><b>Design standard 5: Urban design</b></p>	<p>Ground level car parking, garage doors and accessways must not visually dominate public space.</p> <p>Car parking within buildings (including visible portions of partly submerged basements) must be screened or obscured where possible, including through the use of occupied tenancies, landscaping, architectural treatments and artworks.</p> <p>Design of car parks must take into account their use as entry points to the site.</p>	<p>✓ Standard met</p> <p>✓ Standard met</p> <p>✓ Standard met</p>													

ORDINARY COUNCIL MEETING - AGENDA

**2.3.3 Town Planning Application - No. 7 Joffre Street, Noble Park (Planning Application No. PLN21/0131) (Cont.)**

	Design of new internal streets in developments must maximise on street parking opportunities.	NA
<b>Design standard 6: Safety</b>	Car parking must be well lit and clearly signed.	✓ Standard met
	The design of car parks must maximise natural surveillance and pedestrian visibility from adjacent buildings.	✓ Standard met
<b>Design standard 7: Landscaping</b>	Pedestrian access to car parking areas from the street must be convenient.	✓ Standard met
	Pedestrian routes through car parking areas and building entries and other destination points must be clearly marked and separated from traffic in high activity parking areas.	✓ Standard met
	The layout of car parking areas must provide for water sensitive urban design treatment and landscaping.	✓ Standard met
	Landscaping and trees must be planted to provide shade and shelter, soften the appearance of ground level car parking and aid in the clear identification of pedestrian paths.	✓ Standard met
	Ground level car parking spaces must include trees planted with flush grilles. Spacing of trees must be determined having regard to the expected size of the selected species at maturity.	✓ Standard met

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**2.3.3 Town Planning Application - No. 7 Joffre Street, Noble Park (Planning Application No. PLN21/0131)  
(Cont.)**

**STATUTORY PLANNING APPLICATIONS**

**TOWN PLANNING APPLICATION - NO. 7 JOFFRE STREET, NOBLE PARK  
(PLANNING APPLICATION NO. PLN21/0131)**

**ATTACHMENT 5**

**CLAUSE 55 ASSESSMENT**

**PAGES 30 (including cover)**

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

**2.3.3 Town Planning Application - No. 7 Joffre Street, Noble Park (Planning Application No. PLN21/0131) (Cont.)**

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

Clause 55.02-1 Neighbourhood character objectives		Standard Met/Standard Not Met/NA
Title & Objective	Standard (Summarised)	
<b>Standard B1</b>	The design response must be appropriate to the neighbourhood and the site.	<b>Standard met</b> See Clause 22.09 assessment.
	The proposed design response must respect the existing or preferred neighbourhood character and respond to the features of the site.	<b>Standard met</b> See Clause 22.09 assessment.
<b>Decision Guidelines</b>	Any relevant neighbourhood character objective, policy or statement set out in this scheme. The neighbourhood and site description. The design response.	
<b>Objectives</b>	To ensure that the design respects the existing neighbourhood character or contributes to a preferred neighbourhood character. To ensure that development responds to the features of the site and the surrounding area.	

Clause 55.02-2 Residential policy objectives		Standard Met/Standard Not Met/NA
Title & Objective	Standards	
<b>Standard B2</b>	An application must be accompanied by a written statement to the satisfaction of the responsible authority that describes how the development is consistent with any relevant policy for housing in the PPF and the LPPF, including the MSS and local planning policies.	<b>Standard met</b> The application was accompanied by a written assessment of the proposal against the relevant PPF and Local Policies
<b>Decision Guidelines</b>	The PPF and the LPPF including the MSS and local planning policies. The design response.	
<b>Objectives</b>	To ensure that residential development is provided in accordance with any policy for housing in the PPF and the LPPF, including the MSS and local planning policies. To support medium densities in areas where development can take advantage of public and community infrastructure and services.	

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

**2.3.3 Town Planning Application - No. 7 Joffre Street, Noble Park (Planning Application No. PLN21/0131) (Cont.)**

**Clause 55.02-3 Dwelling diversity objective**

Title & Objective	Standards	Standard Met/Standard Not Met/NA
<b>Standard B3</b>	Developments of ten or more dwellings should provide a range of dwelling sizes and types, including: <ul style="list-style-type: none"> <li>• Dwellings with a different number of bedrooms.</li> <li>• At least one dwelling that contains a kitchen, bath or shower, and a toilet and wash basin at ground floor level.</li> </ul>	N/A Less than 10 dwellings proposed.
<b>Objective</b>	To encourage a range of dwellings sizes and types in developments of ten or more dwellings.	

**Clause 55.02-4 Infrastructure objectives**

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

**2.3.3 Town Planning Application - No. 7 Joffre Street, Noble Park (Planning Application No. PLN21/0131) (Cont.)**

**Clause 55.02-5 Integration with the street objective**

Title & Objective	Standards	Standard Met/Standard Not Met/NA
<b>Standard B5</b>	<p>Developments should provide adequate vehicle and pedestrian links that maintain or enhance local accessibility.</p> <p>Developments should be oriented to front existing and proposed streets.</p> <p>High fencing in front of dwellings should be avoided if practicable.</p> <p>Development next to existing public open space should be laid out to complement the open space.</p>	<p>✓ <b>Standard met</b></p> <p>✓ <b>Standard met</b> Both dwellings are oriented to Joffre Street</p> <p>✓ <b>Standard met</b> Low brick front fence of 600mm proposed.</p> <p><b>NA</b> The subject site does not adjoin any existing public open space area</p>
<b>Decision Guidelines</b>	<p>Any relevant urban design objective, policy or statement set out in this scheme. The design response.</p>	
<b>Objective</b>	<p>To integrate the layout of development with the street.</p>	



ORDINARY COUNCIL MEETING - AGENDA

**2.3.3 Town Planning Application - No. 7 Joffre Street, Noble Park (Planning Application No. PLN21/0131) (Cont.)**

Clause 55.03-1 Street setback objective		Standard Met/Standard Not Met/NA															
Title & Objective	Standards																
Standard B6	<p>Walls of buildings should be set back from streets at least the distance specified in a schedule to the zone:</p> <p><b>RGZ:</b> 5 metres or as per Table B1, whichever is the lesser.</p> <p><b>GRZ:</b> 7.5 metres or as per Table B1, whichever is the lesser.</p> <p><b>NRZ:</b> As per Table B1.</p> <p>Table B1 Street setback</p> <table border="1"> <thead> <tr> <th>Development context</th> <th>Minimum setback from front street (metres)</th> <th>Minimum setback from a side street (metres)</th> </tr> </thead> <tbody> <tr> <td>There is an existing building on both the abutting allotments facing the same street, and the site is not on a corner.</td> <td>The average distance of the setbacks of the front walls of the existing buildings on the abutting allotments facing the front street or 9 metres, whichever is the lesser.</td> <td>Not applicable</td> </tr> <tr> <td>There is an existing building on one abutting allotment facing the same street and no existing building on the other abutting allotment facing the same street, and the site is not on a corner.</td> <td>The same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 9 metres, whichever is the lesser.</td> <td>Not applicable</td> </tr> <tr> <td>There is no existing building on either of the abutting allotments facing the same street, and the site is not on a corner.</td> <td>6 metres for streets in a Road Zone, Category 1, and 4 metres for other streets.</td> <td>Not applicable</td> </tr> <tr> <td>The site is on a corner.</td> <td>If there is a building on the abutting allotment facing the front street, the same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 9 metres, whichever is the lesser.  If there is no building on the abutting allotment facing the front street, 6 metres for streets in a Road Zone, Category 1, and 4 metres for other streets.</td> <td>Front walls of new development fronting the side street of a corner site should be setback at least the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 3 metres, whichever is the lesser.  Side walls of new development on a corner site should be setback the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 2 metres, whichever is the lesser.</td> </tr> </tbody> </table>	Development context	Minimum setback from front street (metres)	Minimum setback from a side street (metres)	There is an existing building on both the abutting allotments facing the same street, and the site is not on a corner.	The average distance of the setbacks of the front walls of the existing buildings on the abutting allotments facing the front street or 9 metres, whichever is the lesser.	Not applicable	There is an existing building on one abutting allotment facing the same street and no existing building on the other abutting allotment facing the same street, and the site is not on a corner.	The same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 9 metres, whichever is the lesser.	Not applicable	There is no existing building on either of the abutting allotments facing the same street, and the site is not on a corner.	6 metres for streets in a Road Zone, Category 1, and 4 metres for other streets.	Not applicable	The site is on a corner.	If there is a building on the abutting allotment facing the front street, the same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 9 metres, whichever is the lesser.  If there is no building on the abutting allotment facing the front street, 6 metres for streets in a Road Zone, Category 1, and 4 metres for other streets.	Front walls of new development fronting the side street of a corner site should be setback at least the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 3 metres, whichever is the lesser.  Side walls of new development on a corner site should be setback the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 2 metres, whichever is the lesser.	<p><b>* Standard not met – Variation Sought</b></p> <p>Average of adjoining properties – <math>6.5m + 7.2m / 2 = 6.85m</math>                      Front setback proposed is 6.15m.</p>
Development context	Minimum setback from front street (metres)	Minimum setback from a side street (metres)															
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ORDINARY COUNCIL MEETING - AGENDA

**2.3.3 Town Planning Application - No. 7 Joffre Street, Noble Park (Planning Application No. PLN21/0131) (Cont.)**

<p><b>Decision Guidelines</b></p>	<p>Any relevant neighbourhood character objective, policy or statement set out in this scheme. The design response. Whether a different setback would be more appropriate taking into account the prevailing setbacks of existing buildings on nearby lots. The visual impact of the building when viewed from the street and from adjoining properties. The value of retaining vegetation within the front setback.</p>	<p>A minor variation is sought. The variation is considered acceptable for the following reasons:  The subject site is located at a bend in Joffre Street and as a result, the actual setback of Dwelling 1 from Joffre Street changes as Joffre Street bends away to the south. At its maximum (adjacent to the eastern boundary) Dwelling 1 is setback 12m approx. from Joffre Street thereby representing a transition in built form along the street and a resulting average setback across the site of 9m. Dwelling 1 will not present as a forward or prominent element on the street and acceptable streetscape outcomes will be achieved.</p>
<p><b>Objective</b></p>	<p>To ensure that the setbacks of buildings from a street respect the existing or preferred neighbourhood character and make efficient use of the site.</p>	<p>✓ <b>Objective met</b> For the reasons listed above, the objective has been met</p>

ORDINARY COUNCIL MEETING - AGENDA

**2.3.3 Town Planning Application - No. 7 Joffre Street, Noble Park (Planning Application No. PLN21/0131) (Cont.)**

**Clause 55.03-2 Building height objective**

Title & Objective	Standards	Standard Met/Standard Not Met/NA
<p><b>Standard B7</b></p>	<p>The maximum building height should not exceed the maximum height specified in the zone, schedule to the zone or an overlay that applies to the land.</p> <p><b>RGZ: 13.5 metres discretionary maximum (refer Clause 32.07-8 for details)</b></p> <p><b>GRZ: 11 metres / 3 storeys mandatory maximum (refer Clause 32.08-9)</b></p> <p><b>NRZ: 9 metres / 2 storeys mandatory maximum (refer Clause 32.09-9)</b></p> <p>If no maximum height is specified in the zone, schedule to the zone or an overlay, the maximum building height should not exceed 9 metres, unless the slope of the natural ground level at any cross section wider than 8 metres of the site of the building is 2.5 degrees or more, in which case the maximum building height should not exceed 10 metres.</p> <p>Changes of building height between existing buildings and new buildings should be graduated.</p>	<p>Standard met</p> <p>8.63m and two (2) storeys</p> <p>N/A</p> <p>Standard met</p>
<p><b>Decision Guidelines</b></p>	<p>Any relevant neighbourhood character objective, policy or statement set out in this scheme.</p> <p>Any maximum building height specified in the zone, a schedule to the zone or an overlay applying to the land.</p> <p>The design response.</p> <p>The effect of the slope of the site on the height of the building.</p> <p>The relationship between the proposed building height and the height of existing adjacent buildings.</p> <p>The visual impact of the building when viewed from the street and from adjoining properties.</p>	
<p><b>Objective</b></p>	<p>To ensure that the height of buildings respects the existing or preferred neighbourhood character</p>	

**2.3.3 Town Planning Application - No. 7 Joffre Street, Noble Park (Planning Application No. PLN21/0131) (Cont.)**

**Clause 55.03-3 Site coverage objective**

Title & Objective	Standards	Standard Met/Standard Not Met/NA
<p><b>Standard B8</b></p>	<p>The site area covered by buildings should not exceed:</p> <ul style="list-style-type: none"> <li>The maximum site coverage specified in a schedule to the zone, or</li> <li>If no maximum site coverage is specified in a schedule to the zone, 60 per cent.</li> </ul> <p><b>RGZ1: 70%</b>  <b>RGZ2: 70%</b>  <b>RGZ3: 70%</b>  <b>GRZ1: 60% (none specified)</b>  <b>GRZ2: 60% (none specified)</b>  <b>NRZ1: 50%</b></p>	<p>✓ <b>Standard met</b>                      Site coverage is 294sqm or 42.1%</p>
<p><b>Decision Guidelines</b></p>	<p>Any relevant neighbourhood character objective, policy or statement set out in this scheme.</p> <p>The design response.</p> <p>The existing site coverage and any constraints imposed by existing development or the features of the site.</p> <p>The site coverage of adjacent properties</p> <p>The effect of the visual bulk of the building and whether this is acceptable in the neighbourhood.</p>	
<p><b>Objective</b></p>	<p>To ensure that the site coverage respects the existing or preferred neighbourhood character and responds to the features of the site.</p>	

**2.3.3 Town Planning Application - No. 7 Joffre Street, Noble Park (Planning Application No. PLN21/0131) (Cont.)**

**Clause 55.03-4 Permeability objectives**

Title & Objective	Standards	Standard Met/Standard Not Met/NA
<p><b>Standard B9</b></p>	<p>The site area covered by the pervious surfaces should be at least:</p> <ul style="list-style-type: none"> <li>The minimum areas specified in a schedule to the zone, or</li> <li>If no minimum is specified in a schedule to the zone, 20 per cent of the site.</li> </ul> <p><u>RGZ1</u>: 20%  <u>RGZ2</u>: 20% (<i>none specified</i>)  <u>RGZ3</u>: 20% (<i>none specified</i>)  <u>GRZ1</u>: 30%  <u>GRZ2</u>: 20% (<i>none specified</i>)  <u>NRZ1</u>: 40%</p>	<p>Standard met                      ✓ Standard met                      296.7sqm or 42.5%</p>
<p><b>Decision Guidelines</b></p>	<p>The design response.</p> <p>The existing site coverage and any constraints imposed by existing development.</p> <p>The capacity of the drainage network to accommodate additional stormwater.</p> <p>The capacity of the site to absorb run-off.</p> <p>The practicality of achieving the minimum site coverage of pervious surfaces, particularly on lots of less than 300 square metres.</p>	
<p><b>Objectives</b></p>	<p>To reduce the impact of increased stormwater run-off on the drainage system.</p> <p>To facilitate on-site stormwater infiltration.</p>	

**2.3.3 Town Planning Application - No. 7 Joffre Street, Noble Park (Planning Application No. PLN21/0131) (Cont.)**

**Clause 55.03-5 Energy efficiency objectives**

Title & Objective	Standards	Standard Met/Standard Not Met/NA
<b>Standard B10</b>	Buildings should be: <ul style="list-style-type: none"> <li>• Oriented to make appropriate use of solar energy.</li> <li>• Sited and designed to ensure that the energy efficiency of existing dwellings on adjoining lots is not unreasonably reduced.</li> </ul> Living areas and private open space should be located on the north side of the development, if practicable. Developments should be designed so that solar access to north-facing windows is maximised.	Standard met ✓ Standard met ✓ Standard met ✓ Standard met
<b>Decision Guidelines</b>	The design response. The size, orientation and slope of the lot. The existing amount of solar access to abutting properties. The availability of solar access to north-facing windows on the site.	
<b>Objectives</b>	To achieve and protect energy efficient dwellings and residential buildings. To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy.	

