



**GREATER
DANDENONG**
City of Opportunity

MINUTES

COUNCIL MEETING

MONDAY, 14 FEBRUARY 2022
Commencing at 7:00 PM

VIRTUAL COUNCIL MEETING
225 Lonsdale Street, Dandenong VIC 3175

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1 MEETING OPENING

1.1 ATTENDANCE

Apologies

Cr Bob Milkovic - Leave of Absence

Councillors Present

Cr Jim Memeti (Chairperson)

Cr Tim Dark, Cr Lana Formoso, Cr Eden Foster, Cr Rhonda Garad, Cr Richard Lim OAM, Cr Angela Long, Cr Sean O'Reilly, Cr Sophie Tan, Cr Loi Truong.

Officers Present

John Bennie PSM, Chief Executive Officer, Paul Kearsley, Director Business, Engineering and Major Projects, Jody Bosman, Director City Planning, Design and Amenity, Martin Fidler, Director Community Services, Kylie Sprague, Executive Manager Communications and Customer Service, Michelle Hansen, Executive Manager Finance and Information Technology, Lisa Roberts, Manager Governance.

1.2 ACKNOWLEDGEMENT OF TRADITIONAL OWNERS OF THE LAND

We 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

Cr Rhonda Garad read the following prayer provided prior to the meeting tonight by Father Brendan Lane from St Marys Catholic Church, Dandenong, a member of the Greater Dandenong Interfaith Network.

" Heavenly Father, Send your spirit of wisdom upon our Councillors today as they meet to discuss and decide what is best for all of us in the City of Greater Dandenong. We thank you for the efforts of so many people who have made our city great and a good place to live. Help us to work together with good will and maintain a unity even when we have different opinions, but always let us do what is best for the greatest number. We thank you for your blessings upon us all in the name of the Lord. Amen."

1.4 CONFIRMATION OF MINUTES OF PREVIOUS MEETING

Meeting of Council held 24 January 2022.

Recommendation

That the minutes of the Meeting of Council held 24 January 2022 be confirmed.

MINUTE 378

Moved by: Cr Lana Formoso
Seconded by: Cr Loi Truong

That the minutes of the Meeting of Council held 24 January 2022 be confirmed.

CARRIED

1.5 DISCLOSURES OF INTEREST

Nil.

2 OFFICERS' REPORTS - PART ONE

2.1 DOCUMENTS FOR SEALING

2.1.1 Documents for Sealing

| | |
|----------------------|--------------------|
| File Id: | A2683601 |
| Responsible Officer: | Manager Governance |

Report Summary

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

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

Recommendation Summary

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

2.1.1 Documents for Sealing (Cont.)

Item Summary

There is one [1] item being presented to Council's meeting of 14 February 2022 for signing and sealing as follows:

1. Deeds of Renewal and Variations of Lease between Greater Dandenong City Council and RMBL Investments Ltd for part Level 4 and part Level 5, 225 Lonsdale Street, Dandenong, 3175.

Recommendation

That the listed documents be signed and sealed.

MINUTE 379

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

That the listed documents be signed and sealed.

CARRIED

2.2 DOCUMENTS FOR TABLING

2.2.1 Petitions and Joint Letters

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

Report Summary

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

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

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

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

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

2.2.1 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 14 February 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.

MINUTE 380

Moved by: Cr Loi Truong
Seconded by: Cr Angela Long

That this report and Attachment be received and noted.

CARRIED

2.2.1 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.

2.2.1 Petitions and Joint Letters (Cont.)

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

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2.2.1 Petitions and Joint Letters (Cont.)

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2.3 STATUTORY PLANNING APPLICATIONS

2.3.1 Town Planning Application - No. 5/111-115 Lonsdale Street, Dandenong (Planning Application No. PLN21/0332)

| | |
|----------------------|---|
| File Id: | 311510 |
| Responsible Officer: | Director City Planning Design & Amenity |
| Attachments: | Submitted Plans Locations of Objectors |

Application Summary

| | |
|------------|--|
| Applicant: | Afro Group Pty Ltd |
| Proposal: | To use part of the land for a restaurant, to sell and consume liquor (on premises licence), a reduction in the car parking requirement associated with a restaurant under Clause 52.06 of the Greater Dandenong Planning Scheme and to alter access to a Road Zone Category 1. |
| Zone: | Commercial 2 Zone |
| Overlay: | No overlays apply |
| Ward: | Dandenong |

This application is brought before the Council because it has received three (3) objections.

The application proposes to use part of the land for a restaurant, to sell and consume liquor (on premises licence), a reduction in the car parking requirement associated with a restaurant under Clause 52.06 of the Greater Dandenong Planning Scheme and to alter access to a Road Zone Category 1.

A permit is required pursuant to:

- Clause 34.02-1 (Commercial 2 Zone): A permit is required to use land for a Restaurant where the leasable floor area exceeds 100sqm.
- Clause 52.06-3 (Car Parking): A permit is required for a reduction in the car parking requirement associated with a Restaurant.
- Clause 52.27 (Licensed Premises): A permit is required to sell and consume liquor.
- Clause 52.29-2 (Land adjacent to a Road Zone Category 1): A permit is required to create or alter access to a Road in a Road Zone Category 1.

2.3.1 Town Planning Application - No. 5/111-115 Lonsdale Street, Dandenong (Planning Application No. PLN21/0332) (Cont.)

Objectors Summary

The application was advertised to the surrounding area through the erection of a notice on-site and the mailing of notices to adjoining and surrounding owners and occupiers. Three (3) objections were received to the application.

Issues raised generally relate to the following:

- That the zoning of the land is for retail and warehouses and is not suitable for a restaurant;
- The sale and consumption of liquor at 7am is a socially unsafe;
- Inadequate car parking;
- No provision for an allocated smoking area;
- Noise detriment to the surrounding uses;
- Existing infrastructure cannot cater for an additional 50 patrons; and
- Staff of surrounding premises often occupy the common car spaces within 111-115 Lonsdale Street.

Assessment Summary

The proposal has been assessed against the relevant requirements of the Greater Dandenong Planning Scheme and is considered appropriate for the site.

The proposed restaurant, the sale and consumption of liquor and reduction in car parking are not considered to result in adverse amenity impacts to the site and neighbouring areas subject to conditions limiting the number of patrons during normal business hours and limiting the sales and consumption of liquor to after 5pm.

The conditions of the planning permit, if issued, will ensure that the proposal is appropriately managed and operated.

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, 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.

2.3.1 Town Planning Application - No. 5/111-115 Lonsdale Street, Dandenong (Planning Application No. PLN21/0332) (Cont.)

Subject Site and Surrounds

Subject Site

- The land at 111-115 Lonsdale Street, Dandenong, is located on the west side of Lonsdale Street in Dandenong. The land contains eleven (11) titles occupied by six (6) premises.
- The six (6) premises share two (2) driveways and fifty-seven (57) common car parking spaces. The driveways are accessible from Lonsdale Street.
- The subject site is located 58m from Lonsdale Street and has a frontage facing the common driveway and car parking spaces. The site has a ground floor area of 521sqm and a mezzanine floor of 118sqm.
- The other five (5) premises within 111-115 Lonsdale Street comprise of a vacant shop, a retail premises, an indoor recreation facility (gymnasium and martial arts centre) and two (2) places of assembly comprising a billiard / snooker centre and an organisation and meetings place for the Sri Lankan German Technical Training Institute Old Boys Association.

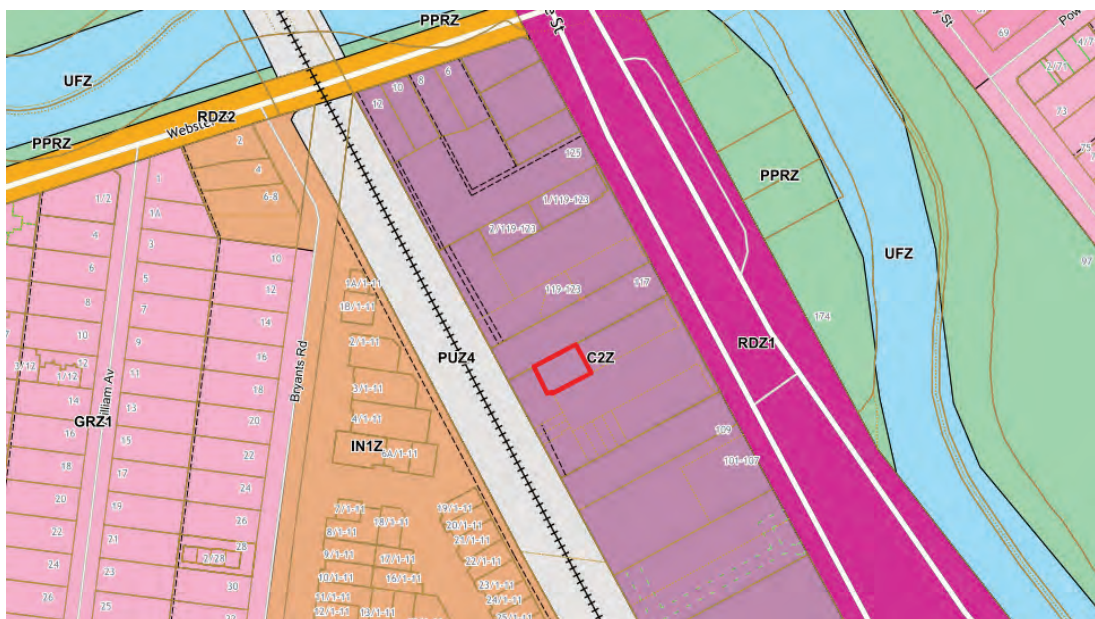
Surrounding Area

- The land at 111-115 Lonsdale Street, Dandenong, is surrounded by Commercial 2 Zone land to the north and south, Lonsdale Street to the east with Dandenong Park located the opposite and the Cranbourne / Pakenham railway line to the west.
- The nearest residential development is located 140m to the west.

Locality Plan



2.3.1 Town Planning Application - No. 5/111-115 Lonsdale Street, Dandenong (Planning Application No. PLN21/0332) (Cont.)



Subject Site Melways Map 90E9 North

Background

Previous Applications

A search of Council records revealed that Council has previously considered the following planning applications for the site:

- Planning Permit No. 94/107 was issued on the 13 September 1994 for the use of the land for the purpose of an indoor playground.
- Planning Permit No. PLN03/0608 was issued on 11/3/2004 for the use of the land for the purpose of an Indoor Recreation Facility (Martial Arts Centre).

Proposal

The application proposes the use of part of the land for a restaurant, to sell and consume liquor (on premises licence), a reduction in the car parking requirement associated with a restaurant under Clause 52.06 of the Greater Dandenong Planning Scheme and to alter access to a Road Zone Category 1.

Details of the application are as follow:

- It is proposed to use 365sqm of the ground floor of the site for the purpose of a restaurant and to sell and consume liquor (on premises licence).
- The remaining 156sqm of the ground floor and 118sqm of the mezzanine floor are not part of this application. Any future use of the remaining land would be subject to the requirements of the Greater Dandenong Planning Scheme or a separate application.
- The proposed restaurant would have a maximum of 50 patrons.

2.3.1 Town Planning Application - No. 5/111-115 Lonsdale Street, Dandenong (Planning Application No. PLN21/0332) (Cont.)

- Liquor is proposed to be sold and consumed within the dining area.
- The proposed hours of operation are:
 - 7am to 11pm – Monday to Sunday;
 - 12 noon to 11pm - Good Friday and ANZAC Day.
- Liquor would be served from 5pm onward (as submitted by the operator on 19 October 2021, after the advertising process).
- No physical alteration is proposed to the access to Lonsdale Street (a Road Zone Category 1). A permit is required for the alteration to a Road Zone Category 1 due to the increased intensity of the use.

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.

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

Financial Implications

No financial resources are impacted by this report.

Planning Scheme and Policy Frameworks

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

- Clause 34.02-1 (Commercial 2 Zone): A permit is required to use land for a Restaurant where the leasable floor area exceeds 100sqm.
- Clause 52.06-3 (Car Parking): A permit is required for a reduction in the car parking requirement associated with a Restaurant.
- Clause 52.27 (Licensed Premises): A permit is required to sell and consume liquor.
- Clause 52.29-2 (Land adjacent to a Road Zone Category 1): A permit is required to create or alter access to a Road in a Road Zone Category 1.

The relevant controls and policies are as follows:

Zoning Controls

The subject site is located in a Commercial 2 Zone, as is the surrounding area.

The purpose of the Commercial 2 Zone outlined at Clause 34.02 is:

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

2.3.1 Town Planning Application - No. 5/111-115 Lonsdale Street, Dandenong (Planning Application No. PLN21/0332) (Cont.)

- *To encourage commercial areas for offices, appropriate manufacturing and industries, bulky goods retailing, other retail uses, and associated business and commercial services.*
- *To ensure that uses do not affect the safety and amenity of adjacent, more sensitive uses.*

Pursuant to Clause 34.02-1, a Food and Drink Premises (which includes a Restaurant) is a Section 1 (permit not required) use subject to the following conditions:

- The leasable floor area must not exceed 100 square metres.

The area to be least for the use of a Restaurant is 365sqm, thus, requiring a permit.

Overlay Controls

No overlays affect the subject site or surrounding area.

Planning Policy Framework

The objectives of Planning in Victoria are outlined in Section 4 of the *Planning and Environment Act 1987* as:

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

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

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

2.3.1 Town Planning Application - No. 5/111-115 Lonsdale Street, Dandenong (Planning Application No. PLN21/0332) (Cont.)

Clause 11.02-1S – Supply of Urban Land contains the objective to ensure a sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional and other community uses.