**2.3.3 Town Planning Application - No. 7 Joffre Street, Noble Park (Planning Application No. PLN21/0131) (Cont.)**

**Clause 55.03-6 Open space objective**

Title & Objective	Standards	Standard Met/Standard Not Met/NA
<b>Standard B11</b>	If any public or communal open space is provided on site, it should: <ul style="list-style-type: none"> <li>• Be substantially fronted by dwellings, where appropriate.</li> <li>• Provide outlook for as many dwellings as practicable.</li> <li>• Be designed to protect any natural features on the site.</li> <li>• Be accessible and useable.</li> </ul>	NA No public or communal open space proposed on site
<b>Decision Guidelines</b>	Any relevant plan or policy for open space in the SPPF and the LPPF, including the MSS and local planning policies. The design response.	
<b>Objective</b>	To integrate the layout of development with any public and communal open space provided in or adjacent to the development.	

**Clause 55.03-7 Safety objective**

Title & Objective	Standards	Standard Met/Standard Not Met/NA
<b>Standard B12</b>	Entrances to dwellings and residential buildings should not be obscured or isolated from the street and internal accessways. Planting which creates unsafe spaces along streets and accessways should be avoided. Developments should be designed to provide good lighting, visibility and surveillance of car parks and internal accessways. Private spaces within developments should be protected from inappropriate use as public thoroughfares.	<b>Standard Met</b> Each respective entrance is oriented to Joffre Street  <b>Standard met</b> Corner splays have been provided which would limit landscaping along the frontage of the accessway  <b>Standard met</b> Sensor lighting will be conditioned to the dwelling entries and car parking areas  <b>Standard met</b> Private spaces are delineated by built form, landscaping and fencing
<b>Decision Guidelines</b>	The design response.	
<b>Objectives</b>	To ensure the layout of development provides for the safety and security of residents and property.	

**2.3.3 Town Planning Application - No. 7 Joffre Street, Noble Park (Planning Application No. PLN21/0131) (Cont.)**

**Clause 55.03-8 Landscaping objectives**

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B13	<p>The landscape layout and design should:</p> <ul style="list-style-type: none"> <li>Protect any predominant landscape features of the neighbourhood.</li> <li>Take into account the soil type and drainage patterns of the site.</li> <li>Allow for intended vegetation growth and structural protection of buildings.</li> <li>In locations of habitat importance, maintain existing habitat and provide for new habitat for plants and animals.</li> <li>Provide a safe, attractive and functional environment for residents.</li> </ul> <p>Development should provide for the retention or planting of trees, where these are part of the character of the neighbourhood.</p> <p>Development should provide for the replacement of any significant trees that have been removed in the 12 months prior to the application being made</p> <p>The landscape design should specify landscape themes, vegetation (location and species), paving and lighting.</p> <p>Development should meet any additional landscape requirements specified in a schedule to the zone.</p> <p><b>All schedules to all residential zones:</b>  <b>"70% of ground level front setback, and side and rear setbacks, planted with substantial landscaping and canopy trees."</b></p>	<p>✓ <b>Standard met</b>                      A landscape plan has been submitted as part of the proposal.</p> <p>✓ <b>Standard met</b>                      Trees are proposed to be removed to accommodate the development. No permit is required for the removal of the trees.</p> <p>✓ <b>Standard met</b>                      No known significant trees to have been removed</p> <p>✓ <b>Standard met</b></p> <p>✗ <b>Standard not met – Variation Sought</b>                      Total front setback area = 134sqm                      Total front setback landscape area provided = 80.4sqm or 60%</p>
Decision Guidelines	<p>Any relevant neighbourhood character objective, policy or statement set out in this scheme.</p> <p>Any relevant plan or policy for landscape design in the SPPF and the LPPF, including the MSS and local planning policies.</p> <p>The design response.</p> <p>The location and size of gardens and the predominant plant types in the neighbourhood.</p> <p>The health of any trees to be removed.</p> <p>Whether a tree was removed to gain a development advantage.</p>	<p>A minor variation is sought. The variation is considered acceptable for the following reasons:</p> <ul style="list-style-type: none"> <li>The subject site has a large frontage of 18.83m and proposes dual crossovers. The only areas not set aside for landscaping are the two driveways and porches</li> <li>Indicative landscaping highlights that three canopy trees would be proposed within the frontage, capable of screening the built form and provided an appropriate landscape outcome.</li> </ul>
Objectives	<p>To encourage development that respects the landscape character of the neighbourhood.</p> <p>To encourage development that maintains and enhances habitat for plants and animals in locations of habitat importance.</p>	<p>✓ <b>Objective met</b>                      For the reasons listed above, the objective has been met</p>



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**2.3.3 Town Planning Application - No. 7 Joffre Street, Noble Park (Planning Application No. PLN21/0131) (Cont.)**

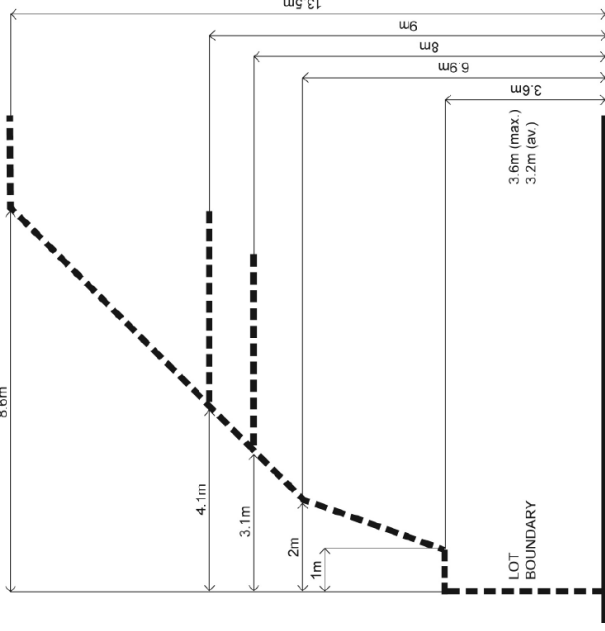
	<p>To provide appropriate landscaping. To encourage the retention of mature vegetation on the site.</p>	
<p><b>Clause 55.03-9 Access objective</b></p>		
<p><b>Title &amp; Objective</b></p>	<p><b>Standards</b></p>	<p><b>Standard Met/Standard Not Met/NA</b></p>
<p><b>Standard B14</b></p>	<p>The width of accessways or car spaces should not exceed:</p> <ul style="list-style-type: none"> <li>• 33 per cent of the street frontage, or</li> <li>• if the width of the street frontage is less than 20 metres, 40 per cent of the street frontage.</li> </ul> <p>No more than one single-width crossover should be provided for each dwelling fronting a street.</p> <p>The location of crossovers should maximise retention of on-street car parking spaces.</p> <p>The number of access points to a road in a Road Zone should be minimised.</p> <p>Developments must provide for access for service, emergency and delivery vehicles.</p>	<p><b>Standard met</b></p> <p>One single-width (3m) crossover is proposed for each dwelling fronting Joffre Street. In combination (6m) proposed crossovers are less than 40% of the sites 18.83m frontage (i.e., 7.532m).</p> <p><b>Standard met</b></p> <p><b>Standard met</b></p> <p><b>Standard met</b></p> <p>Joffre Street is not a road in a Road Zone</p> <p><b>Standard met</b></p>
<p><b>Decision Guidelines</b></p>	<p>The design response. The impact on neighbourhood character. The reduction of on-street car parking spaces. The effect on any significant vegetation on the site and footpath.</p>	
<p><b>Objectives</b></p>	<p>To ensure the number and design of vehicle crossovers respects the neighbourhood character.</p>	

**2.3.3 Town Planning Application - No. 7 Joffre Street, Noble Park (Planning Application No. PLN21/0131) (Cont.)**

**Clause 55.03-10 Parking location objectives**

Title & Objective	Standards	Standard Met/Standard Not Met/NA
<p><b>Standard B15</b></p>	<p>Car parking facilities should:</p> <ul style="list-style-type: none"> <li>• Be reasonably close and convenient to dwellings and residential buildings.</li> <li>• Be secure.</li> <li>• Be well ventilated if enclosed.</li> </ul> <p>Shared accessways or car parks of other dwellings and residential buildings should be located at least 1.5 metres from the windows of habitable rooms. This setback may be reduced to 1 metre where there is a fence at least 1.5 metres high or where window sills are at least 1.4 metres above the accessway.</p>	<p><b>Standard met</b></p> <p>Garages &amp; parking spaces would be located adjacent to the dwelling entries</p> <p><b>Standard met</b></p>
<p><b>Decision Guidelines</b></p>	<p>The design response.</p>	
<p><b>Objectives</b></p>	<p>To provide convenient parking for residents and visitors vehicles.</p> <p>To protect residents from vehicular noise within developments.</p>	

**2.3.3 Town Planning Application - No. 7 Joffre Street, Noble Park (Planning Application No. PLN21/0131) (Cont.)**

<p><b>Clause 55.04-1 Side and rear setbacks objective</b></p>		<p><b>Standards</b></p>	<p><b>Standard Met/Standard Not Met/NA</b></p>
<p><b>Title &amp; Objective</b></p> <p><b>Standard B17</b></p>	<p>A new building not on or within 200mm of a boundary should be setback from side or rear boundaries:</p> <ul style="list-style-type: none"> <li>At least the distance specified in a schedule to the zone, or</li> </ul> <p><b>NRZ1:</b> "A building wall opposite an area of secluded private open space or a window to a living room of an existing dwelling should be setback a minimum of 2 metres."</p> <ul style="list-style-type: none"> <li>If no distance is specified in a schedule to the zone, 1 metre, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres.</li> </ul>	<p><b>Diagram B1 Side and rear setbacks</b></p>  <p>The diagram illustrates the side and rear setbacks for a building on a lot. The lot boundary is shown as a dashed line. The setbacks are as follows:</p> <ul style="list-style-type: none"> <li>Side setback: 4.1m</li> <li>Rear setback: 3.1m</li> <li>Side setback: 2m</li> <li>Rear setback: 1m</li> </ul> <p>Other dimensions shown include 8.6m (total width), 13.5m (total depth), 9m, 8m, 6.9m, 3.6m (max), and 3.2m (av).</p>	<p><b>Standard met</b></p> <p>Detailed diagrams as shown on the elevational diagrams demonstrate full compliance with Standard B17 – Side &amp; Rear setbacks.</p>
		<p><b>Diagram B1 Side and rear setbacks</b></p> <p>Sunblinds, verandahs, porches, eaves, fascias, gutters, masonry chimneys, flues, pipes,</p>	<p><b>Standard met</b></p>

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**2.3.3 Town Planning Application - No. 7 Joffre Street, Noble Park (Planning Application No. PLN21/0131) (Cont.)**

	<p>domestic fuel or water tanks, and heating or cooling equipment or other services may encroach not more than 0.5 metres into the setbacks of this standard.</p> <p>Landings having an area of not more than 2 square metres and less than 1 metre high, stairways, ramps, pergolas, shade sails and carports may encroach into the setbacks of this standard.</p>	<p>No encroachments into the standard</p> <p>✓ <b>Standard met</b> No encroachments into the standard</p>
<p><b>Decision Guidelines</b></p>	<p>Any relevant neighbourhood character objective, policy or statement set out in this scheme.</p> <p>The design response.</p> <p>The impact on the amenity of the habitable room windows and secluded private open space of existing dwellings.</p> <p>Whether the wall is opposite an existing or simultaneously constructed wall built to the boundary.</p> <p>Whether the wall abuts a side or rear lane.</p>	
<p><b>Objectives</b></p>	<p>To ensure that the height and setback of a building from a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.</p>	

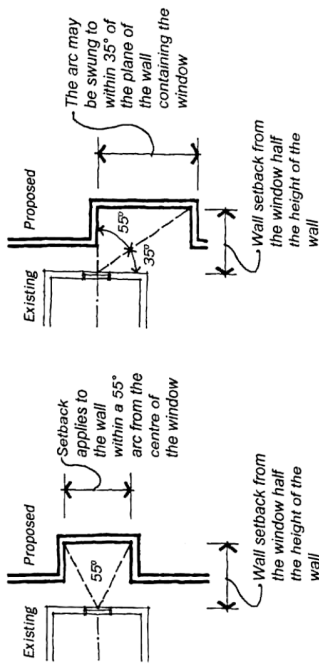
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**2.3.3 Town Planning Application - No. 7 Joffre Street, Noble Park (Planning Application No. PLN21/0131) (Cont.)**