Economic Development is outlined at Clause 17 of the Scheme. Clause 17.02-1S - '**Business**' has the following objective:

- *'To encourage development which meet the communities' needs for retail, entertainment, office and other commercial services.'*

Transport is outlined at Clause 18 of the Scheme. Clause 18.02-4S – '**Car Parking**' has the following objective:

- *'To ensure an adequate supply of car parking that is appropriately designed and located'.*

Local Planning Policy Framework

The Local Planning Policy Framework (LPPF) includes the Municipal Strategic Statement (MSS) and Local Policies. The following local planning policies are relevant to this application.

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:

- *Greater Dandenong is a net provider of jobs, with a resident workforce of 53,000, and local businesses providing approximately 74,000 jobs. Greater Dandenong businesses provide the third highest number of jobs in metropolitan Melbourne, with the employment sector largely orientated towards manufacturing occupations. Within the metropolitan Melbourne area, Greater Dandenong is ranked – in terms of job stock – first in manufacturing, second in storage, third in road transport and fourth in wholesale trade.*

Greater Dandenong's vision is outlined at **Clause 21.03**. Amongst others, the vision is that Greater Dandenong will be:

- *a healthy community that embraces a sense of pride and belonging and works together to achieve an economically, socially and environmentally sustainable future.*
- *a well-balanced satisfied community, which has easy and equitable access to services important to people's everyday life.*

Particular Provisions

Clause 52.06 Car parking

The purpose of this provision 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.*

2.3.1 Town Planning Application - No. 5/111-115 Lonsdale Street, Dandenong (Planning Application No. PLN21/0332) (Cont.)

- *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.*

Pursuant to Clause 52.06-3, a planning permit is required to reduce the number of car parking spaces required under Clause 52.06-5.

Clause 52.27 – Licensed Premises

The purposes of this provision are:

- *To ensure that licensed premises are situated in appropriate locations.*
- *To ensure that the impact of the licensed premises on the amenity of the surrounding area is considered.*

Pursuant to Clause 52.27, a planning permit is required for the sale and consumption of liquor.

Clause 52.29 Land Adjacent to a Road Zone Category 1

The purposes of this provision are:

- *To ensure appropriate access to identified roads.*
- *To ensure appropriate subdivision of land adjacent to identified roads.*

Pursuant to Clause 52.29-2, a planning permit is required to alter access to a road in a Road Zone Category 1.

Clause 52.34 – Bicycle Facilities

The purposes of this provision are:

- *To encourage cycling as a mode of transport.*
- *To provide secure, accessible and convenient bicycle parking spaces and associated shower and change facilities.*

Pursuant to Clause 52.34-2, a planning permit is required for to reduce the bicycle facilities required under Clause 52.34-6.

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.

2.3.1 Town Planning Application - No. 5/111-115 Lonsdale Street, Dandenong (Planning Application No. PLN21/0332) (Cont.)

Restrictive Covenants

There are no restrictive covenants 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

Pursuant to Section 55 of the Planning and Environment Act 1987, the application was externally referred to:

- Transport for Victoria - No objection, no conditions.

Notice of the proposal under Section 52 of the of the Planning and Environment Act 1987 was given to the following external authorities:

- Victoria Police - No objection, no conditions.
- APA Gasnet – No objection, no conditions.
- Victorian Commission for Gaming and Liquor Regulation – No objection, no conditions.

Internal

The application was internally referred to Council's Transport Planning, Civil Development, Health Services and Community Services for their consideration. The comments provided have been considered in the assessment of the application.

- Transport Planning – No objection, subject to conditions.
- Civil Development – No objection, subject to conditions.

2.3.1 Town Planning Application - No. 5/111-115 Lonsdale Street, Dandenong (Planning Application No. PLN21/0332) (Cont.)

- Health Services - No objection, subject to conditions.
- Community Services - No objection, subject to conditions.

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 the common driveway and car parking spaces.

Council has received three (3) objections to date.

The locations of the objectors are shown in Attachment 2.

Consultation

A consultative meeting was not held for this application as less than four objections were received, and the application is not for a residential development.

Summary of Grounds of Submissions/Objections

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

The zoning of the land is for retail and warehouses and is not suitable for a restaurant

The subject site is located within a Commercial 2 Zone. The purpose of the Commercial 2 Zone includes: To encourage commercial areas for offices, appropriate manufacturing and industries, bulky goods retailing, other retail uses, and associated business and commercial services and to ensure that uses do not affect the safety and amenity of adjacent, more sensitive uses.

The other five (5) premises within 111-115 Lonsdale Street comprise of a vacant shop, a retail premises, an indoor recreation facility (gymnasium and martial arts centre) and two (2) places of assembly comprising a billiard / snooker centre and an organisation and meetings place for the Sri Lankan German Technical Training Institute Old Boys Association.

A Food and Drink Premises (including Restaurant) is a Section 1 (permit not required) use subject to condition which is the leasable floor area must not exceed 100sqm. A permit is required for the restaurant only because the leasable floor area is 365sqm, exceeding 100sqm.

Considering the type of existing uses around the site, the location of the site having access to a Road Zone Category 1 (Lonsdale Street) and the purpose of the Commercial 2 Zone, it is considered that the site is appropriate for a restaurant and that the proposed use is not inconsistent with the surrounding uses, and rather would provide an alternative beneficial offering for the local community.

2.3.1 Town Planning Application - No. 5/111-115 Lonsdale Street, Dandenong (Planning Application No. PLN21/0332) (Cont.)**The sale and consumption of liquor at 7am is a socially unsafe time to sell alcohol**

The application initially submitted that liquor is proposed to be sold and consumed within the proposed hours of 7am to 11pm, 7 days. However, after the advertising period and objections received, the operator submitted on 19 October 2021 that liquor would only be sold and consumed after 5pm. This would be conditioned if a permit were to be granted.

The applicant has provided an Alcohol Management Plan that details the house policy for the responsible service of alcohol and seeks to minimise any anti-social behaviour that can be caused through intoxication.

The proposed sale and consumption of liquor after 5pm associated with a restaurant is considered acceptable in a Commercial 2 Zone subject to the implementation of the Alcohol Management Plan which could be conditioned.

Inadequate car parking

An assessment found that subject to limiting the number of patrons permitted to 32 on Monday to Friday 9am to 5pm and Saturday 9am to 12noon, the common car parking spaces and on-street parking would be adequate for the proposed use. This is further discussed in the car parking assessment section of this report.

No provision for allocated smoking area

There is no planning provision requiring a smoking area be provided for a restaurant. Separate legislation governs smoking in and around restaurants, and this legislation would still be required to be met.

Noise detriment to the surrounding uses

The other premises within 111-115 Lonsdale Street comprise of a vacant shop, a retail premises, an indoor recreation facility (gymnasium and martial arts centre) and two (2) places of assembly. Surrounding 111-115 Lonsdale Street are retail premises to the north and south, the Cranbourne / Pakenham railway line to the west and Dandenong Park opposite the site to the east.

The nearest residential development is located 140m to the west. The residential land is separated from the subject site by the Cranbourne / Dandenong railway line and a pocket of Industrial 1 Zone land. There would be no direct vehicle access from the site to the residential land.

Conditions would be included on any permit to be granted requiring that noise emanating from the site must not exceed the permissible noise levels determined in accordance with the State Environment Protection Policy N-2 Control of Music Noise from Public Premises and that no external sound amplification equipment or loudspeaker are to be used.

Subject to conditions, it is considered that the use of the land for a restaurant would not result in excessive noise to the surrounding commercial uses or to the residential development located 140m to the west.

2.3.1 Town Planning Application - No. 5/111-115 Lonsdale Street, Dandenong (Planning Application No. PLN21/0332) (Cont.)

Existing infrastructure cannot cater for an additional 50 patrons

The application was referred to Council's Civil Development team who have not raised any concern with the proposals impact on existing infrastructure.

It is noted that the surrounding indoor recreation facilities and places of assembly were permitted a similar number of patrons.

Staff of surrounding premises often occupy the common car spaces at 111-115 Lonsdale Street.

This is an existing issue which should be dealt with by the Body Co-operation of the land and is not related to the proposed use. Council's Transport Planning Department had no objection to the use and car parking, subject to a restriction on numbers as discussed below.

Assessment

The proposal has been assessed against the relevant provisions of the Planning Policy Framework and Local Planning Policy Framework, the zoning of the land, the relevant particular provisions for licenced premises and access to a road zone, and the decision guidelines of Clause 65.

Overall, the proposal is considered appropriate for the site, subject to permit conditions limiting patron numbers to a lesser extent than proposed by the applicant.

Use

The application seeks to use part of the land (365sqm) for a restaurant, to sell and consume liquor (on premises licence associated with a restaurant). Liquor would be sold and consumed within the dining area of the restaurant.

The remaining 156sqm of the ground floor and 118sqm of the mezzanine floor are not part of this application. Any future use of the remaining land would be subject to the requirements of the Greater Dandenong Planning Scheme or a separate application.

The use is proposed to operate between:

- 7am to 11pm, 7 days a week.
- 12 noon to 11pm - Good Friday and ANZAC Day.

Liquor is proposed to be served only after 5pm.

The applicant has supplied an Alcohol Management Plan (AMP) that details the house policy for the responsible service of alcohol. This seeks to minimise any anti-social behaviour that can be caused through intoxication.

2.3.1 Town Planning Application - No. 5/111-115 Lonsdale Street, Dandenong (Planning Application No. PLN21/0332) (Cont.)

The application, including the AMP documentation, has been reviewed by Council's Community Services team who supported the application subject to conditions including that liquor sales, services and consumption commence no earlier than 5pm and ceases at 10:30pm every day and that House Rules Policy signage be installed at the entry / exit point and in all public bathroom facilities, stating the following:

- *'Alcohol is not to be consumed in any public places in the municipality such as in the car park and connected areas, and that up to a \$1,000 Local Laws fine applies.'*
- *'The safety and amenity of, pedestrians, businesses, and property in surrounding areas is to be respected upon leaving the premises.'*

It is considered that the proposal would improve services on the site and provide a net benefit to the community by way of employment and social opportunities, without compromising the local amenity of the surrounding land uses. The proposal meets the objectives of Clause 17 (Economic Development) and Clause 17.02-1S (Business) of the Planning Policy Framework in that it is considered to meet the community's needs for accessible facilities located within the municipality.

It is considered that the proposal would not result in adverse detriment to the surrounding uses which are general commercial uses. The nearest residential zone is located 140m to the west of the subject site. The residential zone is separated from the site by the Cranbourne / Pakenham railway line and a pocket of Industrial 1 Zone land.

In accordance with DPCP Practice Note 61 "Licensed Premises: Assessing Cumulative Impact", a cumulative impact assessment is required if both the clustering and hours of operation tests are met, specifically, if the premises trades *after* 11.00pm; and in an area where there is a 'cluster' of licensed premises. The site is not within an area which form a cluster of licensed premises, and the proposed hours of operation do not exceed 11.00pm. As such, there is no trigger for the provisions of a cumulative impact assessment.

Based on the above, it is considered that the proposal is appropriately located and would be managed to avoid any impact on the amenity of the surrounding area.

Car Parking

The table to Clause 52.06-5 (Car parking – Number of car parking spaces required under Table 1) contains car parking for different uses. The subject site is not within the Principle Public Transport Network map area. Therefore, Column A of Clause 52.06-5 is applicable.

A restaurant under Column A of Clause 52.06-5 requires 0.4 car space to each patron permitted. The proposed 50 patrons would require the following number of car spaces:

- $50 \times 0.4 = 20$ car spaces required

The subject site has no on-site, formally allocated, car parking spaces. There are fifty-seven (57) car spaces shared by the six (6) premises at 111-115 Lonsdale Street. There is also on-street parking on Lonsdale Street including 4 car parking spaces adjacent to 111-115 Lonsdale Street.

2.3.1 Town Planning Application - No. 5/111-115 Lonsdale Street, Dandenong (Planning Application No. PLN21/0332) (Cont.)

Pursuant to Clause 52.06-3, a permit is not required to reduce the required number of car parking spaces for a new use of an existing building if the following requirements are met:

- *The building is in the Commercial 1 Zone, Commercial 2 Zone, Commercial 3 Zone or Activity Centre Zone.*
- *The gross floor area of the building is not increased.*
- *The reduction does not exceed 10 car parking spaces.*
- *The building is not in a Parking Overlay with a schedule that allows a financial contribution to be paid in lieu of the provision of the required car parking spaces for the use.*

The site is in a Commercial 2 Zone, the gross floor area of the building is not to be increased and the site is not within a Parking Overlay. However, as the reduction is for 20 car spaces, exceeding 10 car spaces, a planning permit is required.

The other five (5) premises within 111-115 Lonsdale Street comprise of a vacant shop, a retail premises with an indoor recreation facility (gymnasium and martial arts centre) and two places of assembly comprising a billiard / snooker centre and an organisation and meetings place for the Sri Lankan German Technical Training Institute Old Boys Association.

Council's Transport Planning team have reviewed the application and recommended that the number of patrons should be capped as follows:

- *Monday to Friday: 9am to 5pm – 32 patrons*
- *Saturday: 9am to 12noon – 32 patrons*
- *Any other times: 50 patrons*

This is based on the following:

Utilising floorspace percentages, it has been concluded that the premise would be informally allocated six (6) spaces in the car park. It is then identified that some other uses will not have peak patronage during the day (e.g. the pool hall). Proportionally dividing the available parking between uses open during business hours identifies that a further six (6) spaces can be informally allocated to this site during this time. Based on this, Council's Transport Planning team recommend a daytime allocation of 12 spaces, equating to 32 patrons. Given the range of uses, and some labour based businesses in the area, it is recommended that this applies 9am -5pm Mon – Fri and 9am -12noon on Saturday.

At other times (such as evenings) the pool hall etc. will be in use, but any retail/labour based uses are likely to be closed so a similar conclusion can be made. Approximately 50% of uses are still open after 5pm and evenly splitting the parking between each use would identify approximately 19 spaces would be available to this premises, allowing up to 50 patrons.

Based on the above, it is considered that a reduction of the car parking requirement is appropriate in this instance subject to limiting the number of patrons as suggested by Council's Transport Planning team. This is recommended to be conditioned.

2.3.1 Town Planning Application - No. 5/111-115 Lonsdale Street, Dandenong (Planning Application No. PLN21/0332) (Cont.)

Land adjacent to a Road Zone, Category 1, or a Public Acquisition Overlay for a Category 1 Road

Pursuant to Clause 52.29-2 of the Greater Dandenong Planning Scheme, a planning permit is required to create or alter access to a road in a Road Zone, Category 1.

The site shares two (2) existing driveways and crossovers with five (5) other premises within 111-115 Lonsdale Street. The crossovers are accessible from Lonsdale Street. No new crossover is proposed. A permit is required due to the increase intensity of use.

Pursuant to Clause 52.29-4 an application under this clause is required to be referred to Transport for Victoria who has no objection to the proposal.

It is considered that the proposed use of part of the land for a restaurant with on-premises licence would not result in adverse traffic impacts to Lonsdale Street.

Bicycle Facilities

Clause 52.34-5 contains bicycle space requirements for different uses. A Restaurant is not listed under this Clause. Therefore, no bicycle facility is required.

Conclusion

The application has been assessed against the relevant sections of the Greater Dandenong Planning Scheme, including the Planning Policy Framework, Local Planning Policy Framework, Municipal Strategic Statement, zones, overlays and Clause 65.

Overall, it is considered that the proposal is appropriate having regard to the site's location within a Commercial 2 Zone.

Recommendation

That Council resolves to issue a Notice of Decision to grant a permit in respect of the land known and described as 5/111-115 Lonsdale Street, Dandenong, to use part of the land for a Restaurant, to sell and consume liquor (on premises licence), a reduction in the car parking requirement associated with a Restaurant under Clause 52.06 of the Greater Dandenong Planning Scheme and to alter access to a Road Zone Category 1 in accordance with the plans submitted with the application subject to the following conditions:

- 1. Except with the prior written consent of the Responsible Authority, the layout of the use shown on the endorsed plans must not be altered.**
- 2. Except with the prior written consent of the Responsible Authority, the approved use must not commence and the land must not be occupied until all conditions of this permit have been complied with.**

2.3.1 Town Planning Application - No. 5/111-115 Lonsdale Street, Dandenong (Planning Application No. PLN21/0332) (Cont.)

- 3. The use must only operate between the hours of:**
 - 3.1. Monday to Sunday: 7am to 11pm**
 - 3.2 ANZAC Day and Good Friday: 12noon to 11pm**

Unless with the written consent of the Responsible Authority.

- 4. The number of patrons on the site at any one time must not exceed the following:**
 - 4.1. Monday to Friday: 9am to 5pm – 32 patrons**
 - 4.2. Saturday: 9am to 12noon – 32 patrons**
 - 4.3 Any other times: 50 patrons**

Unless with the written consent of the Responsible Authority.

- 5. Unless with the written consent of the Responsible Authority, liquor may only be served, sold or consumed between the hours of:**
 - 5.1. Monday to Sunday 5.00pm to 10.30pm.**

- 6. Liquor must only be sold and displayed within the red line area identified on the endorsed plans.**

- 7. Without the prior written approval of the Responsible Authority, any application to, or licence obtained from, the relevant Liquor Licensing Authority must be for the on-premise liquor license only.**

- 8. The amenity of the area must not be detrimentally affected by the use or development on the land, through the:**
 - 8.1. Transport of materials, goods or commodities to or from the land.**
 - 8.2. Appearance of any building, works or materials.**
 - 8.3. Adverse behaviour of patrons on, to or from the premises; and**
 - 8.4. Emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste-water, waste products, grit or oil.**
 - 8.5. Presence of vermin.**

2.3.1 Town Planning Application - No. 5/111-115 Lonsdale Street, Dandenong (Planning Application No. PLN21/0332) (Cont.)

All to the satisfaction of the Responsible Authority.

- 9. No external sound amplification equipment or loudspeakers are to be used for the purpose of announcement, broadcast, playing of music or similar purpose.**
- 10. Noise emitted from the premises must not exceed the permissible noise levels determined in accordance with the State Environment Protection Policy N-2 Control of Music Noise from Public Premises.**
- 11. The site shall be kept in a neat and tidy condition at all times, all to the satisfaction of the Responsible Authority.**
- 12. Bins or other receptacles for any form of rubbish or refuse may not be placed or allowed to remain in the view of the public, and no adverse odour shall be emitted from any such receptacle.**
- 13. The owner, occupier and the manager must at all time make reasonable endeavours that persons resorting to the premises do not create a nuisance or annoyance to neighbours or otherwise disturb the amenity of the area.**
- 14. The use of the site must at all times comply with the endorsed Patron Management Plan, to the satisfaction of the Responsible Authority.**
- 15. House Rules Policy signage must be placed at the entry/exit point and in all public bathroom facilities, stating the followings:**
 - 15.1. Alcohol is not to be consumed in any public places in the municipality such as in the car park and connected areas, and that up to a \$1,000 Local Laws fine applies.**
 - 15.2. The safety and amenity of, pedestrians, businesses, and property in surrounding areas is to be respected upon leaving the premises.**
- 16. All rubbish from the premises must be immediately collected and disposed of in an appropriate receptacle to the satisfaction of the Responsible Authority.**

2.3.1 Town Planning Application - No. 5/111-115 Lonsdale Street, Dandenong (Planning Application No. PLN21/0332) (Cont.)

- 17. The operator or security staff of the premises must take reasonable steps to ensure that patrons leaving the premises act in an orderly manner and to the extent reasonably practicable must discourage patrons from loitering within the vicinity of surrounding residences.**

- 18. This permit will expire if:**
 - 18.3. The use does not start within two (2) years of the date of this permit; or**

 - 18.4. The use is discontinued for a period of two (2) years.**

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.

Notes:

- Premises used for the sale or storage of food in any manner whatsoever are to be registered under the Food Act and require Council approval via the Public Health team before occupation.**

- Except where no permit is required under the provisions of the Planning Scheme, no sign, flashing or intermittent lights, bunting or advertising device may be erected or displayed on the land without the permission of the Responsible Authority.**

- Prior to the erection of any advertising signs on the land, consultation should be made with officers of the Town Planning Department to determine the relevant Planning Scheme Controls.**

- A building approval may be required prior to the commencement of the approved use.**

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

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

2.3.1 Town Planning Application - No. 5/111-115 Lonsdale Street, Dandenong (Planning Application No. PLN21/0332) (Cont.)

MINUTE 381

Moved by: Cr Tim Dark
Seconded by: Cr Eden Foster

That Council resolves to issue a Notice of Decision to grant a permit in respect of the land known and described as 5/111-115 Lonsdale Street, Dandenong, to use part of the land for a Restaurant, to sell and consume liquor (on premises licence), a reduction in the car parking requirement associated with a Restaurant under Clause 52.06 of the Greater Dandenong Planning Scheme and to alter access to a Road Zone Category 1 in accordance with the plans submitted with the application subject to the following conditions:

- 1. Except with the prior written consent of the Responsible Authority, the layout of the use shown on the endorsed plans must not be altered.**

- 2. Except with the prior written consent of the Responsible Authority, the approved use must not commence and the land must not be occupied until all conditions of this permit have been complied with.**

- 3. The use must only operate between the hours of:**
 - 3.1. Monday to Sunday: 7am to 11pm**
 - 3.2. ANZAC Day and Good Friday: 12noon to 11pm**

Unless with the written consent of the Responsible Authority.

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 - 4.3. Any other times: 50 patrons**

Unless with the written consent of the Responsible Authority.

- 5. Unless with the written consent of the Responsible Authority, liquor may only be served, sold or consumed between the hours of:**
 - 5.1. Monday to Sunday 5.00pm to 10.30pm.**

2.3.1 Town Planning Application - No. 5/111-115 Lonsdale Street, Dandenong (Planning Application No. PLN21/0332) (Cont.)

- 6. Liquor must only be sold and displayed within the red line area identified on the endorsed plans.**
- 7. Without the prior written approval of the Responsible Authority, any application to, or licence obtained from, the relevant Liquor Licensing Authority must be for the on-premise liquor license only.**
- 8. The amenity of the area must not be detrimentally affected by the use or development on the land, through the:**
 - 8.1. Transport of materials, goods or commodities to or from the land.**
 - 8.2. Appearance of any building, works or materials.**
 - 8.3. Adverse behaviour of patrons on, to or from the premises; and**
 - 8.4. Emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste-water, waste products, grit or oil.**
 - 8.5. Presence of vermin.**

All to the satisfaction of the Responsible Authority.
- 9. No external sound amplification equipment or loudspeakers are to be used for the purpose of announcement, broadcast, playing of music or similar purpose.**
- 10. Noise emitted from the premises must not exceed the permissible noise levels determined in accordance with the State Environment Protection Policy N-2 Control of Music Noise from Public Premises.**
- 11. The site shall be kept in a neat and tidy condition at all times, all to the satisfaction of the Responsible Authority.**
- 12. Bins or other receptacles for any form of rubbish or refuse may not be placed or allowed to remain in the view of the public, and no adverse odour shall be emitted from any such receptacle.**
- 13. The owner, occupier and the manager must at all time make reasonable endeavours that persons resorting to the premises do not create a nuisance or annoyance to neighbours or otherwise disturb the amenity of the area.**

2.3.1 Town Planning Application - No. 5/111-115 Lonsdale Street, Dandenong (Planning Application No. PLN21/0332) (Cont.)

14. The use of the site must at all times comply with the endorsed Patron Management Plan, to the satisfaction of the Responsible Authority.
15. House Rules Policy signage must be placed at the entry/exit point and in all public bathroom facilities, stating the followings:
 - 15.1. Alcohol is not to be consumed in any public places in the municipality such as in the car park and connected areas, and that up to a \$1,000 Local Laws fine applies.
 - 15.2. The safety and amenity of, pedestrians, businesses, and property in surrounding areas is to be respected upon leaving the premises.
16. All rubbish from the premises must be immediately collected and disposed of in an appropriate receptacle to the satisfaction of the Responsible Authority.
17. The operator or security staff of the premises must take reasonable steps to ensure that patrons leaving the premises act in an orderly manner and to the extent reasonably practicable must discourage patrons from loitering within the vicinity of surrounding residences.
18. This permit will expire if:
 - 18.3. The use does not start within two (2) years of the date of this permit; or
 - 18.4. The use is discontinued for a period of two (2) years.

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.

Notes:

- Premises used for the sale or storage of food in any manner whatsoever are to be registered under the Food Act and require Council approval via the Public Health team before occupation.

2.3.1 Town Planning Application - No. 5/111-115 Lonsdale Street, Dandenong (Planning Application No. PLN21/0332) (Cont.)

- **Except where no permit is required under the provisions of the Planning Scheme, no sign, flashing or intermittent lights, bunting or advertising device may be erected or displayed on the land without the permission of the Responsible Authority.**
- **Prior to the erection of any advertising signs on the land, consultation should be made with officers of the Town Planning Department to determine the relevant Planning Scheme Controls.**
- **A building approval may be required prior to the commencement of the approved use.**
- **Any works undertaken within the road reservation and easements will require the developer to obtain a Civil Works Permit from Council.**
- **Prior to works commencing the developer will need to obtain an Asset Protection Permit from Council.**

CARRIED

2.3.1 Town Planning Application - No. 5/111-115 Lonsdale Street, Dandenong (Planning Application No. PLN21/0332) (Cont.)

STATUTORY PLANNING APPLICATIONS

**TOWN PLANNING APPLICATION - NO. 5/111-115 LONSDALE STREET,
DANDENONG (PLANNING APPLICATION NO. PLN21/0332)**

ATTACHMENT 1

SUBMITTED PLANS

PAGES 6 (including cover)

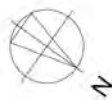
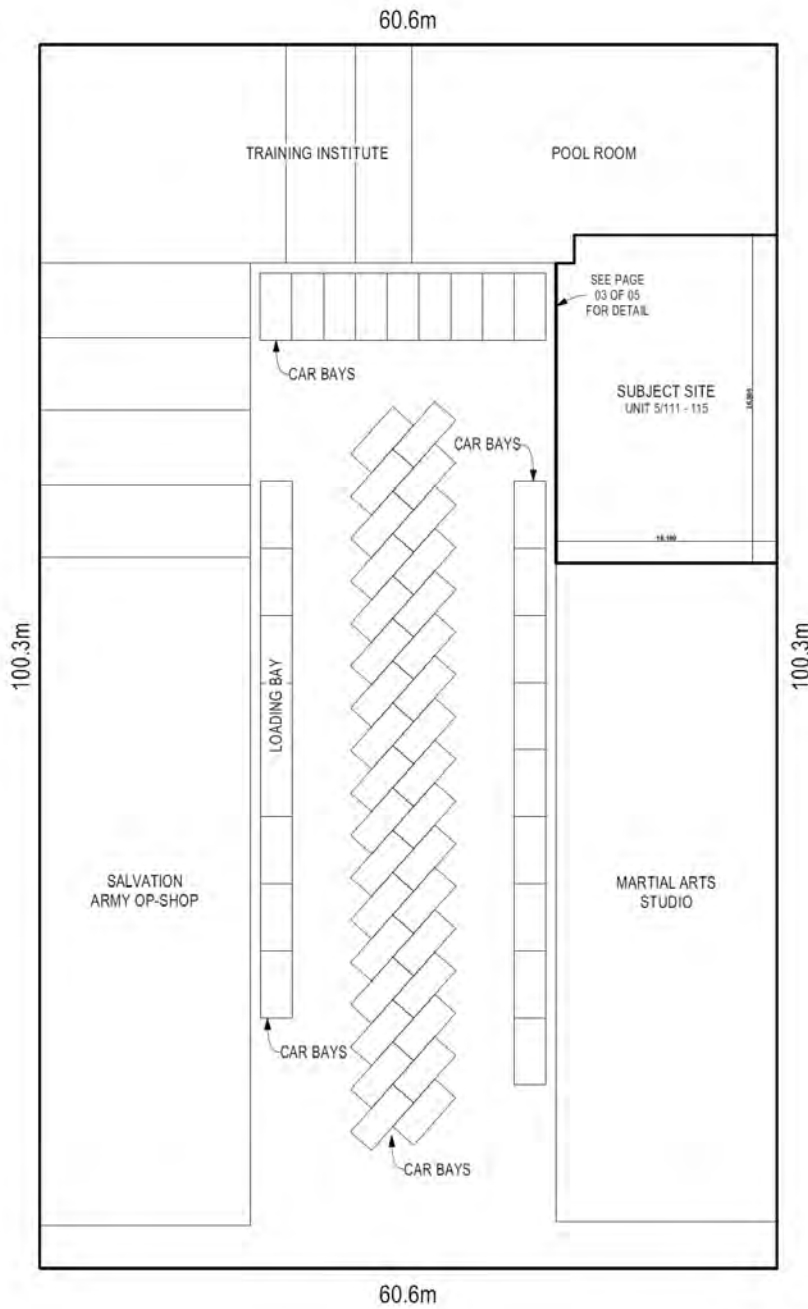
If the details of the attachment are unclear please contact Governance on 8571 5235.