**Clause 55.04-2 Walls on boundaries objective**

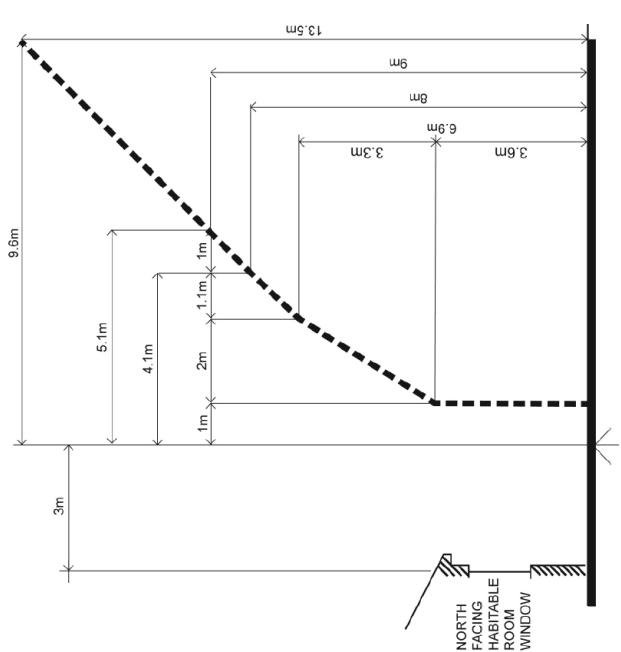
Title & Objective	Standards	Standard Met/Standard Not Met/NA
<p><b>Standard B18</b></p> <p>A new wall constructed on or within 200mm of a side or rear boundary of a lot or a carport constructed on or within 1 metre of a side or rear boundary of lot should not abut the boundary.</p> <ul style="list-style-type: none"> <li>For a length of more than the distance specified in the schedule to the zone; or</li> <li>If no distance is specified in a schedule to the zone, for a length of more than:                             <ul style="list-style-type: none"> <li>- 10 metres plus 25 per cent of the remaining length of the boundary of an adjoining lot, or</li> <li>- Where there are existing or simultaneously constructed walls or carports abutting the boundary on an abutting lot, the length of the existing or simultaneously constructed walls or carports, whichever is the greater.</li> </ul> </li> </ul> <p>A new wall or carport may fully abut a side or rear boundary where slope and retaining walls or fences would result in the effective height of the wall or carport being less than 2 metres on the abutting property.</p> <p>A building on a boundary includes a building set back up to 200mm from a boundary.</p> <p>The height of a new wall constructed on or within 200 mm of a side or rear boundary or a carport constructed on or within 1 metre of a side or rear boundary should not exceed an average of 3.2 metres with no part higher than 3.6 metres unless abutting a higher existing or simultaneously constructed wall.</p>	<p><b>Standard met</b></p> <p>Applicable to both west and east boundaries.</p> <p>West boundary = 6.82m</p> <p>East Boundary = 7.58m</p> <p><b>Standard met</b></p> <p><b>Standard met</b></p> <p><b>Standard met</b></p> <p>Both west and east wall on boundaries provide under the permitted average of 3.2 metres with no part higher than 3.6 metres as demonstrated on the elevation plans.</p>	
<p><b>Decision Guidelines</b></p> <p>Any relevant neighbourhood character objective, policy or statement set out in this scheme.</p> <p>The design response.</p> <p>The extent to which walls on boundaries are part of the neighbourhood character.</p> <p>The impact on the amenity of existing dwellings.</p> <p>The opportunity to minimise the length of walls on boundaries by aligning a new wall on a boundary with an existing wall on a lot of an adjoining property.</p> <p>The orientation of the boundary that the wall is being built on.</p> <p>The width of the lot.</p> <p>The extent to which the slope and retaining walls or fences reduce the effective height of the wall.</p> <p>Whether the wall abuts a side or rear lane.</p> <p>The need to increase the wall height to screen a box gutter.</p>		

**2.3.3 Town Planning Application - No. 7 Joffre Street, Noble Park (Planning Application No. PLN21/0131) (Cont.)**

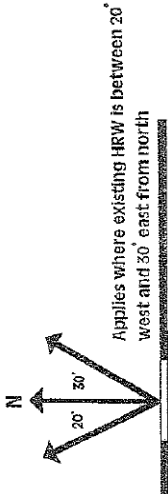
<p><b>Objectives</b></p>	<p>To ensure that the location, length and height of a wall on a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.</p>	
<p><b>Clause 55.04-3 Daylight to existing windows objective</b></p>		
<p><b>Title &amp; Objective Standards</b></p>		
<p><b>Standard B19</b></p>	<p>Buildings opposite an existing habitable room window should provide for a light court to the existing window that has a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky. The calculation of the area may include land on the abutting lot.</p> <p>Walls or carports more than 3 metres in height opposite an existing habitable room window should be set back from the window at least 50 per cent of the height of the new wall if the wall is within a 55 degree arc from the centre of the existing window. The arc may be swung to within 35 degrees of the plane of the wall containing the existing window.</p> <p><b>Diagram B2 Daylight to existing windows</b></p> 	<p><b>Standard Met/Standard Not Met/NA</b></p> <p>✓ <b>Standard met</b> The proposed dwellings are well setback from existing habitable room windows</p> <p>✓ <b>Standard met</b> The proposed dwellings are well setback from existing habitable room windows</p>
<p><b>Decision Guidelines</b></p>	<p>Where the existing window is above ground floor level, the wall height is measured from the floor level of the room containing the window.</p> <p>The design response.</p> <p>The extent to which the existing dwelling has provided for reasonable daylight access to its habitable rooms through the siting and orientation of its habitable room windows.</p> <p>The impact on the amenity of existing dwellings.</p> <p>To allow adequate daylight into existing habitable room windows.</p>	
<p><b>Objective</b></p>		

**2.3.3 Town Planning Application - No. 7 Joffre Street, Noble Park (Planning Application No. PLN21/0131) (Cont.)**

**Clause 55.04-4 North-facing windows objective**

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

**2.3.3 Town Planning Application - No. 7 Joffre Street, Noble Park (Planning Application No. PLN21/0131) (Cont.)**

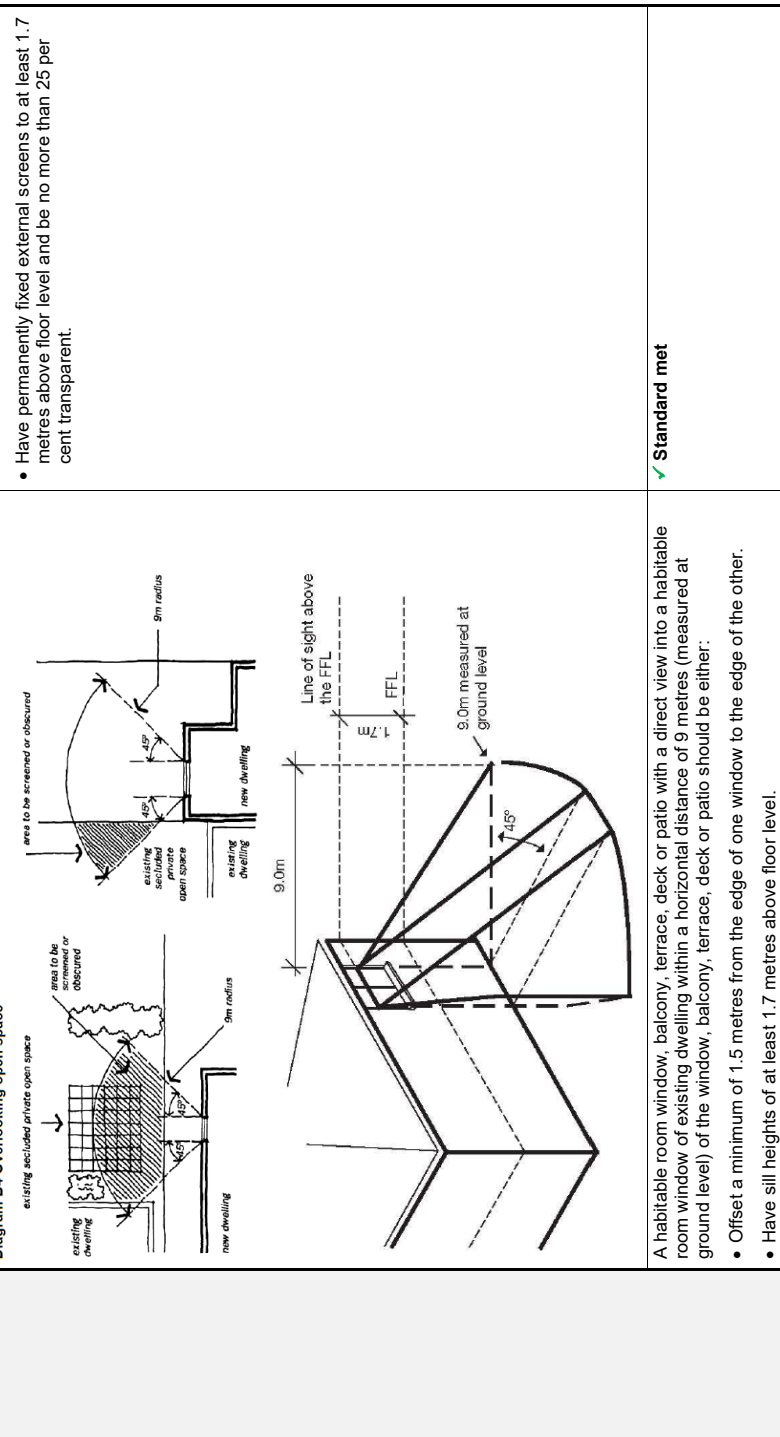
	 <p>Applies where existing HRW is between 20° west and 30° east from north</p>	
<b>Decision Guidelines</b>	<p>The design response.</p> <p>Existing sunlight to the north-facing habitable room window of the existing dwelling.</p> <p>The impact on the amenity of existing dwellings.</p> <p>To allow adequate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

**Clause 55.04-5 Overshadowing open space objective**

Title & Objective	Standards	Standard Met/Standard Not Met/NA
<b>Standard B21</b>	<p>Where sunlight to the secluded private open space of an existing dwelling is reduced, at least 75 per cent, or 40 square metres with a minimum dimension of 3 metres, whichever is the lesser area, of the secluded private open space should receive a minimum of five hours of sunlight between 9am and 3pm on 22 Sept.</p> <p>If existing sunlight to the secluded private open space of an existing dwelling is less than the requirements of this standard, the amount of sunlight should not be further reduced.</p>	<p>✓ <b>Standard met</b></p> <p>The proposed development has provided reasonable setbacks from neighbouring dwellings to the sides, which indicates minor overshadowing will occur. The applicant has provided overshadowing diagrams to indicate compliance.</p> <p>✓ <b>Standard met</b></p>
<b>Decision Guidelines</b>	<p>The design response.</p> <p>The impact on the amenity of existing dwellings.</p> <p>Existing sunlight penetration to the secluded private open space of the existing dwelling.</p> <p>The time of day that sunlight will be available to the secluded private open space of the existing dwelling.</p> <p>The effect of a reduction in sunlight on the existing use of the existing secluded private open space.</p>	
<b>Objective</b>	<p>To ensure buildings do not significantly overshadow existing secluded private open space.</p>	



**2.3.3 Town Planning Application - No. 7 Joffre Street, Noble Park (Planning Application No. PLN21/0131) (Cont.)**

<p><b>Clause 55.04-6 Overlooking objective</b></p>	
<p><b>Title &amp; Objective</b></p>	<p><b>Standards</b></p>
<p><b>Standard B22</b></p>	<p>A habitable room window, balcony, terrace, deck or patio should be located and designed to avoid direct views into the secluded private open space of an existing dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio. Views should be measured within a 45 degree angle from the plane of the window or perimeter of the balcony, terrace, deck or patio, and from a height of 1.7 metres above floor level.</p> <p><b>Diagram B4: Overlooking open space</b></p>  <p><b>Standard Met/Standard Not Met/NA</b></p> <p>✓ <b>Standard met</b></p> <p>On the north &amp; east and south elevations, habitable room windows at first floor have been screened to prevent a direct view into adjoining SPOS areas as follows:</p> <ul style="list-style-type: none"> <li>• Have fixed, obscure glazing in any part of the window below 1.7 metre above floor level.</li> <li>• Have permanently fixed external screens to at least 1.7 metres above floor level and be no more than 25 per cent transparent.</li> </ul>
<p>A habitable room window, balcony, terrace, deck or patio with a direct view into a habitable room window of existing dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio should be either:</p> <ul style="list-style-type: none"> <li>• Offset a minimum of 1.5 metres from the edge of one window to the edge of the other.</li> <li>• Have sill heights of at least 1.7 metres above floor level.</li> </ul>	<p><b>Standard met</b></p>

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**2.3.3 Town Planning Application - No. 7 Joffre Street, Noble Park (Planning Application No. PLN21/0131) (Cont.)**

	<ul style="list-style-type: none"> <li>• Have fixed, obscure glazing in any part of the window below 1.7 metre above floor level.</li> <li>• Have permanently fixed external screens to at least 1.7 metres above floor level and be no more than 25 per cent transparent.</li> </ul> <p>Obscure glazing in any part of the window below 1.7 metres above floor level may be operable provided that there are no direct views as specified in this standard.</p> <p>Screens used to obscure a view should be:</p> <ul style="list-style-type: none"> <li>• Perforated panels or trellis with a maximum of 25 per cent openings or solid translucent panels.</li> <li>• Permanent, fixed and durable.</li> <li>• Designed and coloured to blend in with the development.</li> </ul> <p>The standard does not apply to a new habitable room window, balcony, terrace, deck or patio which faces a property boundary where there is a visual barrier at least 1.8 metres high and the floor level of the habitable room, balcony, terrace, deck or patio is less than 0.8 metres above ground level at the boundary.</p>	<p>✓ <b>Standard met</b></p> <p>✓ <b>Standard met</b></p> <p>✓ <b>Standard met</b></p> <p>On the east and west boundaries, this standard does not apply as the finish floor level is less than 0.8m above NGL at the boundary and 1.8 metre high fences are proposed on all boundaries. As per the standard, the boundary fences will act as a visual barrier to overlooking at ground floor.</p> <p>Condition on the permit requires the provision a minimum 1.8m freestanding screen along the north boundary.</p>
<p><b>Decision Guidelines</b></p>	<p>The design response.</p> <p>The impact on the amenity of the secluded private open space or habitable room window.</p> <p>The existing extent of overlooking into the secluded private open space and habitable room window of existing dwellings.</p> <p>The internal daylight to and amenity of the proposed dwelling or residential building.</p> <p>To limit views into existing secluded private open space and habitable room windows.</p>	
<p><b>Objective</b></p>		

**2.3.3 Town Planning Application - No. 7 Joffre Street, Noble Park (Planning Application No. PLN21/0131) (Cont.)**

**Clause 55.04-7 Internal views objective**

Standards		Standard Met/Standard Not Met/NA
<b>Title &amp; Objective</b>	Windows and balconies should be designed to prevent overlooking of more than 50 per cent of the secluded private open space of a lower-level dwelling or residential building directly below and within the same development.	<b>Standard met</b> ✓ Standard met
<b>Decision Guidelines</b>	The design response.	
<b>Objective</b>	To limit views into the secluded private open space and habitable room windows of dwellings and residential buildings within a development.	

**Clause 55.04-8 Noise impacts objectives**

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

**Clause 55.05-1 Accessibility objective**

Standards		Standard Met/Standard Not Met/NA
<b>Title &amp; Objective</b>	The dwelling entries of the ground floor of dwellings and residential buildings should be accessible or able to be easily made accessible to people with limited mobility.	<b>Standard met</b> ✓ Standard met The floor levels proposed are not excessively high and ground level living proposed which could be accessible to people with limited mobility.
<b>Objective</b>	To encourage the consideration of the needs of people with limited mobility in the design of developments.	

**2.3.3 Town Planning Application - No. 7 Joffre Street, Noble Park (Planning Application No. PLN21/0131) (Cont.)**

**Clause 55.05-2 Dwelling entry objective**

Title & Objective	Standards	Standard Met/Standard Not Met/NA
<b>Standard B26</b>	Entries to dwellings and residential buildings should: <ul style="list-style-type: none"> <li>• Be visible and easily identifiable from streets and other public areas.</li> <li>• Provide shelter, a sense of personal address and a transitional space around the entry.</li> </ul>	<b>Standard met</b> Dwelling entries would be visible from Joffre Street
<b>Objective</b>	To provide each dwelling or residential building with its own sense of identity.	