2.3.1 Town Planning Application - No. 5/111-115 Lonsdale Street, Dandenong (Planning Application No. PLN21/0332) (Cont.)



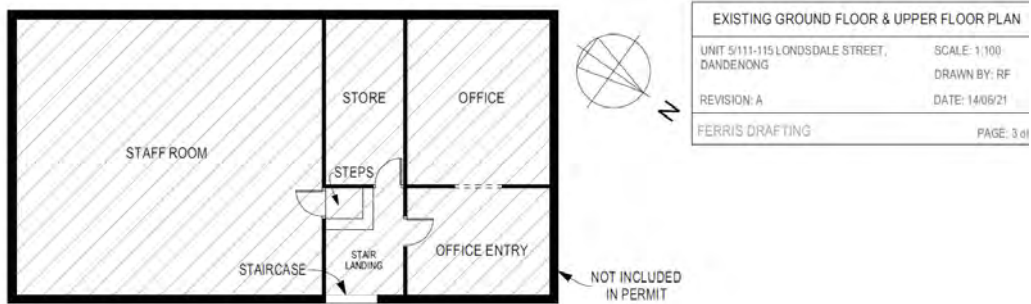
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|--|------------------------------|
| UNIT 5/111-115 LONSDALE STREET, DANDENONG | SCALE: 1:100 DRAWN BY: RF |
| REVISION: A | DATE: 14/06/21 |
| FERRIS DRAFTING | PAGE: 1 of 5 |

2.3.1 Town Planning Application - No. 5/111-115 Lonsdale Street, Dandenong (Planning Application No. PLN21/0332) (Cont.)

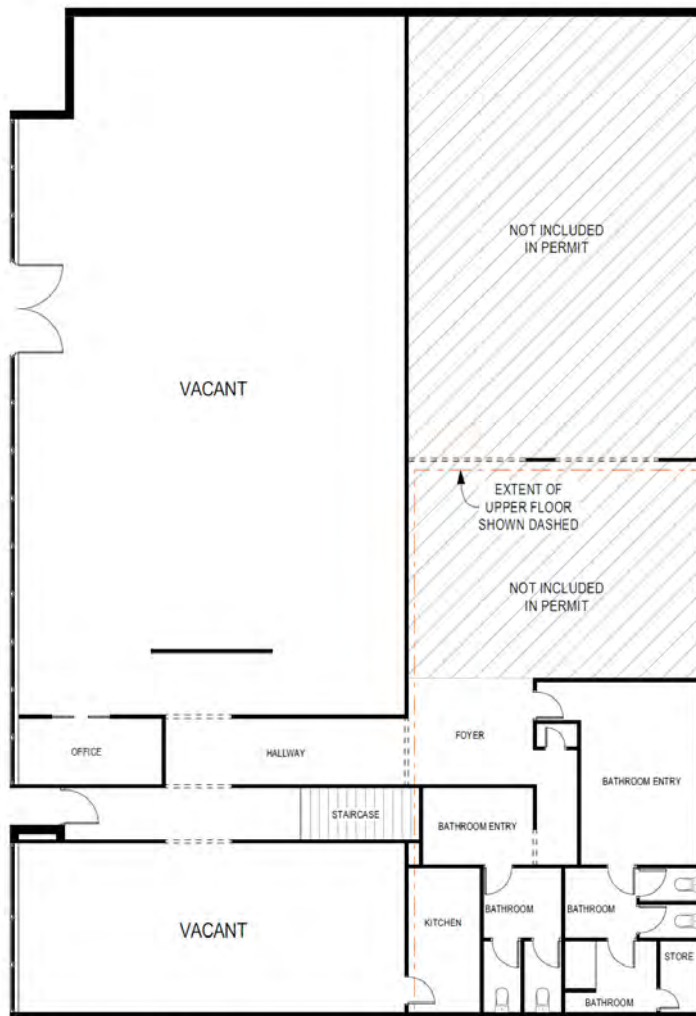


| SITE PLAN | |
|--|----------------|
| UNIT 5/111-115 LONSDALE STREET, DANDENONG | SCALE: 1:300 |
| NO. CAR BAYS: 57 (NOT TO SCALE) | DRAWN BY: RF |
| REVISION: A | DATE: 14/05/21 |
| FERRIS DRAFTING | PAGE 2 of 3 |

2.3.1 Town Planning Application - No. 5/111-115 Lonsdale Street, Dandenong (Planning Application No. PLN21/0332) (Cont.)

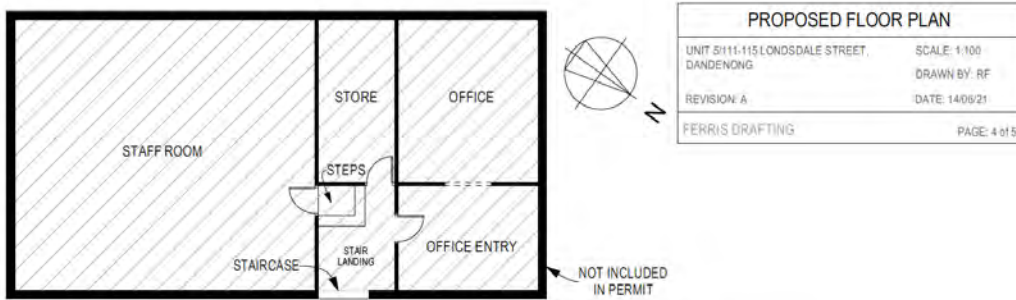


UPPER FLOOR PLAN

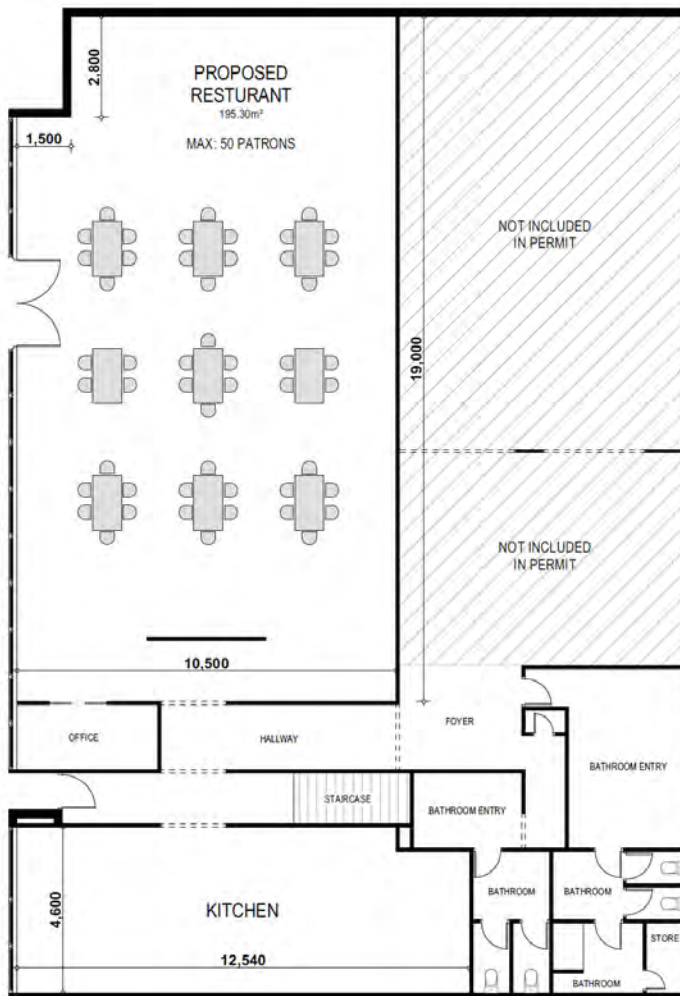


GROUND FLOOR PLAN

2.3.1 Town Planning Application - No. 5/111-115 Lonsdale Street, Dandenong (Planning Application No. PLN21/0332) (Cont.)

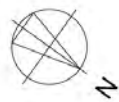
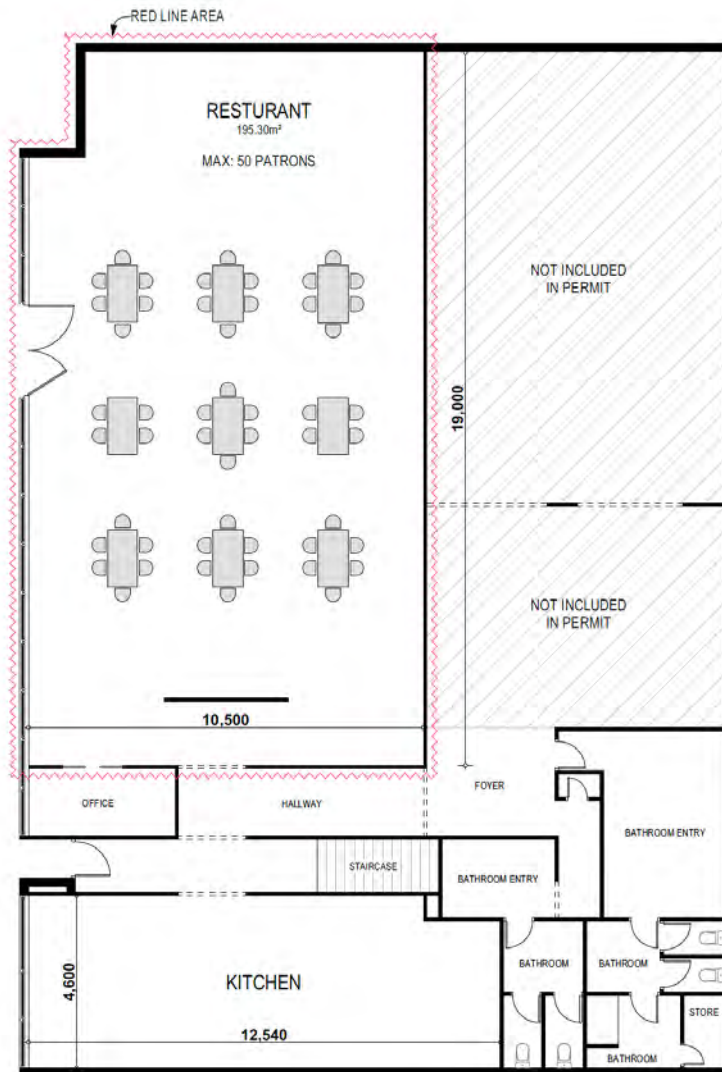


UPPER FLOOR PLAN



GROUND FLOOR PLAN

2.3.1 Town Planning Application - No. 5/111-115 Lonsdale Street, Dandenong (Planning Application No. PLN21/0332) (Cont.)



| RED LINE PLAN | |
|--|----------------|
| UNIT 5/111-115 LONSDALE STREET, DANDENONG | SCALE: 1:100 |
| REVISION: A | DRAWN BY: RF |
| FERRIS DRAFTING | DATE: 14/08/21 |
| | PAGE: 5 of 5 |

2.3.1 Town Planning Application - No. 5/111-115 Lonsdale Street, Dandenong (Planning Application No. PLN21/0332) (Cont.)

STATUTORY PLANNING APPLICATIONS

**TOWN PLANNING APPLICATION - NO. 5/111-115 LONSDALE STREET,
DANDENONG (PLANNING APPLICATION NO. PLN21/0332)**

ATTACHMENT 2



LOCATION OF OBJECTORS

PAGES 2 (including cover)

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

2.3.1 Town Planning Application - No. 5/111-115 Lonsdale Street, Dandenong (Planning Application No. PLN21/0332) (Cont.)



-  Subject Site
-  LOCATION OF OBJECTOR

MELWAY MAP REF: 90 – E9

2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213)

| | |
|----------------------|--|
| File Id: | 205460 |
| Responsible Officer: | Director City Planning Design & Amenity |
| Attachments: | Proposed Plans Clause 22.09 Assessment Clause 52.06 Assessment Clause 55 Assessment Clause 56 Assessment |

Application Summary

| | |
|------------|--|
| Applicant: | PEET c/- Human Habitats |
| Proposal: | Subdivision, development of land for dwellings development and removal of native vegetation. |
| Zone: | General Residential Zone Schedule 2 |
| Overlay: | Development Plan Overlay Schedule 5 Environmental Audit Overlay Development Contributions Plan Overlay (DCPO1) |
| Ward: | Keysborough South |

The application proposes to subdivide the land into 102 lots plus common property, construct 58 dwellings and to remove native vegetation.

Assessment Summary

The application has been assessed against the relevant requirements of the Greater Dandenong Planning Scheme and is considered appropriate to the site in which it is located, subject to conditions which will be further discussed throughout this report. Regard has been had of the Keysborough South Development Plan – Stages 2 and 3, as well as of the General Residential Zone Schedule 2, the applicable overlays, particular provisions for public open space, car parking, native vegetation, subdivision and residential development as well as Council's local policy for environmentally sustainable design and preferred neighbourhood character.

2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)

Recommendation Summary

As assessed, the proposal is consistent with and appropriately responds to the provisions of the Greater Dandenong Planning Scheme. The proposal appropriately responds to strategic policy as contained within the Greater Dandenong Planning Scheme, with the with this report recommending that the application be supported, and that a Permit be granted subject to conditions as set out in the recommendation.

If the application was considered by VCAT, it is the officer's view that it is likely that VCAT would also issue a permit for this proposal, subject to conditions.

2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)

Subject Site and Surrounds

Subject Site

The subject site is located on the western side of Chapel Road in Keysborough. The lot is L shaped with a total area of 4.078 hectares.

The site contains an existing single dwelling and associated outbuildings located on the eastern side of the site. The remainder of the site was previously used for small-scale agricultural purposes containing informal internal accessways, storage shed and a dam in the south/west corner.

In terms of vegetation the site is predominantly cleared with a few small scattered trees located around the existing dwelling and the perimeter of the site.

The site is relatively flat.

Surrounding Area

The site is located in a residential area identified as the Keysborough South Development Plan area.

The site's immediate context includes:

North:

176 Chapel Road developed with the Keysborough Uniting Church, covered by a Heritage Overlay.

170 Chapel Road has been developed for medium density residential purposes and comprises townhouses and a private access road in an owner's corporation arrangement.

152 Chapel Road comprises open space and includes the Hidden Grove Wetland and Pencil Park.

East:

4 Homeleigh Road is currently undergoing development for the Keysborough Gardens Primary School.

185 Chapel Road is undergoing development for medium density residential purposes.

South:

198 Chapel Road comprises a large residential land parcel (approx. 2 ha) with a detached dwelling, swimming pool and outbuildings. It is noted that this land is included in the 'Keysborough South Development Plan – Stages 2 and 3' and is envisaged for future residential development.

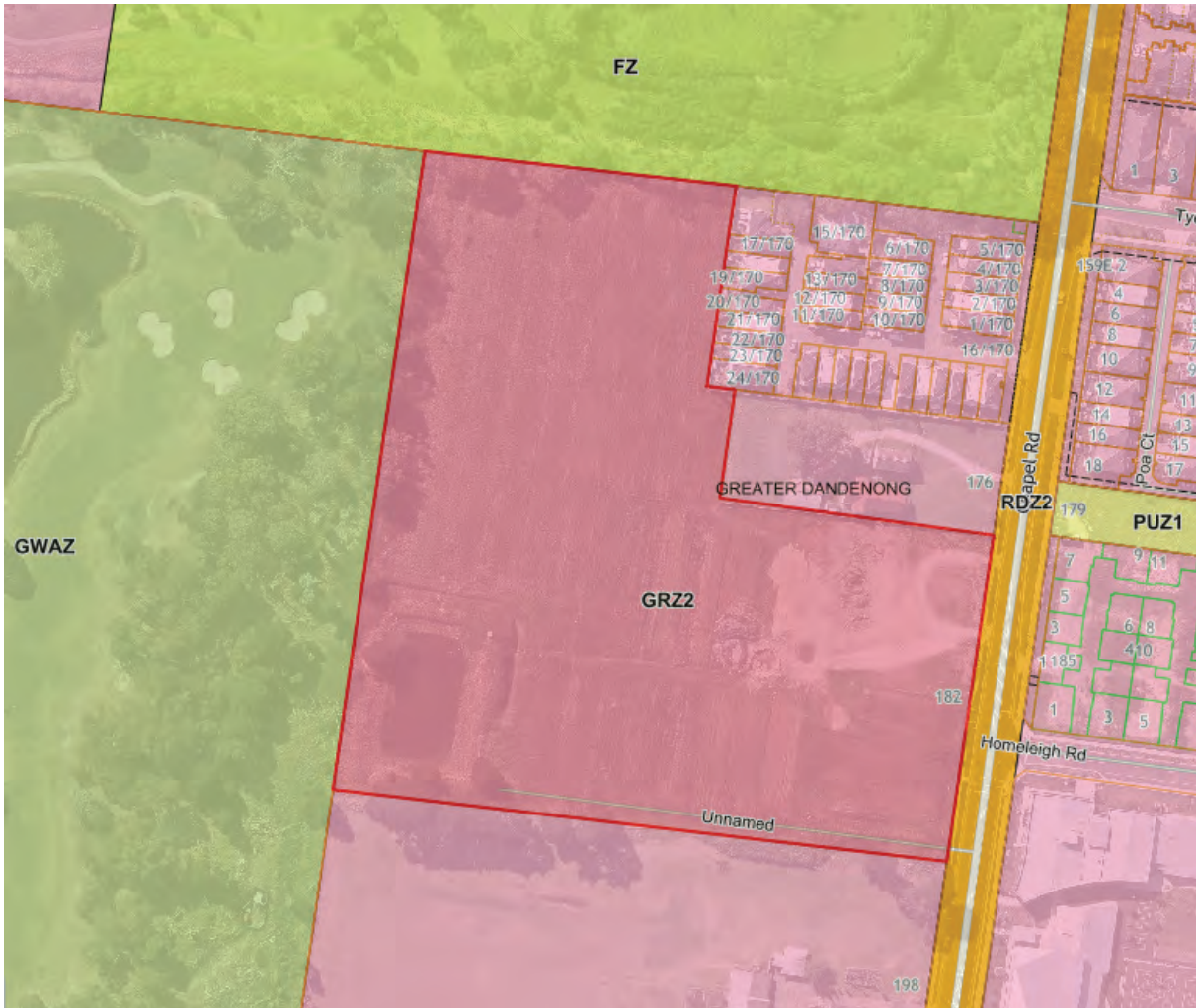
Land further south on Orlando Crescent comprises medium density residential development including townhouses and detached dwellings on rear lots.

West:

55 Hutton Road is developed with the Keysborough Golf Club.

2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)

Locality Plan



Background

Previous Applications

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

Subject Application

- The application was originally lodged on 12 May 2020 for the subdivision of land into 140 lots and removal of native vegetation.

2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)

- On 12 January 2021 the applicant lodged an amendment to the application under Section 50 of the Planning and Environment Act 1987. The amendment reduced the density of the lots and added in the development of land for dwellings.
- On 11 August 2021 the applicant lodged another amendment to the application under Section 50 of the Planning and Environment Act 1987. The amendment reduced the density of the lots, reduced the extent of built form, and made changes to the layout of the subdivision.

Proposal

The application proposes to subdivide the land into 102 lots plus common property, construct 58 dwellings and to remove native vegetation.

Subdivision

The proposed subdivision is for 102 lots with common property and public open space.

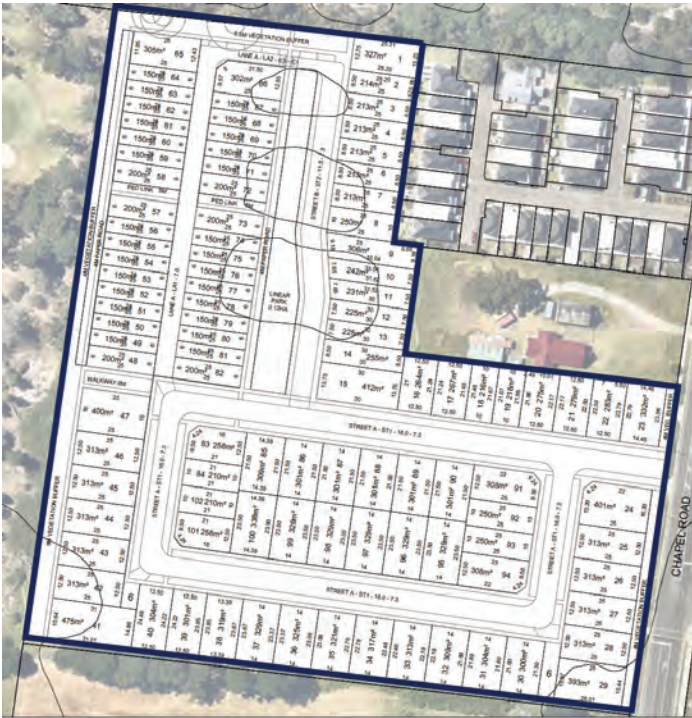
Access is proposed off Chapel Road via a 16 metre wide loop road reserve to be registered as a Council road. Lots in the northern section of the site will be accessed via common property accessways.

Proposed lot sizes are as follows:

| | |
|-------------------|----------------|
| Average lot size: | 250sqm average |
| Lot size range: | 150sqm- 475sqm |
| Lots 0-199sqm | 27 lots |
| Lots 200-299sqm | 31 lots |
| Lots >300sqm | 44 lots |

The proposed public open space consists of a 4m wide vegetation buffer along Chapel Road, an 8m vegetation buffer along the western boundary, an 8.5 metre wide vegetation buffer along the northern boundary and a 0.12ha linear park in the centre of the northern section of the site.

2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)



Above: Proposed plan of subdivision

On 9 December 2021, the applicant submitted a draft amended subdivision layout plan (concept plan of subdivision dated 09.12.2021). This plan includes alterations to the layout of the subdivision, namely the loop road in the southern section of the site and the width of lots 65 and 66 (highlighted by a red box in the image below). The number of lots remain the same. This plan has not been formally substituted, therefore, it is only a draft plan and does not form part of the application documents. This plan is referenced in condition 1.



2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)



Above: Concept plan of subdivision by Human Habitats dated 09.12.2021








Development

A total of fifty eight (58) double storey dwellings on lots less than 300sqm are proposed. The proposed development will consist of twelve housing typologies. Forty-five (45) dwellings within the owners corporation lots are proposed, and thirteen (13) dwellings in the freehold lots are proposed. The details of the dwellings are as follows:

| Housing Type | No. of Dwellings | Lots | Car Parking | No. of Bedrooms | Private open space |
|--|------------------|--|---------------|-----------------|--------------------|
| Double Storey Townhouse –  (60RT24-1) | 12 | 49, 50, 55, 56, 59, 60, 67, 68, 76, 77, 80, 81 | Double garage | Four (4) | Ground floor |
| Double Storey Townhouse –  (60RT24-3) | 9 | 51, 52, 62, 63, 64, 69, 70, 74, 75 | Double garage | Four (4) | Ground floor |


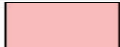

ORDINARY COUNCIL MEETING - MINUTES

2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)

| | | | | | |
|---|---|----------------------------------|---------------|--|--------------|
| Double Storey Townhouse –  (60RT24-4) | 6 | 53, 54, 61, 71, 78, 79 | Double garage | Three (3) | Ground floor |
| Double Storey Townhouse –  (75FT30-1) | 4 | 10, 11, 12, 13 | Double garage | Four (4) | Ground floor |
| Double Storey Townhouse –  (80RT25-2 (CNR)) | 6 | 48, 57, 58, 72, 73, 82 | Double garage | Four (4) | Ground floor |
| Double Storey Townhouse –  (85FT25-1) | 7 | 2-7, 14 | Double garage | Four (4) | Ground floor |
| Double Storey Townhouse –  (10FT25-1) | 2 | 84, 102 | Double garage | Four (4) and one (1) enclosed study | Ground floor |
| Double Storey Townhouse –  (10FT25-1) | 7 | 8, 18, 19, 84, 92, 93, 102 | Double garage | Four (4) | Ground floor |
| Double Storey Townhouse –  (125FT21 -1 (CNR)) | 1 | 83 | Double garage | Four (4) and one (1) enclosed study | Ground floor |

ORDINARY COUNCIL MEETING - MINUTES

2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)

| | | | | | |
|---|---|------------|---------------|-------------------------------------|--------------|
| Double Storey Townhouse –  (125FT21 -2 (CNR)) * shows(125FT21 -1 (CNR)) on plans | 1 | 101 | Double garage | Four (4) and one (1) enclosed study | Ground floor |
| Double Storey Townhouse –  (125FT20-1) | 3 | 16, 20, 21 | Double garage | Four (4) and one (1) enclosed study | Ground floor |
| Double Storey Townhouse –  (125FT20-3) | 2 | 17, 22 | Double garage | Four (4) | Ground floor |

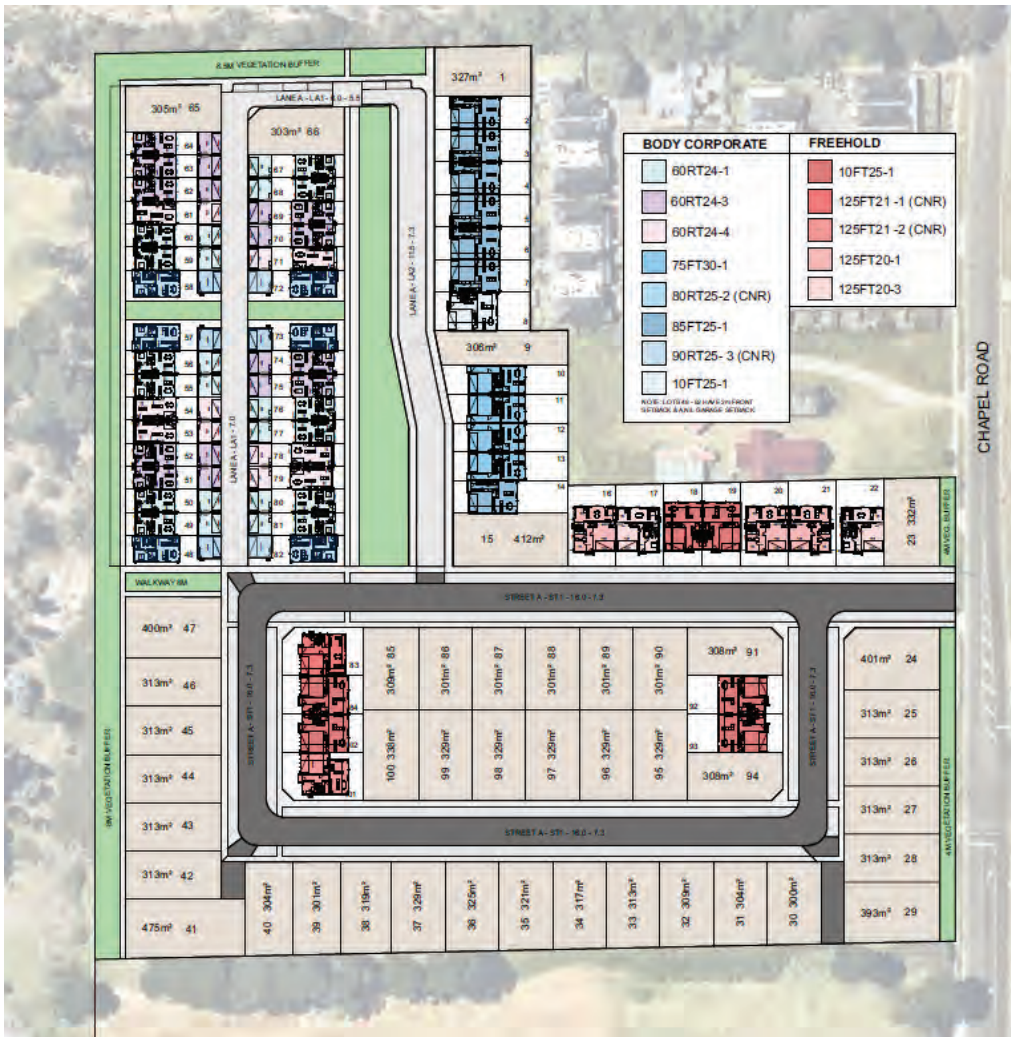
It is noted the dwelling typology 90RT25- 3 (CNR)



is noted in the legend however there are no dwellings shown on the site plan that correspond with this typology. As such, permit conditions will require this be deleted from the legend.