**Clause 55.05-3 Daylight to new windows objective**

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

ORDINARY COUNCIL MEETING - AGENDA

**2.3.3 Town Planning Application - No. 7 Joffre Street, Noble Park (Planning Application No. PLN21/0131) (Cont.)**

**Clause 55.05-4 Private open space objective**

Title & Objective	Standards	Standard Met/Standard Not Met/NA
<p><b>Standard B28</b></p>	<p>A dwelling or residential building should have private open space of an area and dimensions specified in a schedule to the zone.</p> <p><b>RGZ1:</b> None specified</p> <p><b>RGZ2:</b> "As per B28; or a balcony or rooftop with a minimum area of 10 square metres with a minimum width of 2 metres that is directly accessible from a living room."</p> <p><b>RGZ3:</b> "As per B28; or a balcony or rooftop with a minimum area of 10 square metres with a minimum width of 2 metres that is directly accessible from the main living area."</p> <p><b>GRZ1:</b> "An area of 50 square metres of ground level, private open space, with an area of secluded private open space at the side or rear of the dwelling with a minimum area of 30 square metres and a minimum dimension of 5 metres and convenient access from a living room; or</p> <p>A balcony or rooftop with a minimum area of 10 square metres with a minimum width of 2 metres that is directly accessible from the main living area."</p> <p><b>GRZ2:</b> "As per the B28 40 sq m requirement, with the 25 sq m of secluded private open space at ground level having a minimum dimension of 5 metres; or</p> <p>A balcony or rooftop with a minimum area of 10 square metres with a minimum width of 2 metres that is directly accessible from the main living area."</p> <p><b>NRZ1:</b> "An area of 60 square metres of ground level, private open space, with an area of secluded private open space at the side or rear of the dwelling with a minimum area of 40 square metres with a minimum dimension of 5 metres and convenient access from a living room; or</p> <p>A balcony or rooftop with a minimum area of 10 square metres with a minimum width of 2 metres that is directly accessible from the main living area."</p>	<p><b>Standard met</b></p> <p>✓ Dwelling 1 Private open space total: 100sqm+</p> <p>Secluded private open space: 49.19sqm with a minimum dimension of 6.89m and convenient access from a main living room</p> <p>Dwelling 2 Private open space total: 73sqm</p> <p>Secluded private open space: 73sqm, with a primary SPOS area of 40sqm with a minimum dimension of 5.94m and convenient access from a main living room</p>

ORDINARY COUNCIL MEETING - AGENDA

**2.3.3 Town Planning Application - No. 7 Joffre Street, Noble Park (Planning Application No. PLN21/0131) (Cont.)**

	<p>If no area or dimensions are specified in a schedule to the zone, a dwelling or residential building should have private open space consisting of:</p> <ul style="list-style-type: none"> <li>• An area of 40 square metres, with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling or residential building with a minimum area of 25 square metres, a minimum dimension of 3 metres and convenient access from a living room, or</li> <li>• A balcony of 8 square metres with a minimum width of 1.6 metres and convenient access from a living room, or</li> <li>• A roof-top area of 10 square metres with a minimum width of 2 metres and convenient access from a living room.</li> </ul> <p>The balcony requirements in Clause 55.05-4 do not apply to an apartment development.</p>	<p><b>(RGZ1 only)</b></p>
<p><b>Decision Guidelines</b></p>	<p>The design response.</p> <p>The useability of the private open space, including its size and accessibility.</p> <p>The availability of and access to public or communal open space.</p> <p>The orientation of the lot to the street and the sun.</p>	
<p><b>Objective</b></p>	<p>To provide adequate private open space for the reasonable recreation and service needs of residents.</p>	

**2.3.3 Town Planning Application - No. 7 Joffre Street, Noble Park (Planning Application No. PLN21/0131) (Cont.)**

**Clause 55.05-5 Solar access to open space objective**

Standards		Standard Met/Standard Not Met/NA
<b>Title &amp; Objective</b>	<p>The private open space should be located on the north side of the dwelling or residential building, if appropriate.</p> <p>The southern boundary of secluded private open space should be set back from any wall on the north of the space at least <math>(2 + 0.9h)</math> metres, where 'h' is the height of the wall.</p> <p><b>Diagram B5 Solar access to open space</b></p>	<p><b>Standard met</b></p> <p>SPOS is located on the north side of the development</p> <p><b>NA</b></p> <p>SPOS is located on the north side of the development</p>
<b>Decision Guidelines</b>	<p>The design response.</p> <p>The useability and amenity of the secluded private open space based on the sunlight it will receive.</p>	
<b>Objective</b>	To allow solar access into the secluded private open space of new dwellings and residential buildings.	

**Clause 55.05-6 Storage objective**

Standards		Standard Met/Standard Not Met/NA
<b>Title &amp; Objective</b>	<p>Each dwelling should have convenient access to at least 6 cubic metres of externally accessible, secure storage space.</p> <p>To provide adequate storage facilities for each dwelling.</p>	<p><b>Standard met</b></p> <p>A minimum of 6 cubic metres of storage have been provided internally to each dwelling.</p>

ORDINARY COUNCIL MEETING - AGENDA

**2.3.3 Town Planning Application - No. 7 Joffre Street, Noble Park (Planning Application No. PLN21/0131) (Cont.)**

**Clause 55.06-1 Design detail objective**

Title & Objective	Standards	Standard Met/Standard Not Met/NA
<p><b>Standard B31</b></p>	<p>The design of buildings, including:</p> <ul style="list-style-type: none"> <li>• Façade articulation and detailing,</li> <li>• Window and door proportions,</li> <li>• Roof form, and</li> <li>• Verandahs, eaves and parapets,</li> </ul> <p>should respect the existing or preferred neighbourhood character.</p> <p>Garages and carports should be visually compatible with the development and the existing or preferred neighbourhood character.</p>	<p><b>Standard met</b></p> <p>The proposal offers a respectful design that is in the preferred neighbourhood character.</p>
<p><b>Decision Guidelines</b></p>	<p>Any relevant neighbourhood character objective, policy or statement set out in this scheme.</p> <p>The design response.</p> <p>The effect on the visual bulk of the building and whether this is acceptable in the neighbourhood setting.</p> <p>Whether the design is innovative and of a high architectural standard.</p>	<p><b>Standard met</b></p> <p>Garages would be integrated and articulated into the building elevations. Garages are located to the sides of the dwelling and recessed from the frontage</p>
<p><b>Objective</b></p>	<p>To encourage design detail that respects the existing or preferred neighbourhood character.</p>	



**2.3.3 Town Planning Application - No. 7 Joffre Street, Noble Park (Planning Application No. PLN21/0131) (Cont.)**

<b>Clause 55.06-2 Front fences objective</b>		<b>Standard Met/Standard Not Met/NA</b>						
<b>Title &amp; Objective</b>	<b>Standards</b>							
<b>Standard B32</b>	<p>The design of front fences should complement the design of the dwelling or residential building and any front fences on adjoining properties.</p> <p>A front fence within 3 metres of a street should not exceed:</p> <ul style="list-style-type: none"> <li>The maximum height specified in a schedule to the zone, or</li> </ul> <p><b>All schedules to all residential zones:</b></p> <p><b>"Maximum 1.5 metre height in streets in Road Zone Category 1                      1.2 metre maximum height for other streets"</b></p> <ul style="list-style-type: none"> <li>If no maximum height is specified in a schedule to the zone, the maximum height specified in Table B3.</li> </ul> <p><b>Table B3 Maximum front fence height</b></p> <table border="1"> <thead> <tr> <th><b>Street Context</b></th> <th><b>Maximum front fence height</b></th> </tr> </thead> <tbody> <tr> <td>Streets in a Road Zone, Category 1</td> <td>2 metres</td> </tr> <tr> <td>Other streets</td> <td>1.5 metres</td> </tr> </tbody> </table>	<b>Street Context</b>	<b>Maximum front fence height</b>	Streets in a Road Zone, Category 1	2 metres	Other streets	1.5 metres	<p>✓ <b>Standard met</b>                      Low 600mm front fence proposed</p> <p>✓ <b>Standard met</b>                      Low 600mm front fence proposed</p>
<b>Street Context</b>	<b>Maximum front fence height</b>							
Streets in a Road Zone, Category 1	2 metres							
Other streets	1.5 metres							
<b>Decision Guidelines</b>	<p>Any relevant neighbourhood character objective, policy or statement set out in this scheme.</p> <p>The design response.</p> <p>The setback, height and appearance of front fences on adjacent properties.</p> <p>The extent to which slope and retaining walls reduce the effective height of the front fence.</p> <p>Whether the fence is needed to minimise noise intrusion.</p> <p>To encourage front fence design that respects the existing or preferred neighbourhood character.</p>							
<b>Objective</b>								

**2.3.3 Town Planning Application - No. 7 Joffre Street, Noble Park (Planning Application No. PLN21/0131) (Cont.)**

**Clause 55.06-3 Common property objectives**

Title & Objective		Standards	Standard Met/Standard Not Met/NA
<b>Standard B33</b>		Developments should clearly delineate public, communal and private areas.	<b>Standard met</b> Appropriate fencing built form and landscaping have been included to delineate private areas.
		Common property, where provided, should be functional and capable of efficient management.	<b>Standard met</b> Common property not proposed
<b>Objectives</b>		To ensure that communal open space, car parking, access areas and site facilities are practical, attractive and easily maintained.	
		To avoid future management difficulties in areas of common ownership.	

**Clause 55.06-4 Site services objectives**

Title & Objective		Standards	Standard Met/Standard Not Met/NA
<b>Standard B34</b>		The design and layout of dwellings and residential buildings should provide sufficient space (including easements where required) and facilities for services to be installed and maintained efficiently and economically.	<b>Standard met</b>
		Bin and recycling enclosures, mailboxes and other site facilities should be adequate in size, durable, waterproof and blend in with the development.	<b>Standard met</b>
		Bin and recycling enclosures should be located for convenient access by residents.	<b>Standard met</b> Appropriate located within the rear SPOS, with easy access to the front of the site on bin night
		Mailboxes should be provided and located for convenient access as required by Australia Post.	<b>Standard met</b> Mailboxes logically provided at the front of the site
		The design response.	
<b>Decision Guidelines</b>			
<b>Objectives</b>		To ensure that site services can be installed and easily maintained.	
		To ensure that site facilities are accessible, adequate and attractive.	

### 3 QUESTION TIME - PUBLIC

**Question Time at Council meetings provides an opportunity for members of the public in the gallery to address questions to the Councillors, Delegates and/or officers of the Greater Dandenong City Council. Questions must comply with s. 4.5.8 of Council's Governance Rules.**

#### QUESTIONS FROM THE GALLERY

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

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

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

- i) the commencement time (7.00pm) of the Ordinary meeting if questions are submitted in person; or
- ii) noon on the day of the Ordinary meeting if questions are submitted by electronic medium.

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

- i) does not relate to a matter of the type described in section 3(1) of the *Local Government Act 2020* (confidential information);
- ii) does not relate to a matter in respect of which Council or a Delegated Committee has no power to act;
- iii) is not defamatory, indecent, abusive or objectionable in language or substance, and is not asked to embarrass a Councillor, Delegated Member or Council officer; and
- iv) is not repetitive of a question already asked or answered (whether at the same or an earlier meeting).

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

- i) must advise the Meeting accordingly; and
- ii) will make the question available to Councillors or Members upon request.

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**3 QUESTION TIME - PUBLIC (Cont.)**

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

## **4 OFFICERS' REPORTS - PART TWO**

### **4.1 CONTRACTS**

#### **4.1.1 Contract No. 2021-63 Cleaning of Gross Pollutant Traps**

File Id:	qA446420
Responsible Officer:	Director Business, Engineering & Major Projects
<b>Attachments:</b>	<b>Tender Information (CONFIDENTIAL)</b>

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#### **1. Report Summary**

This report details the tender process undertaken by Council to select a suitably qualified and experienced contractor for the provision of Cleaning of Gross Pollutant Traps throughout the City of Greater Dandenong.

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

This is a Schedule of Rates based contract.

#### **2. Recommendation Summary**

This report recommends that Council awards Contract No. 2021-63 for the provision of Cleaning of Gross Pollutant Traps to R.A Bell for the Schedule of Rates for an initial period of two (2) years.

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#### 4.1.1 Contract No. 2021-63 Cleaning of Gross Pollutant Traps (Cont.)

### 3. Background

This is an ongoing Contract for the Cleaning of Gross Pollutant Traps. Council has 28 Gross Pollutant Traps spread around the City. These traps catch pollutants from the stormwater drainage system before it discharges into a creek.

### 4. Tender Process

This public tender was advertised in the The Age Newspaper on Saturday 29 May 2021 and at the close of tenders on Tuesday 22 June 2021, twelve (12) tenders were received from the following companies:

1. Citywide Liquid Waste Management Pty Ltd
2. Cleanaway Co Pty Ltd
3. Controltech Solution Pty Ltd
4. CSA Specialised Service Pty Ltd
5. DrainJet
6. ELS Environmental Location Systems Pty Ltd
7. Entracon Civil Pty Ltd
8. Environmental Services Group
9. GMA Waste Water Services Pty Ltd
10. Pipe Management Australia
11. R.A. Bell & Co Pty Ltd
12. Veolia Environmental Services (Australia) Pty Ltd

### 5. Tender Evaluation

The Tender Evaluation Panel comprised of Service Unit Leader Works, Fleet and Cleansing, Team Leader Works Service Unit, Infrastructure and Utilities Contracts Coordinator and Contracts Officer.

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

	Evaluation Criteria	Weighting
1	Tendered Sum/Rates	45%

**4.1.1 Contract No. 2021-63 Cleaning of Gross Pollutant Traps (Cont.)**

2	Capability – Fleet/Data Collecting	10%
3	Relevant Experience – Years in Business	15%
4	Relevant Experience – Similar Contracts	15%
5	Social Procurement	5%
6	Local Industry	5%
7	Environmental	5%

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

Score	Description
5	Excellent
4	Very Good
3	Good, Better than Average
2	Acceptable
1	Marginally Acceptable (Success Not Assured)
0	Not Acceptable

The submissions were assessed and ranked against all evaluation criteria, to ensure that the tenderers met the standards required for Council contractors. A fail in any criterion would automatically exclude a tenderer from further consideration for this contract.

Tenderer	Price Points	Non-Price Points	Total Score	OHS	EMS
R.A. Bell & Co Pty Ltd	1.03	2.38	<b>3.41</b>	Registered and compliant with Rapid Global	
GMA Waste Water Services Pty Ltd	1.22	2.15	<b>3.37</b>	Registered and compliant with Rapid Global	
Veolia Environmental Services (Australia) Pty Ltd	0.87	2.48	<b>3.35</b>	Registered and compliant with Rapid Global	
Environmental Services Group	1.23	2.03	<b>3.26</b>	Registered and compliant with Rapid Global	

**4.1.1 Contract No. 2021-63 Cleaning of Gross Pollutant Traps (Cont.)**

DrainJet	1.53	1.30	<b>2.83</b>	Preregistered with Rapid Global, requires verification	
Controltech Solutions Pty Ltd	1.47	1.28	<b>2.75</b>	Preregistered with Rapid Global, requires verification	
Pipe Management Australia	0.76	1.90	<b>2.66</b>	Preregistered with Rapid Global, requires verification	
Cleanaway Co Pty Ltd	0.11	1.53	<b>1.64</b>	Preregistered with Rapid Global, requires verification	
Environmental Location Systems (ELS) Pty Ltd	0.00	1.71	<b>1.71</b>	Preregistered with Rapid Global, requires verification	
Entracon Civil Pty Ltd	0.00	1.50	<b>1.50</b>	Registered and compliant with Rapid Global	
Citywide Liquid Waste Management Pty Ltd	0.00	1.33	<b>1.33</b>	Preregistered with Rapid Global, requires verification	
CSA Specialised Services Pty Ltd <b>(Non-Conforming)</b>	0.0	0.0	<b>0.0</b>	Not Assessed	Not Assessed

The tender submissions from Citywide Liquid Waste Management Pty Ltd, Environmental Location Systems (ELS) Pty Ltd and Entracon Civil Pty Ltd have all provided tender prices that are 50% outside the median tendered price and as such have not been considered. In addition, CSA Specialised Services Pty Ltd submitted a price that did not include waste disposal and as such was deemed non-conforming by the evaluation panel.

Whilst GMA Waste Water Services achieved higher price points they also included several conditions, therefore the evaluation panel cannot be assured of how these factors may impact the whole of life cost of the contract. No other tenderer submitted similar conditions.

The tender panel agreed that R.A Bell & Co Pty Ltd should be awarded the contract as they have scored the second highest non-pricing score after Veolia. R.A Bell are also the current supplier and have performed well within the current contract and the evaluation panel agreed their tender submission provides the best value with the least amount of risk to Council and the community, due to continuity of service.



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#### 4.1.1 Contract No. 2021-63 Cleaning of Gross Pollutant Traps (Cont.)

##### 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

The resource requirements associated with this report are \$130,000.00 compared to the annual budget allocation of \$130,000.00 for this purpose.

##### 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 contact or a stipulated sum contract will require that the supplier agree to provide specified services for a stipulated or fixed price.*

### 7. Social Procurement

In their tender submission R.A. Bell & Co Pty Ltd have described they currently employ staff with disabilities, recently migrated and disadvantaged youth. R.A Bell & Co Pty Ltd have also employed several staff that suffered job-losses in other industry such as the aviation and automotive industry. The social outcome of awarding this contract to R.A Bell & Co Pty Ltd are the ongoing employment of five staff and training opportunities for a further two staff in the operation of vacuum and jetting trucks used for the cleaning of GPTs.

### 8. Local Industry

R.A Bell & Co Pty Ltd are a Victorian family owned business based in Sunshine, employing close to 200 staff Australia wide, currently they do not have a branch in the City of Greater Dandenong, nor do any staff reside within the Greater Dandenong boundary. The nature of this contract means that it does not require the purchase of any major items in the delivery of this service.

### 9. Consultation

This matter is not subject to Council's Community Engagement Policy under the *Local Government Act 2020* and Council's Community Engagement Planning Framework.

### 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

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#### **4.1.1 Contract No. 2021-63 Cleaning of Gross Pollutant Traps (Cont.)**

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.

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).

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

Included in the tender submission, the successful contractor has completed the Modern Slavery Questionnaire and the Questionnaire for Potential Contractors (Fair work).

The responses provided to these statements by the successful contractor were assessed and determined to be satisfactory in the context of the Victorian Charter of Human Rights and Responsibilities.

### **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.

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#### **4.1.1 Contract No. 2021-63 Cleaning of Gross Pollutant Traps (Cont.)**

The content of this report is purely administrative in nature and does not benefit any one gender group over any other.

### **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.

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

### **14. Conclusion**

At the conclusion of the tender evaluation process, the evaluation panel agreed that the tender submission from **R. A Bell and Co. Pty Ltd** represented the best value outcome for Council and should be accepted due to:

- 1) their tender submission was conforming and competitively priced;
- 2) their relevant experience working with Victorian government authorities and private organisations on similar projects;
- 3) their level of experience, staff resources and listed equipment to service this contract;
- 4) receiving a satisfactory result for the Standard Financial & Performance Assessment (Procurement) Company Check undertaken by Corporate Scorecard;
- 5) they are registered and pre-qualified with Rapid Global (Council’s Contractor Risk Management Compliance database);
- 6) Reference checks were undertaken on similar projects completed by R. A Bell and Co. Pty Ltd for Victorian Government authorities receiving rankings of good.

### **15. Recommendation**

**That Council:**

1. **awards Contract No. 2021-63 for the provision of Cleaning of Gross Pollutant Traps to R.A Bell & Co Pty Ltd for the Schedule of Rates for an initial period of two (2) years;**

**4.1.1 Contract No. 2021-63 Cleaning of Gross Pollutant Traps (Cont.)**

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

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**4.1.1 Contract No. 2021-63 Cleaning of Gross Pollutant Traps (Cont.)**

REPORT  
Contracts

24 January 2022

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**CONTRACTS**

**CONTRACT NO. 2021-63 CLEANING OF GROSS  
POLLUTANT TRAPS**

**ATTACHMENT 1**

**TENDER INFORMATION  
(CONFIDENTIAL)**

**PAGES 5 (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.

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Page 1

#### 4.1.2 Contract No. 2122-15 Springvale Reserve Amenities Refurbishment

File Id:

Responsible Officer:

Director Business, Engineering & Major Projects

**Attachments:**

Tender Information (CONFIDENTIAL)

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### 1. Report Summary

This report outlines the tender process undertaken to select a suitability qualified and experienced contractor for refurbishment and reconfiguration amenities at Springvale Reserve.

### 2. Recommendation Summary

This report recommends that Council award Contract No. 2122-15 Springvale Reserve Amenities Refurbishment to **Boongalla Group Pty Ltd** for a fixed lump sum of Five Hundred & Sixty One Thousand, Five Hundred & Seven Dollars and Eighty-One Cents (\$561,507.81) including \$51,046.16 GST.

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#### 4.1.2 Contract No. 2122-15 Springvale Reserve Amenities Refurbishment (Cont.)

### 3. Background

Springvale Reserve and the sports facilities are home to two tenant sports clubs, Springvale Cricket Club and Springvale and Districts Football & Netball Club. The existing home and away change room amenities are at the end of their service life and do not meet the respective state sporting association standards (Cricket Victoria and AFL Victoria), particularly relating to female friendly facilities and DDA compliance.

Works are needed to refurbish the shower and toilet amenities to bring them up to the current standards and allow for sport participation growth at the reserve.

### 4. Tender Process

This tender was advertised on Saturday 30 October 2021 in The Age newspaper and on Vendor Panel. The Tender closed at 2.00PM Tuesday 23 November 2021

At the close of the tender advertising period, submissions were received from six (6) contractors, being:

- AWS Services Vic Pty Ltd
- Boongalla Group Pty Ltd
- Insight Construction Group Pty Ltd
- Kematch Pty Ltd
- Total Construction Maintenance Solutions
- Water Conservation Service International (**Non-Conforming**)

### 5. Tender Evaluation

The tender evaluation panel comprised the Project Manager, Coordinator Building Projects, Project Officer - Sport and Recreation and the Contracts & Administration Officer from Council. All panel members signed Council's probity forms declaring that they would evaluate tenders fairly and would disclose any conflict of interest.

Each submission was assessed and ranked against all evaluation criteria by each member of the evaluation panel. These rankings were then collated and multiplied by the weighting to give a weighted attribute score for each criterion and totaled to give an overall comparative evaluation score for all criteria as shown in the following tables.

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

	<b>Evaluation Criteria</b>	<b>Weighting</b>
	Price	35%
	Relevant Experience	20%

**4.1.2 Contract No. 2122-15 Springvale Reserve Amenities Refurbishment (Cont.)**

	Capability	25%
	Social Procurement	5%
	Local Industry	5%
	Statement of Environmental	5%
	OHS Management System	Pass/Fail
	Environmental Management System	Pass/Fail

The evaluation criteria 2 – 6 (non-price 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, better than average
2	Acceptable
1	Marginally acceptable (Success not assured)
0	Not Acceptable (failed to satisfy required standards)

The four (5) submissions were assessed and ranked against all evaluation criteria, to ensure that each tenderer met the standards required for Council contractors. A fail in any criterion would automatically exclude a tenderer from further consideration for this contract.

The total of the five weighted non-price attribute points along with the weighted price attribute resulting from the assessment are shown in the following table:

Tenderer	Price Point	Non-Price Points	Total Score	OHS	EMS
Boongalla Group P/L	1.01	2.46	3.47		Certified & Compliance with Rapid Global
Kematch Pty Ltd	0.79	2.31	3.10		Not assessed
Insight Construction Pty Ltd	0.60	2.31	2.91		Not assessed



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#### 4.1.2 Contract No. 2122-15 Springvale Reserve Amenities Refurbishment (Cont.)

Total Construction Maintenance Solutions	0.66	2.13	2.79	Not assessed
AWS Services Vic P/L	0.96	1.60	2.56	Not assessed

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

#### **Relevant Experience**

The Boongalla Group Pty Ltd is a wholly owned Australian Company which was established in Melbourne in 2003 with similar projects recently completed:

- (a) Refurbishment of Changerooms and DDA compliance (Police Paddocks Soccer) to CGD standard
- (b) Refurbishment of Amenities including DDA Compliant Toilet Noble Park Community Centre to CGD Standard
- (c) Refurbishment of Changerooms and Amenities (Barry Powell Pavilion) to CGD Standard
- (d) Bathroom Amenities refurbishment at Alfred Hospital (Caulfield).

#### **6. Financial Implications**

The lump sum contract price of \$561,507.81 (including GST and including provisional sum items) is in excess of the initial project budget of \$325,000. Breaking the project up into two parts was considered but it was determined this would provide a lesser value for money outcome. The additional funding is available through some minor savings and expenditure deferrals from within the overall City Improvement Program budget.

#### **7. Social Procurement**

No information was provided.

#### **8. Local Industry**

The preferred tenderer has nominated spending 15% on labour, 20% on materials and 10% on plant in the City of Greater Dandenong.

#### **9. Environmental Management**

Boongalla is committed to environmental management of the site and has an ISO 14001:2015 certified Environmental Management System.

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#### 4.1.2 Contract No. 2122-15 Springvale Reserve Amenities Refurbishment (Cont.)

### 10. Consultation

Consultation with the tenant clubs, Springvale Cricket Club and Springvale Districts Football and Netball Club was ongoing throughout the design development phase of the project. With both clubs approving the final designs prior to Council going to tender. The consultation with these stakeholders was facilitated by Council's Sport and Recreation department.

### 11. 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.

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.

### 12. 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).

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

Included in the tender submissions, successful contractors have completed the Modern Slavery Questionnaire, Questionnaire for Potential Contractors (Fair work) and the Victorian Child Safe Standards Questionnaire (Schedule 9).

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#### 4.1.2 Contract No. 2122-15 Springvale Reserve Amenities Refurbishment (Cont.)

The responses provided to these statements by all successful contractors were assessed and determined to be satisfactory in the context of the Victorian Charter of Human Rights and Responsibilities.

### 13. 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.

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

Included in the tender submissions, successful contractors have completed the Modern Slavery Questionnaire, Questionnaire for Potential Contractors (Fair work) and the Victorian Child Safe Standards Questionnaire (Schedule 9).

The responses provided to these statements by all successful contractors were assessed and determined to be satisfactory in the context of the Victorian Charter of Human Rights and Responsibilities.

### 14. 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.

### 15. Conclusion

At the conclusion of the tender evaluation process, which included a preselection interview, the evaluation panel agreed that the tender submission from **Boongalla Group** represented the best value outcome for Council and should be accepted due to:

1. its conforming and competitively priced tender submission;
2. its relevant experience working with Victorian government authorities and private organisations on similar construction projects;

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**4.1.2 Contract No. 2122-15 Springvale Reserve Amenities Refurbishment (Cont.)**

3. receiving a Pass for their Occupational Health and Safety (OH&S) and Environmental Management Systems; and
4. it is registered and pre-qualified with Rapid Global (Council's Contractor Risk Management Compliance database);

**16. Recommendation**

**That Council:**

1. **awards Contract No. 2122-15 Springvale Reserve Amenities Refurbishment to Boongalla Group Pty Ltd for a fixed lump sum of Five Hundred & Sixty One Thousand, Five Hundred & Seven Dollars and Eighty-One Cents (\$561,507.81) including \$51,046.16 GST; and**
- 2 **sign and seals the contract documents when prepared.**

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**4.1.2 Contract No. 2122-15 Springvale Reserve Amenities Refurbishment (Cont.)**

**REPORT**

**Date**

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**CONTRACTS**

**CONTRACT NO. 2122-15 SPRINGVALE RESERVE  
AMENITIES REFURBISHMENT**

**ATTACHMENT 1**

**TENDER INFORMATION  
(CONFIDENTIAL)**

**PAGES 2 (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.

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Page 1

## **4.2 OTHER**

### **4.2.1 Keysborough South Community Hub Management Model Endorsement**

File Id: A8297520  
Responsible Officer: Director Community Services

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#### **1. Report Summary**

The Keysborough South Community Hub is currently in detailed design phase, with construction due to commence in mid-2022, for completion in 2023. In consideration of this timing, planning has commenced on how the hub will operate once construction is completed.

This report provides an overview of research undertaken to consider options for the management of Keysborough South Community Hub, recommends a Council Facilitated management approach for the site and provides an overview of community engagement opportunities in further operational planning.

#### **2. Recommendation Summary**

This report recommends that Council:

- Confirms the management model for Keysborough South Community Hub as Council Facilitated, as defined in this report.
- Notes the proposed Community Engagement Plan for Keysborough South Community Hub operational planning.

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#### **4.2.1 Keysborough South Community Hub Management Model Endorsement (Cont.)**

### **3. Background**

The Keysborough South Community Hub project commenced in 2011. Since this time there have been various changes to the scope, design and concept plans for this project. There have also been changes within the local community, and developments in approaches to community hub delivery models (including approaches to design, management, and activation of such hubs).

The hub is currently in detailed design, and construction is anticipated to be completed towards the end of 2023. Planning has commenced for site operation once the facility is completed, taking into account feedback from the community since 2011.

The determination of the management model and proposed community engagement plan will provide the required direction to enable further detailing of operational elements for the hub. This includes the establishment of a Strategic Framework and Action Plan that involves public consultation at each relevant stage.

### **4. Discussion and Options (optional)**

To ensure that operational elements for the hub (including venue hire procedures, opening hours, fees and charges, public art and programming) can be fully informed, it is imperative to identify, articulate and endorse the preferred Management Model and Strategic Framework for the site early in planning.

#### **4.1 Management Models**

A review of potential Management Models suitable for the hub has been undertaken to consider suitable options for the site.

This review included consideration of the following options:

- Council Facilitated
- Council Managed
- Community Led Governance
- Hybrid Model.

The Council Facilitated model has been identified as the preferred Management Model to meet the anticipated expectations of the community, and to deliver on objectives and outcomes as per similar sites, like the Springvale Community Hub. This approach would ensure appropriate Council oversight of all Council Services and would include working alongside an Early Years licensee to provide strong outcomes and opportunities for the community.

A fully Council Managed approach was considered as an option however, this approach may result in reduced overall coordination and community activation of the hub, which is not likely to meet the expectations of the local community.

Community Led Governance was also investigated as a potential option, however in this situation it was identified that this approach would deliver a complicated and unfeasible model, with community governance overseeing Council services and programs, along with the Early Years licence.