2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)

The location of the proposed dwellings is shown below:



Above: Location of proposed dwellings

Removal of native vegetation

The proposal would include the removal of one (1) native tree (labelled as tree 2 in the submitted NVR report November 2021), which is indigenous to Victoria.

The tree proposed to be removed is a 6 metre high Eucalyptus Camaldulensis (River Red Gum) located on the western boundary.

A native vegetation removal report has also been provided, specifying the general habitat units 0.031 and minimum strategic biodiversity value score 0.192. The location of the native vegetation to be removed and retained is identified in the image below. The tree proposed to be removed is labelled as tree '2' and marked with a red cross.

2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)

The remaining native vegetation is proposed to be retained.



Above: Plan showing proposed removal of vegetation

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

Victorian Charter of Human Rights and Responsibilities

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

Financial Implications

No financial resources are impacted by this report.

2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)

Planning Scheme and Policy Frameworks

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

- Clause 32.08-3 – A planning permit is required to construct two or more dwellings on a lot.
- Clause 32.08-6 – A planning permit is required to subdivide the land.
- Clause 52.17-1 – A planning permit is required to remove, destroy or lop native vegetation

The relevant controls and policies are as follows:

Zoning Controls

The subject site is located in a General Residential Zone Schedule 2.

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 32.08-3, a permit is required to construct two or more dwellings on a lot. A development must meet the requirements of Clause 55.

Pursuant to Clause 32.08-6, a permit is required to subdivide the land.

An application to subdivide land, other than an application to subdivide land into lots each containing an existing dwelling or car parking space, must meet the requirements of Clause 56 and:

- Must meet all of the objectives included in the clauses specified below.
- Should meet all of the standards included in the clauses specified below;
 - 60 or more lots: All except Clause 56.03-5.
 - 16 – 59 lots: All except Clauses 56.03-1 to 56.03-3, 56.03-5, 56.06-1 and 56.06-3.
 - 3 – 15 lots: All except Clauses 56.02-1, 56.03-1 to 56.03-4, 56.05-2, 56.06-1, 56.06-3 and 56.06-6.
 - 2 lots: Clauses 56.03-5, 56.04-2, 56.04-3, 56.04-5, 56.06-8 to 56.09-2.

2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)

Overlay Controls

The site is subject to the **Development Plan Overlay Schedule 5**.

The purpose of the Development Plan Overlay outlined at Clause 43.04 is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To identify areas which require the form and conditions of future use and development to be shown on a development plan before a permit can be granted to use or develop the land.*
- *To exempt an application from notice and review if a development plan has been prepared to the satisfaction of the responsible authority.*

Pursuant to Clause 43.04-2 A permit must not be granted to use or subdivide land, construct a building or construct or carry out works until a development plan has been prepared to the satisfaction of the responsible authority.

A permit granted must:

- Be generally in accordance with the development plan.
- Include any conditions or requirements specified in a schedule to this overlay.

Keysborough South Development Plan Stages 2 and 3 has been approved. Assessment of the proposal against the requirements of the approved development plan is in the Assessment section of this report.

The schedule to the overlay specifies the following conditions be applied to any permit issued:

Subdivision permit conditions:

- All public open space and drainage reserves are to be landscaped to a standard specified by Greater Dandenong City Council and must include:
 - Drinking water fountains along routes at key junctions and major destination points.
 - Local playgrounds at appropriate locations; and
 - Provision of shared use paths in accordance with any plan identifying the overall park network.
- The landscaping is to be the subject of a credit in respect of the contribution required for this infrastructure under the Development Contribution Plan up to the amount specified in the Development Contribution Plan.
- Applications to subdivide land for residential purposes must be accompanied by a Residents Information Kit that explains in plain English preferred tree planting lists, domestic animal responsibilities, water conservation, the role of urban wetlands, the sensitivity of re-constructed natural areas, energy efficient building requirements and restrictions on title to the land.

2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)

The site is subject to the **Environmental Audit Overlay**.

The purpose of the Environmental Audit Overlay outlined at Clause 45.03 is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To ensure that potentially contaminated land is suitable for a use which could be significantly adversely affected by any contamination.*

Before a sensitive use (residential use, childcare centre, pre-school centre, primary school, secondary school or children's playground) commences or before the construction or carrying out of buildings and works in association with a sensitive use commences:

- A preliminary risk screen assessment statement in accordance with the Environment Protection Act 2017 must be issued stating that an environmental audit is not required for the use or the proposed use; or
- An environmental audit statement under Part 8.3 of the Environment Protection Act 2017 must be issued stating that the land is suitable for the use or proposed use.

The site is subject to the **Development Contributions Plan Overlay Schedule 1**.

The purpose of the Development Contributions Plan Overlay outlined at Clause 45.06 is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To identify areas which require the preparation of a development contributions plan for the purpose of levying contributions for the provision of works, services and facilities before development can commence.*

Pursuant to Clause 45.06-1, a permit must not be granted to subdivide land, construct a building or construct or carry out works until a development contributions plan has been incorporated into this scheme.

This does not apply to the construction of a building, the construction or carrying out of works or a subdivision specifically excluded by a schedule to this overlay.

A permit granted must:

- Be consistent with the provisions of the relevant development contributions plan.
- Include any conditions required to give effect to any contributions or levies imposed, conditions or requirements set out in the relevant schedule to this overlay.

The Keysborough South Development Contributions Plan has been approved and is Incorporated into the scheme.

The Keysborough South Development Contributions Plan contains conditions which must be included on the permit issued.

2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)

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.*
- (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 states that:

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

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

Of particular relevance is **Clause 11.02-1S Supply of urban land** of which the objective is; *To ensure a sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional and other community uses.*

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.

2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (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.

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

Clause 15.01-5S Neighbourhood character has an objective to recognise, support and protect neighbourhood character, cultural identity, and sense of place.

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 is relevant to residential development and states that:

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

2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)

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

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

Clauses 16.01-3S Housing diversity and **16.01-3R Housing diversity - Metropolitan Melbourne** aim to provide for a range of housing types to meet diverse needs and **Clause 16.01-4S Housing affordability** aims to deliver more affordable housing closer to jobs, transport and services.

Clause 18.02-4S Car Parking seeks 'to ensure an adequate supply of car parking that is appropriately designed and located'.

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. Overall the municipality has similar levels of home ownership and of people renting, to metropolitan Melbourne. Home ownership is highest in Keysborough, and lowest in Dandenong and Dandenong South. Most housing stock is aged between 30 to 50 years, 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 - Housing).

Higher density housing is generally located in proximity to railway stations and major shopping centres, in particular central Dandenong, with rental accommodation accounting for a significant level of this housing. (Clause 21.02-3 - Housing).

Greater Dandenong has a largely conventional Australian built form of single one storey dwellings. While 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 concentrations of older villa units and apartments and more recent multi-unit redevelopments have occurred around central Dandenong, Springvale and Noble Park activity centres. (Clause 21.04- Residential building types and lot sizes).

2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)

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 set-backs, limited or no landscaping. (Clause 21.02-4 – Cultural influence).

A **Vision for Greater Dandenong** is outlined at **Clause 21.03** outlines Greater Dandenong as *'being a municipality where housing diversity and choice is promoted in its various attractive neighbourhoods'*.

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

Clause 21.04 Land Use with the following themes and their applicable objectives relevant to the proposed residential development: **Clause 21.04-1 Housing and Community** with the relevant objectives being:

- *To encourage and facilitate a wide range of housing types and styles which increase diversity and cater for the changing needs of households.*
- *To respect and improve residential environments.*
- *To optimise residential consolidation around activity centres/transport nodes, and more efficient use of existing urban infrastructure.*

Clause 21.05 Built Form with the following themes and their applicable objectives relevant to the proposed residential development: **Clause 21.05-1 Urban design, character, streetscapes and landscapes** with the relevant objectives being:

- *To facilitate high quality building design and architecture.*
- *To facilitate high quality development, which has regard for the surrounding environment and built form.*
- *To ensure that design of the public and private environment supports accessibility and healthy living.*
- *To protect and improve streetscapes.*
- *To ensure landscaping that enhances the built environment.*

And **Clause 21.05-3 Sustainability** with the relevant objectives being:

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

Clause 21.07 Infrastructure and Transportation with the following themes and their applicable objectives relevant to the proposed residential development: **Clause 21.07-2 Public Transport** with the relevant objectives being:

- *To increase the use of public transport.*
- *To integrate transport and land use.*

2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)

And **Clause 21.07-3 Walking and Cycling** with the relevant objectives being:

- *To promote and facilitate walking and cycling.*

Clause 22.06 Environmentally Sustainable Development is relevant to the proposal which triggers the requirement of a Sustainable Management Plan (SMP) for ten (10) or more dwellings. The overarching objective is that development should achieve best practice in environmentally sustainable development from the design stage through to construction and operation.

Of particular relevance to the development of residential dwellings is **Clause 22.09 Residential Development and Neighbourhood Character Policy**. The relevant objectives being:

- *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:*
 - *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.*

An assessment against Clause 22.09 is included in Attachment 2.

2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)

Particular Provisions

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

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

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

| Use | Rate |
|------------|--|
| 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) visitor car parking space to every five (5) dwellings |

No reduction or wavier is sought.

NB. This application does not meet the requirements for the supply of visitor car parking, and more detailed comments are provided in the assessment section of this report.

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

An assessment against this Clause is included as Attachment 3.

Clause 52.17 Native vegetation needs to be considered to determine the appropriateness of the native vegetation removal. The purpose of this Clause is:

- *To ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation. This is achieved by applying the following three step approach in accordance with the Guidelines for the removal, destruction or lopping of native vegetation (Department of Environment, Land, Water and Planning, 2017) (the Guidelines):*
 1. *Avoid the removal, destruction or lopping of native vegetation.*

2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)

2. Minimise impacts from the removal, destruction or lopping of native vegetation that cannot be avoided.

3. Provide an offset to compensate for the biodiversity impact if a permit is granted to remove, destroy or lop native vegetation.

- *To manage the removal, destruction or lopping of native vegetation to minimise land and water degradation.*

Pursuant to Clause 52.17-1, a permit is required to remove, destroy or lop native vegetation, including dead native vegetation.

Clause 55 Two or more dwellings on a lot and residential buildings. The purpose of this clause is to:

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

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

If a zone or a schedule to a zone specified a requirement of a standard different from a requirement set out in this clause, the requirement in the zone or a schedule to the zone applies. Schedule 2 of the General Residential Zone list the requirements as follows:

| | Standard | Requirement |
|------------------------|----------|--|
| Minimum street setback | B6 | As per B6 or 7.5 metres, whichever is lesser |
| Landscaping | B13 | 70% of ground level front setback planted with substantial landscaping and canopy trees |
| Private open space | B28 | An area of 40 square metres, with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling with a minimum area of 25 square metres, a minimum dimension of 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; or A roof-top area of 10 square metres with a minimum width of 2 metres and convenient access from a living room. |

2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)

| | | |
|--------------------|-----|---|
| Front fence height | B32 | Maximum 1.5 metre height in streets in Transport Zone 2 Front fence height A20 and B32 Maximum 1.2 metre height for other streets |
|--------------------|-----|---|

An assessment against this Clause is included as Attachment 4.

Clause 56 Residential subdivision. The purpose of this clause is to:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To create liveable and sustainable neighbourhoods and urban places with character and identity.*
- *To achieve residential subdivision outcomes that appropriately respond to the site and its context for:*
 - *Metropolitan Melbourne growth areas.*
 - *Infill sites within established residential areas.*
 - *Regional cities and towns.*
- *To ensure residential subdivision design appropriately provides for:*
 - *Policy implementation.*
 - *Liveable and sustainable communities.*
 - *Residential lot design.*
 - *Urban landscape.*
 - *Access and mobility management.*
 - *Integrated water management.*
 - *Site management.*
 - *Utilities.*

Pursuant to Clause 32.08-6, an application to subdivide land, other than an application to subdivide land into lots each containing an existing dwelling or car parking space, must meet the requirements of Clause 56 and:

- Must meet all of the objectives included in the clauses specified below.
- Should meet all of the standards included in the clauses specified below:
 - 60 or more lots: All except Clause 56.03-5.
 - 16 – 59 lots: All except Clauses 56.03-1 to 56.03-3, 56.03-5, 56.06-1 and 56.06-3.
 - 3 – 15 lots: All except Clauses 56.02-1, 56.03-1 to 56.03-4, 56.05-2, 56.06-1, 56.06-3 and 56.06-6.
 - 2 lots: Clauses 56.03-5, 56.04-2, 56.04-3, 56.04-5, 56.06-8 to 56.09-2.