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#### 4.2.1 Keysborough South Community Hub Management Model Endorsement (Cont.)

### 5. Proposal

#### **5.1 Management Model – Council Facilitated**

The Keysborough South Community Hub is aspiring to be a community centred place of connection, as articulated through community feedback received to date.

To achieve this, it is proposed that a Council facilitated management approach be taken for the hub, with Early Years' service provision delivered under a licensed operating model.

This will involve Council taking a proactive place-based community development approach, working with individuals, community groups and other stakeholders to fulfil the vision of the hub.

To achieve this, officers will work with local communities:

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

A Council facilitated management approach for the hub would include:

#### Balance through an Integrated Model:

- Facilities Management
- Place Making
- Community Development

#### Alongside, Internal Stakeholders:

- Early Years, Libraries, Maternal Child Health, Civic Facilities
- Internal working groups (Strategy Group, Operations Group)

#### External Stakeholders:

- Early Years (license model)
- Community Cafe (enterprise model – TBC)
- Community (Groups, Individuals, Agencies)

The development of a long term (proposed 5 year) Strategic Framework for the site will commence shortly to capture the vision and objectives of the hub.

This would be completed through reviewing all existing information, reports, community consultation and research over the last 10 years of the project and preparing a draft plan that incorporates these elements and priorities.



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#### **4.2.1 Keysborough South Community Hub Management Model Endorsement (Cont.)**

It is anticipated that this could be drafted for community for feedback in early 2022, to ensure current needs and expectations for the hub are appropriately reflected in the framework and to continue ongoing collaboration, involvement and engagement with local communities.

Towards the end of 2022 a detailed Action Plan would be developed. This would also involve community feedback to ensure it meets the expectations and priorities identified within the Strategic Framework.

#### **5.2 Community Engagement Plan**

To ensure Council provides ongoing collaboration, involvement and engagement with local communities, the following high-level Community Engagement Plan is proposed in relation to Keysborough South Community Hub.

Engagement Opportunity	Anticipated Timeline
Strategic Framework	Jan to May 2022
External Public Art Element	Jan to May 2022
Internal Public Art Element	Jan to May 2022
Action Plan Development	June to December 2022

#### **6. Financial Implications**

The financial implications associated with this report, including the anticipated income and expenditure budgets, have been included in Council's proposed Long Term Financial Plan 2023-2032 starting in the 2023-24 financial year. Further details will be refined and considered through the Strategic Framework preparation, as identified within this report.

#### **7. Consultation**

In the preparation of the design and business case for Keysborough South Community Hub a range of community consultation sessions occurred, including the more recent consultation process in 2020 that sought feedback on the draft design of the hub.

This report includes a recommendation for future Community Consultation opportunities as the hub moves towards becoming operational.

#### **8. Community Vision 2040 and Council Plan 2021-25 – Strategic Objectives, Strategies and Plans**

After consultation with the Greater Dandenong community on what kind of future they wanted for themselves and our city, the Greater Dandenong People's Panel developed a new Community Vision for 2040:

*The City of Greater Dandenong is a home to all.*

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#### **4.2.1 Keysborough South Community Hub Management Model Endorsement (Cont.)**

*It's a city where you can enjoy and embrace life through celebration and equal opportunity.  
We harmonise the community by valuing multiculturalism and the individual.  
Our community is healthy, vibrant, innovative and creative.  
Our growing city is committed to environmental sustainability.  
Welcome to our exciting and peaceful community.*

##### **8.1 Community Vision 2040**

This report is consistent with the Community Vision 2040 and its accompanying principles:

- Safe and peaceful community
- Embrace diversity and multiculturalism
- Mind, Body and Spirit
- Art and Culture

##### **8.2 Council Plan 2021-25**

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 strategic objectives:

- A socially connected, safe and healthy city
- A city that respects and celebrates diversity, our history and the arts
- A city of accessible, vibrant centres and neighbourhoods
- A Council that demonstrates leadership and a commitment to investing in the community.

## **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.

These principles have been considered and are covered within this report.

## **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)*.

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

## **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.

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#### **4.2.1 Keysborough South Community Hub Management Model Endorsement (Cont.)**

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 and topic of this report is purely administrative in nature and does not 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 as it's purely administrative in nature.

### **13. Related Council Policies, Strategies or Frameworks**

Related Council and Other Policies, Procedures, Strategies, Protocols, Guidelines:

- Council Plan 2021 – 2025
- Image 2030 Community Plan
- Community Hubs Framework
- Community Development Framework
- Community Engagement Policy 2021-2025
- Community Engagement Planning Framework 2019
- Create and Connect: Arts and Cultural Heritage Strategy
- Library Strategy
- Children's Plan 2021 – 20w6
- Springvale Community Hub Strategic Plan 2020-2025

### **14. Conclusion**

As a Council facilitated site, the Keysborough South Community Hub will become an integral new place for communities to come together to engage, connect, participate and reflect.

The development of a Strategic Framework and Action Plan over 2022-2023 will ensure the needs and expectations of the community are met and achieved.

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**4.2.1 Keysborough South Community Hub Management Model Endorsement (Cont.)**

**15. Recommendation**

**That Council:**

- 1. confirms the management model for Keysborough South Community Hub as Council Facilitated, as defined in this report; and**
- 2. notes the proposed Community Engagement Plan for Keysborough South Community Hub operational planning.**

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#### 4.2.2 Disability Advisory Committee New Members

File Id:

Responsible Officer:

Director Community Services

Recommended Applicants for the Disability  
Advisory Committee

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### 1. Report Summary

Council endorsed the establishment of the Disability Advisory Committee and Disability Community Reference Group in 2013 for an initial two-year period 2014-16. In 2015 these committees were merged into a single Disability Advisory Committee with revised terms of reference and the provision of 12 appointed members plus Councillor representation and the Manager Community Care. The initial committee's term was extended to finalise the Disability Action Plan 2017-23. In 2017 the terms of reference were again revised with the appointment of a new committee for a period of four years.

The Disability Advisory Committee continues to play a key role in the implementation of the Disability Action Plan 2017-23 and will significantly contribute to a new Disability Action Plan beyond 2023.

Following a number of resignations, and the completion the four-year term for the current committee, new Committee members were sought in August 2021.

Recommendations for the membership of the Committee are now presented to Council for endorsement.

### 2. Recommendation Summary

This report recommends the endorsement of nine proposed candidates as independent members for the Disability Advisory Committee.

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#### **4.2.2 Disability Advisory Committee New Members (Cont.)**

### **3. Background**

The establishment of the Disability Advisory Committee and the Disability Community Reference Group was endorsed by Council on 25 November 2013 and they commenced meeting in 2014 following a selection process aligned with the Terms of Reference.

The Disability Advisory Committee provides advice to Council in relation to access and inclusion for people with disabilities in the community at a broad policy and strategic level. The Committee also provides an important forum for identifying current and future issues and advising Council about effective policy and longer-term strategic direction regarding people with disabilities in the City of Greater Dandenong.

The Disability Advisory Committee provided significant input into the development of the Disability Action Plan 2017-23. They continue to have a key role in the implementation of the Action Plan providing an ongoing connection to the community and service providers.

### **4. Proposal**

Advertising for the Committee commenced in August 2021 with promotion through local newspapers, social media and through networks including the e-news. There was initially no response to the advertising and subsequent promotions were undertaken. 10 written applications were received for the 12 vacant positions. The selection process was undertaken in accordance with the Terms of Reference and nine applicants are recommended for Council endorsement.

The nine recommended individuals for the Disability Advisory Committee (Attachment 1) represent a widespread knowledge and strategic experience across the disability sector.

### **5. Financial Implications**

There are no financial implications associated with this report.

### **6. Consultation**

A public request for nominations occurred. All applicants were assessed in relation to the selection criteria for the Disability Advisory Committee.

### **7. Community Vision 2040 and Council Plan 2021-25 – Strategic Objectives, Strategies and Plans**

After consultation with the Greater Dandenong community on what kind of future they wanted for themselves and our city, the Greater Dandenong People's Panel developed a new Community Vision for 2040:

The City of Greater Dandenong is a home to all.  
It's a city where you can enjoy and embrace life through celebration and equal opportunity.  
We harmonise the community by valuing multiculturalism and the individual.  
Our community is healthy, vibrant, innovative and creative.  
Our growing city is committed to environmental sustainability.

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#### **4.2.2 Disability Advisory Committee New Members (Cont.)**

Welcome to our exciting and peaceful community.

##### **7.1 Community Vision 2040**

This report is consistent with the Community Vision 2040 and its accompanying principles:

- Education, training, entrepreneurship and employment opportunities
- Embrace diversity and multiculturalism
- Mind, Body and Spirit

##### **7.2 Council Plan 2021-25**

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 strategic objectives:

- A socially connected, safe and healthy city
- A city that respects and celebrates diversity, our history and the arts
- A city of accessible, vibrant centres and neighbourhoods
- A city that supports entrepreneurship, quality education and employment outcomes

#### **8. 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.

These principles have been considered and are covered within this report.

#### **9. 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).

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

Specifically:

- Section 14 – Right to freedom of thought, conscience, religion and belief;
- Section 15 – Right to freedom of expression;
- Section 16 – Right to peaceful assembly and freedom of association;
- Section 18 – Right to have the opportunity to take part in public life and to vote;

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#### 4.2.2 Disability Advisory Committee New Members (Cont.)

### 10. 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 is purely administrative in its nature and does not have the potential to influence broader social norms and gender roles. However, this will be a significant focus in the development of a new Disability Action Plan which this Committee will be responsible for.

### 11. Consideration of Climate Change and Sustainability

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 as it is administrative in nature. However, this will be considered in the development of a new Disability Action Plan which this Committee will be responsible for.

### 12. Related Council Policies, Strategies or Frameworks

Related Council Policies, Strategies or Frameworks include:

- Disability Action Plan 2017-2023
- Disability Policy

### 13. Conclusion

Applications were sought from the public for appointment as independent members of the Disability Advisory Committee. 10 applications were received with current committee members re-applying and new prospective members applying. All applicants were considered, and nine applicants are recommended as members of the Disability Advisory Committee 2022 to 2026 during which time they will contribute to the development of a new Disability Action Plan.

### 14. Recommendation

That the:

1. recommended applicants listed (in "Attachment 1") be endorsed as independent members of the Disability Advisory Committee; and
2. Mayor writes to the proposed applicants to confirm their appointment to the Disability Advisory Committee.



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**4.2.2 Disability Advisory Committee New Members (Cont.)**

**OTHER**

**DISABILITY ADVISORY COMMITTEE NEW MEMBERS**

**ATTACHMENT 1**

**RECOMMENDED APPLICANTS FOR THE  
DISABILITY ADVISORY COMMITTEE**

**PAGES 3 (including cover)**

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

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#### 4.2.2 Disability Advisory Committee New Members (Cont.)

##### Recommended New Applicants for the Disability Advisory Committee

<p><b>Catherine Rampant</b> Catherine Rampant has been a long-term resident of Dandenong and been actively involved in the local community through service providers focused on health and disability. Catherine was involved the formation of the Australian Aphasia Association with particular emphasis on City of Greater Dandenong residents. Catherine has been a member of the Disability Advisory Committee since 2020.</p>
<p><b>Lyn Bates</b> Lyn Bates is a long-term resident of Noble Park and worked at a local disability service for a number of years. Lyn is very actively involved in the post-polio syndrome community focusing on raising awareness in the community. She has also been actively advocating for issues relating to the support differences for older people with a disability between the National Disability Insurance Scheme and the Commonwealth Aged Care programs. Lyn has been a member of the Disability Advisory Committee since 2020.</p>
<p><b>Pradeep Hewavitharana</b> Pradeep is resident of Dandenong who is involved in a variety of local and statewide networks. Pradeep is a member of the Disability Reference Group – Victorian Equal Opportunity and Human Right Commission, Disabled Persons Taxi Advisory Committee and the Disability Resource Centre. Pradeep is also involved in mentoring people with a spinal cord injury. Pradeep has been a member of the Disability Advisory Committee since 2014.</p>
<p><b>Sharon Harris</b> Sharon has been involved in the Dandenong area for her entire life and is a previous Councillor at the City of Greater Dandenong. Sharon has been an advocate for local disability issues for many years, is a board member of the Monash Health Communicating Safety, Community Health Committees at Monash and is involved in many other committees and groups focusing on disability issues. Sharon has been a member of the Disability Advisory Committee since 2014.</p>
<p><b>Lionel Gee</b> Lionel, Infrastructure Manager for Wallara, has worked in the disability sector for more than 30 years. Lionel is particularly focused on accommodation services, employment and programs in the community. Lionel has been a member of the Disability Advisory Committee since 2018.</p>
<p><b>Norma Seip</b> Norma is heavily involved in the Greater Dandenong community, serving on a variety of local , regional and statewide committees and advisory groups since 2002. Her significant contribution to disability includes the representation on the Victorian Women with Disabilities, Carers Victoria, Monash Health, Eastern Regional Mental Health Association and the Disability Resource Centre networks and advisory committees. Norma was awarded an Order of Australia in 2021 for service to Community Health through advocacy and advisory roles.</p>
<p><b>Deborah Lee</b> Deborah is a long-term resident of Greater Dandenong and has been actively involved in local disability issues focused on access and inclusion. She has current and previous experience on a variety of disability focused committees including the Southern Region Disability Alliance and Women with Disabilities Victoria.</p>

ORDINARY COUNCIL MEETING - AGENDA

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**4.2.2 Disability Advisory Committee New Members (Cont.)****Frank Cutuli**

Frank has strong connections to the Greater Dandenong community including the Dandenong Market, Drum Theatre and Noble Park Community Centre. Additionally, he is involved in a number of organisations that support people with a disability including VALID and is a recipient of the 2018 Victorian Disability Awards Highly Commended Emerging Leader.

**Sophie Vasilev**

Sophie is a Noble Park resident and is involved in the Disability Inclusive Volunteering Project as well as well as volunteering at local disability services.

**Applicant Number 10**

This applicant was not able to commit to the Disability Advisory Committee Terms of Reference therefore is not recommended to join the Committee.

#### **4.2.3 Draft Minutes of the Springvale Community Hub Committee Meeting 30 November 2021**

File Id:

Responsible Officer:

Director Community Services

Draft Minutes of Springvale Community Hub  
Committee on 30 November 2021

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### **1. Report Summary**

At the Council meeting held 23 April 2018, Council resolved in part to *invite Advisory Committees and Reference Groups to submit meeting minutes for Council endorsement*. This resolution also allowed interested Councillors (and those that attend these Committees and Reference Groups) to speak to the meeting about items discussed at these meetings.

### **2. Recommendation Summary**

This report recommends that the draft Minutes of the Springvale Community Hub Committee meeting provided in Attachment 1 to this report be noted and endorsed by Council.

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#### **4.2.3 Draft Minutes of the Springvale Community Hub Committee Meeting 30 November 2021 (Cont.)**

### **3. Background and Proposal**

Greater Dandenong Council is represented on a wide range of Committees, Reference Groups and Advisory Groups which frequently reflect the interests of individual Councillors in serving the broader community in their role. A full listing of these appointments is confirmed each November at Council's Annual meeting to elect the Mayor and Deputy Mayor and is available via Council's website.

The resolution of Council made on 23 April 2018 provides for Minutes of meetings held by Advisory Committees and Reference Groups to be submitted to Council for information purposes, for noting and for endorsement (not adoption).

As such, the draft Minutes are provided as Attachment 1 to this report.

There are no financial implications associated with the development and submission of this report.

### **4. Community Vision 2040 and Council Plan 2021-25 – Strategic Objectives, Strategies and Plans**

After consultation with the Greater Dandenong community on what kind of future they wanted for themselves and our city, the Greater Dandenong People's Panel developed a new Community Vision for 2040:

The City of Greater Dandenong is a home to all.  
It's a city where you can enjoy and embrace life through celebration and equal opportunity.  
We harmonise the community by valuing multiculturalism and the individual.  
Our community is healthy, vibrant, innovative and creative.  
Our growing city is committed to environmental sustainability.  
Welcome to our exciting and peaceful community.

#### **4.1 Community Vision 2040**

This report is consistent with the Community Vision 2040 and its accompanying principles:

- Safe and peaceful community
- Education, training, entrepreneurship and employment opportunities
- Embrace diversity and multiculturalism
- Mind, Body and Spirit

#### **4.2 Council Plan 2021-25**

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 strategic objectives:

- A socially connected, safe and healthy city
- A city that respects and celebrates diversity, our history and the arts
- A city of accessible, vibrant centres and neighbourhoods
- A green city committed to a sustainable future

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#### **4.2.3 Draft Minutes of the Springvale Community Hub Committee Meeting 30 November 2021 (Cont.)**

- A city that supports entrepreneurship, quality education and employment outcomes
- A Council that demonstrates leadership and a commitment to investing in the community.

### **5. 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.

The establishment of the Springvale Community Hub Committee and the work that it undertakes gives particular consideration to the following overarching governance principles:

- priority is given to achieving the best outcomes for the municipal community, including future generations (section 9(b) of the LGA2020);
- the municipal community is engaged in strategic planning and strategic decision making – many advisory committees and reference groups have community members as participants (section 9(d) of the LGA2020);
- innovation and continuous improvement is pursued (section 9(e) of the LGA2020);
- collaboration with other councils, governments and statutory bodies is sought – many advisory committees and reference groups have representatives attending from these organisations (section 9(f) of the LGA2020);
- the ongoing financial viability of Council is ensured (section 9(g) of the LGA2020);
- regional, state and national plans and policies are taken into account in strategic planning and decision making – diverse representation within these groups ensures this occurs (section 9(h) of the LGA2020); and
- the transparency of Council decisions, actions and information is ensured by this regular reporting mechanism (section 9(i) of the LGA2020).

### **6. 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.

### **7. 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.

**4.2.3 Draft Minutes of the Springvale Community Hub Committee Meeting 30 November 2021 (Cont.)****8. 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.

**9. Recommendation**

**That Council notes the draft Minutes of meeting for the Springvale Community Hub Committee as provided in Attachment 1 to this report.**

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**4.2.3 Draft Minutes of the Springvale Community Hub Committee Meeting 30 November 2021 (Cont.)**

**OTHER**

**DRAFT MINUTES OF SPRINGVALE COMMUNITY HUB  
COMMITTEE MEETING – 30 NOVEMBER 2021**

**ATTACHMENT 1**

**DRAFT MINUTES OF SPRINGVALE  
COMMUNITY HUB COMMITTEE ON 30  
NOVEMBER 2021**

**PAGES 3 (including cover)**

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



**4.2.3 Draft Minutes of the Springvale Community Hub Committee Meeting 30 November 2021 (Cont.)**

**Advisory Committee or Reference Group Name:** *Springvale Community Hub Committee*

**Date of Meeting:** *30 November 2021*

**Time of Meeting:** *5.30pm – 7pm*

**Meeting Location:** *Springvale Community Hub*

**Attendees:**

*Cr Richard Lim (RL), Dani Holl (DH) (Chair), Lissette Brearley (LB), Vivienne Fernandes (VF), Heather Duggan (HD), Chris Keys (CK) Mmaskepe Sejoe (MS), Director of Community Services (City of Greater Dandenong [CGD]), Community Precincts Strategic Operations Coordinator (CGD), and Community Development Officer (CGD).*

**Apologies:**

*Cr Loi Truong, Sarita Kulkarni, Anna Leticia Demuth, Melanie Virtue*

**Minutes:**

*Community Development Officer (CGD)*

Item No.	Item	Action	Action By
1.	<b>Welcome and Apologies</b> The Chair acknowledged the Traditional Owners of the Land, welcomed attendees, and noted the apologies.		
2.	<b>Endorsement of Minutes of Previous Meeting</b> Committee endorsed the previous meeting minutes.		
3.	<b>Springvale Community Hub report and action plan review</b> Council officers provided a report on activities and usage of the Springvale Community Hub (SCH) and an update on selected actions in the SCH Strategic Plan.		
4.	<b>Upcoming activities at SCH</b> Council officers provided a report on upcoming activities and events at SCH.	Flyer of upcoming clothing and toy swap to be circulated to members.	Community Development Officer (CGD)
5.	<b>Room booking process at SCH for external groups</b> The group discussed the room booking process for Council facilities including financial barriers for small community groups. Council grants was mentioned to support such groups.	Request for presentation from Council's Community Funding Team at a future meeting. In the interim, links to the community grants program will be sent to the group.	Community Development Officer (CGD)

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

## ORDINARY COUNCIL MEETING - AGENDA

**4.2.3 Draft Minutes of the Springvale Community Hub Committee Meeting 30 November 2021 (Cont.)**

6.	<p><b>Community Celebration – 5 March 2022</b> Members discussed and provided feedback about the upcoming community celebration for SCH. Members expressed a need for education sessions for community groups around food handling requirements and permits process</p>	<p>Expression of interest for the community celebration to be circulated to members once open</p> <p>Council to organise information sessions for community groups interested in being part of the community celebration</p>	<p>Community Precincts Strategic Operations Coordinator (CGD), and Community Development Officer (CGD)</p> <p>Community Precincts Strategic Operations Coordinator (CGD), and Community Development Officer (CGD)</p>
7	<p><b>Community voice and emerging issues</b> Springvale Neighbourhood House have a program that links volunteers with community members needing English language support. The group discussed the opportunity for volunteers to use space at SCH.</p> <p>Question was raised about opening hours for the upcoming festive season.</p>	<p>HD to link SNH program officer with Community Development Officer (CGD) for further discussion</p> <p>SCH summer opening hours to be shared with members</p>	<p>Community Development Officer (CGD)</p> <p>Community Development Officer (CGD)</p>
8	<p><b>2022 meetings</b> All from 5.30pm to 7pm 15 February 5 April 7 June 2 August 4 October 6 December</p>		
	<p><b>Next meeting date:</b> 15 February 2022</p>		

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

#### **4.2.4 Draft Minutes of Multicultural and People Seeking Asylum Advisory Committee Meeting - 7 December 2021**

File Id:	A8377140
Responsible Officer:	Director Community Services
Attachments:	Draft Minutes of Multicultural and People Seeking Asylum Advisory Committee on 7 December 2021

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### **1. Report Summary**

At the Council meeting held 23 April 2018, Council resolved in part to *invite Advisory Committees and Reference Groups to submit meeting minutes for Council endorsement*. This resolution also allowed interested Councillors (and those that attend these Committees and Reference Groups) to speak to the meeting about items discussed at these meetings.

### **2. Recommendation Summary**

This report recommends that the draft Minutes of the Multicultural and People Seeking Asylum Advisory Committee meeting provided in Attachment 1 to this report be noted by Council.

---

#### **4.2.4 Draft Minutes of Multicultural and People Seeking Asylum Advisory Committee Meeting - 7 December 2021 (Cont.)**

### **3. Background and Proposal**

Greater Dandenong Council is represented on a wide range of Committees, Reference Groups and Advisory Groups which frequently reflect the interests of individual Councillors in serving the broader community in their role. A full listing of these appointments is confirmed each November at Council's Annual meeting to elect the Mayor and Deputy Mayor and is available via Council's website.

The resolution of Council made on 23 April 2018 provides for Minutes of meetings held by Advisory Committees and Reference Groups to be submitted to Council for information purposes, for noting and for endorsement (not adoption).

As such, the draft Minutes are provided as Attachment 1 to this report.

There are no financial implications associated with the development and submission of this report.

### **4. Community Vision 2040 and Council Plan 2021-25 – Strategic Objectives, Strategies and Plans**

After consultation with the Greater Dandenong community on what kind of future they wanted for themselves and our city, the Greater Dandenong People's Panel developed a new Community Vision for 2040:

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Our community is healthy, vibrant, innovative and creative.  
Our growing city is committed to environmental sustainability.  
Welcome to our exciting and peaceful community.

#### **4.1 Community Vision 2040**

This report is consistent with the Community Vision 2040 and its accompanying principles:

- Safe and peaceful community
- Education, training, entrepreneurship and employment opportunities
- Embrace diversity and multiculturalism
- Mind, Body and Spirit
- Art and Culture

#### **4.2 Council Plan 2021-25**

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 strategic objectives:

- A socially connected, safe and healthy city
- A city that respects and celebrates diversity, our history and the arts
- A city of accessible, vibrant centres and neighbourhoods

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#### **4.2.4 Draft Minutes of Multicultural and People Seeking Asylum Advisory Committee Meeting - 7 December 2021 (Cont.)**

- A city that supports entrepreneurship, quality education and employment outcomes
- A Council that demonstrates leadership and a commitment to investing in the community.

### **5. 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.

The establishment of the Multicultural and People Seeking Asylum Advisory Committee and the work that it undertakes gives particular consideration to the following overarching governance principles:

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### **6. 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.

### **7. The *Gender Equality Act 2020***

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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.

**4.2.4 Draft Minutes of Multicultural and People Seeking Asylum Advisory Committee Meeting - 7 December 2021 (Cont.)****8. 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.

**9. Recommendation**

**That Council notes the draft Minutes of meeting for the Multicultural and People Seeking Asylum Advisory Committee as provided in Attachment 1 to this report.**

---

**4.2.4 Draft Minutes of Multicultural and People Seeking Asylum Advisory Committee Meeting - 7 December 2021 (Cont.)**

**OTHER**

**DRAFT MINUTES OF MULTICULTURAL AND PEOPLE SEEKING  
ASYLUM ADVISORY COMMITTEE MEETING**

**ATTACHMENT 1**

**MULTICULTURAL AND PEOPLE  
SEEKING ASYLUM ADVISORY  
COMMITTEE MEETING ON  
7 DECEMBER 2021**

**PAGES 5 (including cover)**

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

## ORDINARY COUNCIL MEETING - AGENDA

**4.2.4 Draft Minutes of Multicultural and People Seeking Asylum Advisory Committee Meeting - 7 December 2021 (Cont.)**

<b>Advisory Committee or Reference Group Name:</b>	Multicultural and People Seeking Asylum Advisory Committee
<b>Date of Meeting:</b>	7 December 2021
<b>Time of Meeting:</b>	3-5pm
<b>Meeting Location:</b>	Online via Microsoft Teams Meeting

**Attendees:**

Kylie Reid (Chisholm Institute) – Chairperson, Cr Rhonda Garad (City of Greater Dandenong [CGD]), Sarita Kulkarni (Community Member), Community Development Coordinator (CGD), Sri Samy (Friends of Refugees [FOR]), Siv Yogonathan (Life Without Barriers [LWB]), Jacquie McBride (Monash Health), Sean Quigley (WAYSS), Qutbiyallam Timor (Asylum Seeker Resource Centre [ASRC]).

**Apologies:**

Cr Eden Foster (CGD), Peter McNamara (South East Community Links [SECL]), Nagamuthu R. Wickramasingham (Community Member), Kadira Pethiyagoda (Community Member), Binita Maskey (Women's Association South East Melbourne Australia [WASEMA]).

**Minutes:**

Community Advocacy Officer (CGD).

Item No.	Item	Action	Action By
1.	<b>Welcome and Apologies</b> Chair welcomed Committee Members and acknowledged Traditional Owners. Chair welcomed and introduced new Committee Members.		
2.	<b>Endorsement of previous meeting minutes</b> Previous minutes endorsed by Committee and noted by Council.		
3.	<b>Review of outstanding action items</b> No outstanding action items		
4.	<b>Dandenong Wellbeing Centre – Draft Design</b> Primary objective of the new centre will be health and wellbeing. Focus to attract community members who would not ordinarily attend an aquatic centre. Draft design is now available through public exhibition for community members to provide comments and feedback until Wednesday 15 December. Committee Members were consulted in relation to the draft design and provided relevant feedback.		
5.	<b>Forever Fest 2022 (Sustainability Festival)</b> The festival will run from Wednesday 6 April to Tuesday 12 April 2022. It covers many topics that fall under sustainability and focuses on the notion that many small actions, together make a big difference.		

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



## ORDINARY COUNCIL MEETING - AGENDA

**4.2.4 Draft Minutes of Multicultural and People Seeking Asylum Advisory Committee Meeting - 7 December 2021 (Cont.)**

	<p>Council will be running a number of workshops and information sessions throughout the duration of the festival.</p> <p>On Saturday 9 April there will be a full-day market event at the Springvale Community Hub with stalls and activities for all ages.</p> <p>Committee Members provided relevant feedback, and any further comments regarding sustainability activities and/or stalls can be forwarded to <a href="mailto:stephanie.karras@cgd.vic.gov.au">stephanie.karras@cgd.vic.gov.au</a>.</p>		
6.	<p><b>Part B Action Plan Progress Report</b></p> <p><b>Afghan Community Engagement Event</b></p> <ul style="list-style-type: none"> <li>• Harmony Square</li> <li>• Sunday 20 February 2022</li> <li>• 11am – 4pm</li> <li>• A free welcome event for new community members from Afghanistan. The event seeks to connect the wider Afghan community in the South East region, supporting arts, culture, wellbeing and connection. It is also a chance to connect with a range of services like housing, employment, food and material aid. The day will feature a welcome to Country, live performances by Afghan cultural groups and artists, a Halal BBQ, Library tours and information from service providers.</li> </ul> <p><b>Back Your Neighbour Phase 4</b></p> <ul style="list-style-type: none"> <li>• Local Government Mayoral Taskforce Supporting People Seeking Asylum has appointed Social Change Projects for a second time to provide campaign management for Back Your Neighbour in the lead up to the next election.</li> <li>• Social Change Projects is currently working on a campaign plan.</li> <li>• Casey Council has also become a member of the Executive, and Nillumbik Shire Council joined the Mayoral Taskforce as a General Member. In total the Taskforce now comprises 37 members.</li> </ul> <p><b>Anti-racism Initiative</b></p> <ul style="list-style-type: none"> <li>• Anti-racism Community Session was held on Monday 6 December between 7-8:30PM. Led by Victoria University, and supported by Greater Dandenong and Casey Councils.</li> <li>• Eight community members attended the event. Many shared experiences of racism, and how it has affected them.</li> <li>• More engagement events will be held in the new year, with the hope of attracting more people to become involved in the Anti-racism Project.</li> </ul> <p><b>Meeting with Minister Alex Hawke</b></p> <ul style="list-style-type: none"> <li>• Mayor, Cr Jim Memeti to meet with Minister Hawke to discuss the ongoing settlement of Afghan refugees within Greater Dandenong.</li> <li>• Key issues to be focused on will include increasing Australia's Afghan intake to 20,000</li> </ul>		