An assessment against this Clause is included as Attachment 5.

2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)

General Provisions

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

Restrictive Covenants

There are no restrictive covenants or Section 173 Agreements 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

Pursuant to Section 55 of the Planning and Environment Act 1987, the application was externally referred to:

| Referrals | Advice/Response/Conditions |
|-----------------|--|
| CFA | ■ No objections, subject to conditions |
| Comdain | ■ No objections, subject to conditions |
| Melbourne Water | ■ No objections, subject to conditions |
| SEW | ■ No objections, subject to conditions |

2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)

| | |
|------------------------------|--|
| United Energy | ■ No objections, subject to conditions |
| Head, Transport for Victoria | ■ No objection, subject to conditions |

Internal

The application was internally referred to the following Council departments;

| Council Referrals | Advice/Response/Conditions |
|-------------------|---|
| Asset Planning | ■ No objections, subject to conditions |
| Building | ■ No objections, subject to conditions |
| Civil | ■ No objections, subject to conditions |
| ESD | ■ No objections, subject to conditions |
| Transport | ■ No objections, subject to conditions |
| Parks | ■ No objection, subject to conditions regarding access for maintenance. This will be further discussed in the assessment below. |
| Strategic | ■ Concerns raised regarding overdevelopment. This will be further discussed in the assessment below. |
| Waste | ■ Concerns raised on access. This will be further discussed in the assessment below. |

Advertising

Pursuant to Clause 43.04-3 of the Greater Dandenong Planning Scheme, an application under any provision of the scheme which is generally in accordance with the development plan is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

The Development Plan – Keysborough South Development Plan Stages 2 & 3 – was approved on 3 February 2009.

Subject to conditions, the application for planning permit is generally in accordance with the development plan and any permit issued will contain all conditions or requirements specified in Schedule 2 (Keysborough South Development Plan Stages 2 & 3) of Clause 43.04 of the Scheme.

Accordingly, the application has not been advertised.

2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)**Assessment**

This proposal, in its current form, contains a number of inconsistencies with state and local policy and the particular provisions of the Greater Dandenong Planning Scheme. However, it is considered that the proposal should be supported, subject to permit conditions requiring amendments to the plans and permit conditions to ensure that the outcome meets Council's expectation for development in this area and the Planning Scheme. Subject to conditions, this proposal will achieve an acceptable outcome consistent with state and local policy. This will be further discussed below.

Development and subdivision:

The subject site located within the urban growth boundary, in a General Residential Zone. Therefore, the consideration of a residential development and subdivision of the land is appropriate. This is particularly consistent with the objectives of Clause 11 relating to settlement and is consistent with Council's recognition of the Keysborough South area as being able to provide for an increase in the municipality's population, along with stated objectives of Clause 21.04 relating to land use.

The site is subject to the Keysborough South Development Plan Stages 2 & 3, which was approved on 3 February 2009. The development plan states that; *"It is proposed to develop approximately 2225 household lots at the Keysborough South (stages 2 and 3) over a 10 year period. The lots proposed at this time can be categorised as:*

- *Conventional – lots generally ranging from 450 to 1000 square metres;*
- *Medium density – consisting of multi-dwelling development sites that will typically be in the range of 200 to 300 square metres."*

This proposal seeks to develop the site with 102 allotments. The lots will range in size from 150sqm to 475sqm, resulting in an average lot size of 250sqm. It is considered that the proposal generally achieves the mix of lot sizes required by the development plan.

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

Concern is raised by officers in relation to how the proposal responds to the preferred neighbourhood character guidelines set out in Clause 22.09 of the Greater Dandenong Planning Scheme, as well as the objectives and standards of Clause 52.06 (car parking), 55 (Rescode) and 56 (subdivision). In particular, the requirement for dwellings to include upper level separation, passive surveillance, ground level habitable room windows, dwelling diversity and visitor parking. A set of permit conditions have been prepared requiring amendments to the plans, as well as building envelopes and a Memorandum of Common Provisions for the vacant lots, to achieve the character outcomes sought by Clause 22.09 and the objectives and standards of Clause 55, 56 and 52.06 of the Greater Dandenong Planning Scheme.

The below table details the issues, and the corresponding permit condition number that will address the issues:

ORDINARY COUNCIL MEETING - MINUTES

2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)

| Issue | Details | Condition reference number |
|--------------------------|--|---|
| Neighbourhood character: | <p>The proposal does not meet neighbourhood character guidelines set out in Clause 22.09. In particular, the requirement for dwellings to include upper level separation, passive surveillance, ground level habitable room windows, variation of forms and materials and internal amenity.</p> <p>Permit conditions can achieve more separation at the upper levels, ground level habitable room windows facing the street, appropriate room dimensions and more variation of external materials.</p> <p>Permit conditions can also apply building envelopes and restrictions on title to ensure that development of vacant lots (which will not be subject to further planning permit due to lot sizes being greater than 300sqm) will achieve separation, passive surveillance opportunities and appropriate front and side setbacks.</p> | <p>1.8</p> <p>1.10</p> <p>1.11</p> <p>1.13</p> <p>1.14</p> <p>1.15</p> <p>1.17</p> <p>2.7</p> |
| Dwelling diversity: | <p>The proposal provides limited dwelling diversity with all of dwellings either three or four bedrooms. Permit conditions can require 4% of the dwellings (6 dwellings) to comprise of two bedroom housing typologies to ensure a range of dwelling types are provided to accommodate a variety of household types and meet market demand for homes in Keysborough, comprising twelve housing typologies. This will also ensure a level of housing diversity and housing affordability for a medium density development pursuant to Clause 16.01.</p> | <p>1.11</p> <p>1.16</p> |
| Site coverage: | <p>The housing typology (60RT24-1, 60RT24-3, 60RT24-4 & 80RT25-2) in the northwest corner of the site provides site coverages between 65% to 69%. These typologies make up 33 of the 102 dwellings (32%) of the dwellings. Permit conditions to facilitate dwelling diversity (to address standard B3 as discussed above), will reduce the number of non-compliant dwellings by 6, as two bedroom housing typologies are recommended to be provided particularly in this area, thereby reducing the floor plate and site coverage.</p> | <p>1.11</p> |

ORDINARY COUNCIL MEETING - MINUTES

2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)

| | | |
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| Safety: | <p>Street lighting would be required as a condition of any permit. In addition, there are a significant amount of dwellings with no ground level habitable room windows facing the street or internal accessways. Permit conditions can require some of these dwellings to be amended to be a single garage with tandem space, so that additional frontage can be given to a habitable room window.</p> <p>Permit conditions will require the garage of each dwelling (except the rear loaded product) to have a minimum setback of 5m to provide for a tandem space and prevent the design problem of cars overhanging the footpath/accessway.</p> <p>Conditions relating to fencing treatment can ensure that where possible, fencing is low and visually permeable to increase passive surveillance.</p> | <p>1.4 1.12 1.17 1.21 1.22 2.7</p> |
| Private Open space: | Four (4) dwelling typologies do not provide a minimum dimension of 5m for the secluded private open space area. Permit conditions can ensure the minimum dimension of 5m is provided. | <p>1.18 1.19</p> |
| Visitor car parking: | <p>The parking requirements of Clause 52.06 of the scheme apply. The proposal satisfies the car parking requirement under Clause 52.06-5 for each dwelling (2 car spaces provided for each 3 or 4 bedroom dwelling).</p> <p>However, the proposal does not satisfy the visitor car parking requirement. Clause 52.06 requires 11 visitor car spaces to be provided. Only 6 visitor spaces are shown on the plans and these spaces are compromised by the turning circle required for the waste collection vehicles. Permit conditions can require dwellings 59 and 71 to be deleted, dwellings 58 and 72 moved north and replaced with 6 visitor car parking spaces. In addition, permit conditions can require at least one indented visitor space every 5 dwellings to meet the Planning Scheme requirements.</p> | 1.7 |
| Access: | Council's Transport Engineer has raised concerns that Orlando Crescent is not suitable to cater for vehicular traffic to 198 Chapel Road due to the impact of this on the traffic signals at Woolworths and the significant development opposite. Council's Transport Engineer has advised that vehicular traffic to 198 Chapel should be provided through the subject site. Permit conditions can require Lot 30 to be deleted to provide a 16.0m wide public road reserve to the southern boundary to facilitate access to 198 Chapel Road. | 1.1 |

ORDINARY COUNCIL MEETING - MINUTES

2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)

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| Earthworks: | <p>The proposal includes earthworks to achieve Melbourne Water floor level requirements.</p> <p>The applicant has submitted an earthworks plan showing earthworks cut, fill and drainage. Council Civil and Asset team have reviewed the earthworks plans and advised that further information is required to ensure acceptable drainage is provided and no adverse impacts to neighbouring properties from stormwater and overland flows. Standard permit conditions can be included on the permit to ensure drainage is to the legal point of discharge, to Council's satisfaction. Permit conditions can also require drainage drawings to be submitted to Council's satisfaction prior to endorsement of the plans under condition 1. This will ensure that adequate drainage can be achieved, while also ensuring the development plans are consistent with drainage requirements.</p> | <p>1.26</p> <p>1.27</p> <p>1.28</p> <p>5</p> |
| Waste Management: | <p>Council's Waste Services team have reviewed the Waste Management Plan and advise kerbside collection must be undertaken through a private waste contractor instead of Council collection to improve operational efficiencies. Permit conditions will require a revised Waste Management Plan to reflect this.</p> <p>The Waste Management Plan notes that some of the visitor car parking spaces in the northern section of the site will need to be subject to time restrictions to ensure the waste collection vehicle can circulate on collection day. This is not considered an acceptable design solution for collection. Permit conditions can require the visitor car spaces to be relocated and for the Waste Management Plan to be amended to Council's satisfaction prior to endorsement.</p> | <p>1.7</p> <p>1.29</p> <p>10</p> <p>29</p> |

Interface with the church at 176 Chapel Road:

The proposal includes earthworks, which will be battered down to the boundary with 176 Chapel Road. This will result in a standard height timber paling fence interface with 176 Chapel Road. Permit conditions can ensure that drainage is provided along this boundary to Council satisfaction to ensure that there is no adverse impacts to neighbouring properties from stormwater and overland flows (see conditions 1.26, 1.27, 1.28 and 5).

Public open space:

An open space contribution of 20% is applicable for the subdivision.

2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)

The Keysborough South Development Plan Stages 2 and 3, requires the public open space contribution to be a 10.2% land contribution, equal to 0.414ha, and 9.8% cash contribution.

The plans show the provision of 0.41 hectares public open space. Permit conditions can ensure the land is vested in Council and the cash contribution is paid prior to Statement of Compliance for the subdivision.

It is noted that Council's Parks team have raised concern in relation to access along the vegetation buffer for maintenance. They have advised if the vegetated buffer is intended to be completely vegetated (trees & shrubs) then Council won't be able to gain vehicle access around the perimeter. This would be an issue for maintenance activities and may pose a fire risk. If the vegetation buffer is completely planted, then an extra 2.5m allocation for a firebreak/ maintenance track would be advisable. In this instance, there is no planning requirement for the 'vegetation buffer' to be completely planted with trees and shrubs/ Conditions on the permit will require a landscape plan to be submitted to show the landscaping outcome for the public open space. It is considered that this can be resolved upon submission of the landscape plan.

Native vegetation impact

The proposal includes the removal of one native tree to accommodate the proposed development.

In considering the relevant decision guidelines it is apparent that there are no feasible opportunities to further minimise the removal of native vegetation. An offset would be required in order to compensate for the removal of native vegetation to ensure that there is no net loss to Victoria's biodiversity.

Permit conditions can require the offset requirements to be purchased before the native vegetation is removed.

The site also contains five (5) other River Red Gum trees and a patch of Grassy Plains Woodland, which is proposed to be retained and is located within the vegetation buffers on the north and west of the site. These trees will become part of the public open space contribution to Council. Permit conditions can require a plan to the satisfaction of the Responsible Authority identifying all native vegetation to be retained and describing the measures to be used to protect the identified vegetation during construction and in perpetuity. The plan must show the extent of earthworks proposed for the site and be supported by advice from a qualified Arborist verifying that the protection measures proposed will provide adequate protection of the trees to be retained.

Permit conditions can also require tree protection fencing to be installed during construction works.

Aboriginal Cultural Heritage

The site is within an area of aboriginal cultural heritage. Cultural Heritage Management Plan (CHMP) 17034 was approved on 12 July 2021. Conditions can be applied to the permit requiring development to be in accordance with the CHMP.

ORDINARY COUNCIL MEETING - MINUTES

2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)**Environmental Audit Overlay**

As the site is located within an Environmental Audit Overlay, pursuant to Clause 45.03-1, a preliminary risk screen assessment or environmental audit statement under Part 8.3 of the Environment Protection Act 2017 must be issued. The applicant has provided a letter from an Environmental Auditor advising that they have been engaged to conduct an audit, however, to date this has not been provided. Therefore, permit conditions are required to ensure that the requirements of the Environmental Audit Overlay are completed prior to occupation of the dwellings and prior to issue of a Statement of Compliance.

Development Contributions Plan Overlay and Keysborough South Development Contributions Plan

The Keysborough South Development Contributions Plan requires the payment of development and community infrastructure levies. The Plan includes a list of conditions to be contained on any permit issued, including conditions applicable for residential subdivisions.

Conditions can be applied to the permit requiring payment of developer contributions.