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

## ORDINARY COUNCIL MEETING - AGENDA

**4.2.4 Draft Minutes of Multicultural and People Seeking Asylum Advisory Committee Meeting - 7 December 2021 (Cont.)**

	<p>refugees, permitting family reunification for those living in the community who are on a Bridging Visa E or Temporary Protection Visa, and a pathway to permanency for Illegal Maritime Arrivals.</p> <ul style="list-style-type: none"> <li>Advisory Committee members suggested raising with the Minister the anxiety that is being felt amongst people seeking asylum in the lead up to the federal election.</li> </ul>		
7.	<p><b>Continuation of Action Plan post-June 2022</b></p> <p>Advisory Committee members discussed whether it was necessary to develop a new People Seeking Asylum and Refugee Action Plan next year.</p> <p>It was noted that the Advisory Committee can still operate without an Action Plan, and instead it can be more agile and versatile in its work within the people seeking asylum and multicultural space.</p> <p>Advisory Committee discussed the opportunity to take on a more simplified plan in the following year. One that focuses on overarching domains e.g. education, employment, material aid, health etc. A more thematic approach.</p> <p>Advisory Committee agreed to develop a thematic plan for next year to be endorsed by Council.</p>	Draft a thematic plan for early-2022.	Community Advocacy Officer.
8.	<p><b>Information Sharing</b></p> <p><b>WAYSS</b> People exiting motels since lockdowns have ended. It is anticipated that State Government funding will enable many of these to secure and long-term housing. Anglicare are the support provider for the southeast of Melbourne.</p> <p><b>Monash Health</b> Thus far 1,200 Afghan referrals in the last 3-months. Monash Health Refugee Clinic taking people who have not received Medicare approval as yet. Monash Health preparing for an escalation in COVID-19 cases in January.</p> <p><b>ASRC</b> Refugee Resource Hub has launched legal services for people seeking asylum in the southeast who are registered with ASRC. Those wanting to access services and need to register, to contact the ASRC on 9326 6066. Opportunity remains for service providers to partner with Refugee Resource Hub. Contact Qutbiallam Timor for further information Qutbiallam.t@asrc.org.au.</p> <p><b>Sarita Kulkami</b> WASEMA currently concentrating on securing future grants/funding to continue operating cafes next year.</p> <p><b>LWB</b> Currently supporting recent releases from hotel detention. The support time is very short, so it remains a challenge to provide all supports necessary. Many clients are then passed onto ASRC and other organisations to continue with supports. Three unaccompanied minors are currently living in</p>		

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

## ORDINARY COUNCIL MEETING - AGENDA

**4.2.4 Draft Minutes of Multicultural and People Seeking Asylum Advisory Committee Meeting - 7 December 2021 (Cont.)**

	<p>the northwest, with LWB working with them to secure long term housing. Steady rate in enquiries for SRSS applications, primarily plane arrivals. Services will not close, apart from public holidays.</p> <p><b>FOR</b> Assisting people with getting back to employment. Currently undertaking member assessments and preparing programs for next year. Assisting new arrivals with furniture and material aid. FOR will be closed from 23 December until 3 January. Sri has left her number on the front door of the organisation so that people can still contact her over the Christmas break.</p> <p><b>Chisholm TAFE</b> Classes have finished for the year and will resume at the end of January 2022. Enormous amount of 449 Visa Holders coming in for Adult Migrant English Program (AMEP) assessments. People are being linked with services very quickly by AMES Australia.</p>		
9.	<p><b>Other Business</b></p> <ul style="list-style-type: none"> <li>• Meeting dates for 2022 - Advisory Committee agreed to continue meeting on every first Tuesday of every second month.</li> <li>• Meetings will be offered as a hybrid option, subject to COVID-19 guidelines.</li> <li>• Next meeting – Tuesday 1 February 2022, 3-5pm.</li> </ul>		

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

#### **4.2.5 Leave of Absence - Cr Bob Milkovic**

File Id: A8408538  
Responsible Officer: Manager Governance

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#### **1. Report Summary**

Councillor (Cr) Bob Milkovic requests a leave of absence from 19 January to 6 March 2022 (inclusive). This leave of absence will include the Council Meetings of 24 January, 14 February and 28 February 2022.

#### **2. Recommendation Summary**

This report recommends that a leave of absence be granted to Cr Milkovic for the period requested.

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#### **4.2.5 Leave of Absence - Cr Bob Milkovic (Cont.)**

### **3. Background and Discussion**

This report is submitted in conjunction with Council's Governance Rules which state that any Councillor may request a leave of absence in writing submitted to the Chief Executive Officer or Mayor and state the dates they require the leave and the reason for which it is sought.

Further, under section 35(4) of the *Local Government Act 2020*, Council must grant any reasonable request for leave.

The leave of absence will include the:

- scheduled Council Meetings of 24 January, 14 February and 28 February 2022 and the pre-Council Meetings before each of these;
- scheduled Councillor Briefing Sessions of 2 February, 7 February, 17 February and 21 February; and
- any further Councillor Briefing Sessions or meetings organised during the requested period of absence.

This leave of absence is requested for personal reasons.

### **4. Financial Implications**

There are no financial implications associated with this report.

### **5. 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. In relation to this report the following overarching governance principles have been considered:

- a. Council decisions have been made and actions taken in accordance with the relevant law; and
- b. the transparency of Council decisions, actions and information has been ensured.

### **6. 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).

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

### **7. 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.

**4.2.5 Leave of Absence - Cr Bob Milkovic (Cont.)**

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. It is purely administrative in nature and does not have a direct and significant impact on members of the Greater Dandenong community. Therefore, a gender impact assessment is not required.

**8. Recommendation**

**That Council grants a leave of absence to Cr Bob Milkovic for the period 19 January to 6 March 2022 (inclusive) which includes the Council Meetings of 24 January, 14 February and 28 February 2022 and notes Cr Milkovic's apology for each of those meetings.**

#### **4.2.6 Report on Matters Discussed at Councillor Briefing Sessions & Pre-Council Meetings - 29 November, 6 December & 13 December 2021**

File Id: fA25545  
Responsible Officer: Manager Governance

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### **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 November and December 2021.

### **2. Recommendation Summary**

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

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**4.2.6 Report on Matters Discussed at Councillor Briefing Sessions & Pre-Council Meetings - 29 November, 6 December & 13 December 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 November and December 2021.

**4. Matters Presented for Discussion**

Item		Councillor Briefing Session/Pre-Council Meeting
1	<p><b>General Discussion</b></p> <p>Councillors and Council officers briefly discussed the following items:</p> <ul style="list-style-type: none"> <li>a) Current COVID-19 status.</li> <li>b) Current roadworks within the municipality.</li> <li>c) The proposed Councillor and Executive Management Team strategic planning weekend for 2022.</li> <li>d) Agenda items for the Council Meeting of 29 November 2021.</li> </ul>	<b>29 November 2021</b>
2	<p><b>Young Leaders 2021 Annual Presentation</b></p> <p>Councillors were briefed on the work that has been undertaken by Greater Dandenong's young leaders over the course of 2021. This includes informing Council of identified youth issues and key community projects developed in response to those issues by participants of the Young Leaders Program.</p>	<b>6 December 2021</b>
3	<p><b>Dandenong Community Hub</b></p> <p>Councillors were presented with an update on the current concept Plan A – Ground Floor (revised) and First Floor (revised). A draft business case and the impact of the project on Council's Long-Term Financial Plan were also discussed. The concepts will be further developed prior to a report proceeding to a Council Meeting in early 2022.</p>	<b>6 December 2021</b>



**4.2.6 Report on Matters Discussed at Councillor Briefing Sessions & Pre-Council Meetings - 29 November, 6 December & 13 December 2021 (Cont.)**

<b>4</b>	<p><b><i>Library Heritage Strategy Achievements</i></b></p> <p>Councillors were provided with an update on achievements and developments for Community Arts, Culture and Library Services against the Strategy.</p>	<b><i>6 December 2021</i></b>
<b>5</b>	<p><b><i>Keysborough South Community Hub Management Model</i></b></p> <p>Councillors were provided relevant information and an opportunity to ask questions prior to presentation of the Keysborough South Management Model Report to Council in 2022.</p>	<b><i>6 December 2021</i></b>
<b>6</b>	<p><b><i>General Discussion</i></b></p> <p>Councillors and Council officers briefly discussed the following items:</p> <p>a) Current COVID-19 status.  b) Grass cutting program within the municipality.  c) Feedback received on the proposed Social Media Policy.  d) Agenda items for the Council Meeting of 13 December 2021.</p>	<b><i>6 December 2021</i></b>
<b>7</b>	<p><b><i>General Discussion</i></b></p> <p>Councillors and Council officers briefly discussed the following items:</p> <p>a) Current COVID-19 status.  b) Australia Day awards nominations.  d) Agenda items for the Council Meeting of 13 December 2021.</p>	<b><i>13 December 2021</i></b>

**5. Apologies**

- Cr Sean O'Reilly submitted an apology for the Pre-Council Meeting on 29 November 2021.
- Cr Rhonda Garad and Cr Loi Truong submitted apologies for the Pre-Council Meeting on 13 December 2021.

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**4.2.6 Report on Matters Discussed at Councillor Briefing Sessions & Pre-Council Meetings - 29 November, 6 December & 13 December 2021 (Cont.)**

## **6. Community Vision 2040 and Council Plan 2021-25 – Strategic Objectives, Strategies and Plans**

After consultation with the Greater Dandenong community on what kind of future they wanted for themselves and our city, the Greater Dandenong People's Panel developed a new Community Vision for 2040:

*The City of Greater Dandenong is a home to all.  
It's a city where you can enjoy and embrace life through celebration and equal opportunity.  
We harmonise the community by valuing multiculturalism and the individual.  
Our community is healthy, vibrant, innovative and creative.  
Our growing city is committed to environmental sustainability.  
Welcome to our exciting and peaceful community.*

### **6.1 Community Vision 2040**

This report is consistent with the Community Vision 2040 and its accompanying principles:

- Safe and peaceful community
- Sustainable environment
- Embrace diversity and multiculturalism
- Mind, Body and Spirit
- Art and Culture

### **6.2 Council Plan 2021-25**

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 strategic objectives:

- A socially connected, safe and healthy city
- A city that respects and celebrates diversity, our history and the arts
- A city of accessible, vibrant centres and neighbourhoods
- A green city committed to a sustainable future
- A city that supports entrepreneurship, quality education and employment outcomes
- A Council that demonstrates leadership and a commitment to investing in the community.

## **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.

**4.2.6 Report on Matters Discussed at Councillor Briefing Sessions & Pre-Council Meetings - 29 November, 6 December & 13 December 2021 (Cont.)****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.

**11. Recommendation**

**That the information contained in this report be received and noted.**

#### **4.2.7 List of Registered Correspondence to Mayor and Councillors**

File Id:	qA283304
Responsible Officer:	Manager Governance
Attachments:	Correspondence Received 6 December 2021 – 14 January 2022

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#### **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 6 December 2021 – 14 January 2022.

#### **Recommendation**

**That the listed items provided in Attachment 1 for the period 6 December 2021 – 14 January 2022 be received and noted.**

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

**OTHER**

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

**ATTACHMENT 1**

**CORRESPONDENCE RECEIVED  
6 DECEMBER 2021 – 14 JANUARY 2022**

**PAGES 3 (including cover)**

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

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



**Objective**  
CONNECTED, COLLABORATIVE, COMMUNITY.

**Correspondences addressed to the Mayor and Councillors received between 06/12/21 & 14/01/22 - for officer action - total = 1**

Correspondence Name	Correspondence Dated	Date Record Created	Objective ID	User Assigned
A letter of complaint from a Springvale resident regarding rubbish dumping in Springvale Central.	18-Nov-21	22-Dec-21	fA234477	Completed

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

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



**Correspondences addressed to the Mayor and Councillors received between 06/12/21 & 14/01/22 - for information only - total = 8**

Correspondence Name	Correspondence Dated	Date Record Created	Objective ID	User Assigned
A letter from the Mayor of the City of Monash regarding the future of school crossings.	10-Dec-21	16-Dec-21	A8335979	Mayor & Councillors EA
A letter of response to the Mayor from the Minister for Planning in relation to planning reforms in Greater Dandenong.	08-Dec-21	21-Dec-21	A8349364	Mayor & Councillors EA
Advice from the President of the Australian Local Government Association calling for Motions for the National General Assembly in June 2022.	17-Dec-21	23-Dec-21	A8376492	Mayor & Councillors EA
Advice from the Minister for Planning regarding the approval of Amendment C211 GDAN - Former Maralinga Primary School, Keysborough.	20-Dec-21	31-Dec-21	A8392159	Mayor & Councillors EA
Correspondence with a Keysborough resident regarding the lack of protection of a local tree.	06-Jan-22	07-Jan-22	A8404201	CPDA
An invitation to the Rainbow Local Government Conference being held in StKilda in February 2022 from the Victorian Pride Lobby.	05-Jan-22	10-Jan-22	A8405507	Mayor & Councillors EA
A request from a Noble Park North resident for Council to maintain a large gum tree on the nature strip near their property.	11-Jan-22	11-Jan-22	A8410538	Mayor & Councillors EA
Advice from the Shadow Minister for Regional Services, Local Government and Territories regarding Labor's Disaster Ready Fund plan.	14-Jan-22	14-Jan-22	A8419462	CEO

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

## **5 NOTICES OF MOTION**

A notice of motion is a notice setting out the text of a motion proposed to be moved at the next relevant meeting. It must be in writing, signed by a Councillor, and be lodged with the Chief Executive Officer in sufficient time for him or her to give each Councillor at least 72 hours notice of such notice.

The guidelines for submitting a notice of motion to a Council meeting are included in the current Governance Rules.



## **6 REPORTS FROM COUNCILLORS/DELEGATED MEMBERS AND COUNCILLORS' QUESTIONS**

The principle purpose of this item in the Council Meeting Agenda is for Councillors to report on their attendance, observations or important matters arising from their liaison or representation with groups for which the Councillor has been formally appointed by Council. In accordance with the documented 'protocol' that applies to either liaisons or representatives, Councillors should raise matters of importance during this item. Other matters may also be reported.

If a Councillor chooses to speak, the name of the conference/event and the Councillor will be noted in the Minutes for that meeting. If a Councillor requires additional information on the conference/event to be listed in the Minutes, they must submit it in writing to a Governance staff member by 12.00pm the day following this Council Meeting.

Question time is provided to enable Councillors to address questions to members of Council staff. The guidelines for asking questions at a Council meeting are included in the current Governance Rules.

Councillors have a total of 15 minutes each to report on their attendances at meetings, conferences or events and to ask questions of Council staff.

## **7 URGENT BUSINESS**

No business may be admitted as urgent business unless it:

- a. Relates to or arises out of a matter which has arisen since distribution of the Agenda.
- b. Cannot safely or conveniently be deferred until the next ordinary meeting and unless agreed to by a majority of those Councillors present at the meeting.