Environmentally Sustainable Development

Residential developments of 10 or more dwellings are required to provide a Sustainable Management Plan (SMP) pursuant to Clause 22.06-4. As the development is for 58 dwellings a SMP has been prepared. The SMP has demonstrated best practice achieving a Built Environment Sustainability Scorecard (BESS) score above 50% (51%). ESD Officers have recommended minor amendments to the SMP and for rooftop solar heating panels to be shown on the plans. These recommendations will be included as conditions on any permit issued.

| | |
|--|---|
| BESS Information Summary Dwelling Type: Residential | Project Overall Score: 51% |
| | Fail Best Practice Design Excellence Best Practice Design Excellence Design Excellence (<49%) (50-69%) (>70%) |

| BESS Category | Score | Initiatives |
|----------------------|--------------|--|
| Management | 100% | Corrections required |
| | | <ul style="list-style-type: none"> ■ Pre-application meeting to discuss ESD measures on-site ■ Preliminary energy rating assessment (NatHERS) to be undertaken ■ Building user guide commitment |
| Water | 50% | Corrections required |

ORDINARY COUNCIL MEETING - MINUTES

2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)

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|----------------------------|------|---|
| | | <ul style="list-style-type: none"> High WELS star rated water fittings and appliances |
| | | <ul style="list-style-type: none"> Potable water consumption reduced by 28% compared to same building following minimum standards. |
| Energy | 55% | |
| | | <ul style="list-style-type: none"> Energy efficiency NatHERS rating average over 6.5 stars. High efficiency reverse cycle air conditioning units. High efficiency 5-star gas instantaneous hot water system specified. Solar pre-heating to dwelling (requires confirmation) |
| | | <ul style="list-style-type: none"> Estimated greenhouse gas emissions reduced by 71% compared to compared to same building following minimum standards |
| Stormwater | 100% | |
| | | <ul style="list-style-type: none"> Best practice water quality objectives achieved through financial contribution to Melbourne Water as part of local drainage scheme works. |
| Indoor Environment Quality | 0% | Requires update |
| Transport | 50% | |
| | | <ul style="list-style-type: none"> Garage size and P.O.S storage to accommodate bicycle parking |
| Waste | 0% | |
| Urban Ecology | 37% | |
| | | <ul style="list-style-type: none"> 37% of the site is permeable, allowing landscaping |

Conclusion

It is considered that subject to conditions requiring amendments to the plans the proposal will provide an acceptable response to the state and local policy for the area.

2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)**Recommendation**

That Council resolves to Grant a planning permit in respect of the land known and described as Lot 1 TP 13953, 182 Chapel Road, Keysborough for the purpose of subdivision of land, development of the land for dwellings and to remove native vegetation in accordance with the plans submitted with the application subject to the following conditions:

Amended Plans and documents:

1. Before the development starts and before the certification of the plan of subdivision, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. The amended plans must be generally in accordance with the plans submitted and assessed with the application but modified to show:
 - 1.1. Deletion of Lot 30 and extension of the 16.0m wide public road reserve to the southern boundary to facilitate access to 198 Chapel Road, and the remaining land absorbed into Lot 31;
 - 1.2. Consolidation of Lots 1 and 2 to provide one (1) minimum 300sqm lot, and the building envelope setback 10m from the northern Title boundary;
 - 1.3. A pedestrian and cycling connection from the linear open space area through to the existing paths within Hidden Grove Reserve;
 - 1.4. Alteration of 'Street A' and lots 41-47, 83-84 and 101-102, to be in accordance with the Street A layout shown in Human Habitats concept plan of subdivision dated 09.12.2021;
 - 1.5. A minimum average lot size of 250sqm;
 - 1.6. Deletion of paper roads;
 - 1.7. Provision of one (1) indented visitor space for every five (5) dwellings, including:
 - 1.7.1. Deletion of Lot 59 and relocation of Lot 58 six (6) metres to the north. The pedestrian link widened to 11 metres, and three (3) visitor car spaces provided at a 90 degree angle;
 - 1.7.2. Deletion of Lot 71 and relocation of Lot 72 six (6) metres to the north. The pedestrian link widened to 11 metres, and three (3) visitor car spaces provided at a 90 degree angle;

2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)

All car parking must be designed in accordance with Design Standard 2 of Clause 52.06-9, and must be located clear of waste collection vehicle paths, all the satisfaction of the Responsible Authority;

- 1.8. With the exception of a wall associated with a garage, all ground and first floor walls must be setback a minimum 1 metre from the side boundary for dwellings on lots 18, 19, 22, 92 and 93;**
- 1.9. All red type dwellings garage setback 5 metres from the front boundary;**
- 1.10. The exposed side elevations of the garage associated with dwellings 48, 57, 58, 72, 73 and 82 garage to be provided with variation in materials to provide visual interest;**
- 1.11. Dwellings 52, 53, 61, 62, 76 and 77 reduced to two (2) bedrooms and a single garage, with at least 2 metre separation between dwellings at ground and first floor. Fencing is to be setback at least 2.0m from the common accessway and two (2) canopy trees provided for each pair of modified dwellings within the fence setback and accessway;**
- 1.12. The garage associated with Lots 2 to 14 to be setback a minimum of 5.0 metres from the common property frontage;**
- 1.13. The upper floor of Lot 10 to be setback 1.0 metre from the northern boundary and the front façade to replicate a mirrored version of lot 14;**
- 1.14. Where it is proposed to be built on the boundary, the first floor of Lots 16, 17, 20, 21 and 22 must be setback 1 metre from the boundary. The lost upper floor area may be provided to the rear of the first floor for each dwelling;**
- 1.15. Bedroom 4 associated with dwellings 2, 3 ,4, 5, 6, 7, 8, 14, 18, 19, 84, 92 ,93 and 102 to have a minimum dimension of three (3) metres, with the amendment absorbed within the existing building envelope;**
- 1.16. Dwellings 48-64 and 67-82 (inclusive) to consist of an alternative garage door design and garage roof form;**

2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)

- 1.17. For dwellings 2-8 and 10-14, every second to be provided with a single garage and tandem car space arrangement, and a ground floor habitable room window which has an outlook to the street. Car spaces must be designed in accordance with Design Standard 2 of Clause 52.06-9 and secluded private open space areas must have a minimum dimension of 5.0m;**
- 1.18. Lot 14 to provide a single garage and tandem car space arrangement in accordance with Design Standard 2 of Clause 52.06-9; and a private open space provision in accordance with the varied private open space standard in Schedule 1 to the General Residential Zone;**
- 1.19. The rear secluded private open space area for each dwelling must be at least 25 square metres, with a minimum dimension of 5.0 metres;**
- 1.20. Ground floor boundary walls abutting vacant lots must not exceed 3.2 metres in height;**
- 1.21. Dwellings which immediately adjoin the western and northern vegetation buffers and the pedestrian link to have 50% of any side boundary fencing comprising of 1.2 metre high visually permeable fencing to facilitate activation and passive surveillance;**
- 1.22. Front fences to be visually permeable and a maximum 1.2m in height;**
- 1.23. The location of mailboxes for each dwelling. The mailboxes must be located wholly within the lot boundaries and if located within splay areas must comply with Design Standard 1 of Clause 52.06-9;**
- 1.24. Deletion of housing typology 90RT25-3 (CNR) from the legend on the site plan;**
- 1.25. Sustainability measures as per the Sustainability Management Plan including (but not limited to:**
- 1.25.1. Location of the rooftop solar hot water heating panels;**
 - 1.25.2. Storage space that includes provision for garden/organic collection bins;**
- 1.26. Any changes associated with the Drainage drawings below (if applicable);**
- 1.27. An earthworks plan to the satisfaction of Melbourne Water and the Responsible Authority;**

2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)

- 1.28. Any changes to the site layout associated with the earthworks plan (if applicable); and**
- 1.29. Any changes associated with the revised Waste Management Plan below (if applicable).**

All to the satisfaction of the Responsible Authority.

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

- 2. Before the plan of subdivision is certified, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and three copies must be provided. The plans must be generally in accordance with version 19 of the plans submitted with the application, prepared by Human Habitats, dated 05/08/2021, but modified to show:**

- 2.1. A layout to accord with condition 1;**
- 2.2. Locations of substations;**
- 2.3. All bearings, distances, levels, street names, lot numbers, common property, lot sizes, reserves and easements;**
- 2.4. An area set aside as a public open space reserve (Along the western boundary and along the eastern boundary to Chapel Road) equivalent to 10.2% of all land in the subdivision;**
- 2.5. Easements and open space areas in favour of any relevant authority;**
- 2.6. Any changes required by South East Water conditions below;**
- 2.7. Restrictions through building envelopes and a Memorandum of Common Provisions applying to all vacant lots, providing for:**
 - 2.7.1. Except for lot 65 and 66, all vacant lots must have a front setback of at least 4 metres, with the exception of the garage, which must be setback at least 5 metres. Any encroachment into that setback limited to permeable structures such as pergolas, window hooding, decks, terraces, which can encroach no more than 2 metres and be no higher than 3.6 metres;**

2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)

- 2.7.2. For Lots 65 and 66:**
- 2.7.2.1. Front façade and primary front entry to face west for Lot 65 and east for Lot 66;**
 - 2.7.2.2. A minimum 2 metre front setback;**
 - 2.7.2.3. Each garage to be built:**
 - 2.7.2.3.1. Abutting the south adjoining lots garage for each respective lot; and**
 - 2.7.2.3.2. To the accessway boundary.**
 - 2.7.2.4. 50% of the northern side boundary fencing must be no higher than 1.2 metres and are to be at least 50% visually transparent;**
 - 2.7.2.5. Northern side boundary fencing, apart from those specified above, must be 1.8 metres high and 25% visually transparent in design;**
 - 2.7.2.6. A wall, two storeys in height, constructed on or within 200mm of a side boundary of a lot must not be built on the boundary unless there is a simultaneously constructed wall on the same boundary on the neighbouring lot.;**
 - 2.7.2.7. The length of the new wall must be the same length as the simultaneously constructed wall on the neighbouring lot, or lesser;**

2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)

- 2.7.2.8. Minimum 2 metre building setback from the northern boundary;**
- 2.7.2.9. The northern elevation of dwellings to be provided with a variation of forms, materials, colours and textures and habitable room windows on ground and first floor.**
- 2.7.3. Where not on a boundary, which includes walls on the zero lot line or 150mm from the boundary, side and rear setbacks must be at least 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;**
- 2.7.4. All first floor walls must not to be built to a boundary (except lots 65 and 66);**
- 2.7.5. The height of a new wall constructed on or within 200mm of a side boundary must not exceed an average of 3.2 metres with no part higher than 3.6 metres unless abutting a higher or simultaneously constructed wall;**
- 2.7.6. Corner lots are to have a minimum side setback of 2 metres;**
- 2.7.7. A maximum site coverage of 60 percent (60%);**
- 2.7.8. No more than one (1) single crossover with a width of 3 metres provided to each lot;**
- 2.7.9. No garage wall to exceed 7 metres along any boundary;**
- 2.7.10. No more than a double garage is to be provided for each lot facing the street;**
- 2.7.11. At least one ground level habitable room window facing the street;**
- 2.7.12. Any front fencing to be visually permeable and a maximum of 1.2 metres high;**
- 2.7.13. For corner lots, 50% of the fencing along the secondary street frontage must be no higher than 1.2 metres and visually permeable;**

2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)

- 2.7.14. Each dwelling to be provided with a minimum of 40 square metres private open space at ground floor level, with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling with a minimum area of 25 square metres and a minimum dimension of 5 metres.**
- 2.7.15. Detail the beneficiaries of the restrictions for each lot;**
- 2.7.16. One dwelling per lot only;**
- 2.7.17. No more than double storey;**
- 2.7.18. The requirements of this restriction may only be varied by the written consent of the Responsible Authority;**
- 2.7.19. The Restrictions and Memorandum of Common Provisions in force until 31 December 2031.**

All to the satisfaction of the Responsible Authority.

- 3. Prior to the endorsement of plans under condition 1, the applicant is to submit a revised Sustainability Management Plan (SMP) to the satisfaction of the responsible authority. The revised SMP must be generally in accordance with the SMP (Prepared by EcoResults ref 2404, dated 5 August 2021) but modified to include:**

- 3.1. Changes to accord with condition 1;**
- 3.2. Revised IEQ section that achieves a score above 50% through a combination of design measures available that achieves natural ventilation, daylight access, thermal comfort or shading provision;**
- 3.3. Revised water section (including BESS water calculator) that:**
 - 3.3.1. Specified WELS rating of toilets to 4 stars;**
 - 3.3.2. Confirmation of the availability and connection to recycled mains water supply (if applicable);**
 - 3.3.3. Confirmation of the product make and model washing machine to be installed in each dwelling. If not part of the base building please revise input to default or unrated.**

2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)

- 3.4. Revised management section of BESS that provides evidence of ESD consultant present at pre-application meeting discussions, or removal of the credit.**

All to the satisfaction of the Responsible Authority.

- 4. The provisions, recommendations and requirements of the endorsed SMP must be implemented and complied with to the satisfaction of the Responsible Authority. The documentation must not be altered without the prior written consent of the Responsible Authority.**
- 5. Before plans are endorsed under Condition 1, drainage drawings to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. The drainage drawings must show:**
- 5.1. All drainage (including surface drainage) directed to a suitable location on the land;**
- 5.2. Detail of the required outfall drain connection to stormwater infrastructure;**
- 5.3. Cross sections including details of retaining walls;**
- 5.4. Measures to ensure the discharge of water from the property is controlled around its limits to prevent any discharge onto any adjacent property;**
- 5.5. All retaining walls built with durable materials.**

All to the satisfaction of the Responsible Authority.

- 6. Prior to the endorsement of plans as per condition 1, and before any trees or vegetation are removed, a landscape plan for the lots under 300 square metres and all common property/ public open space, to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. The 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 provided. The landscape plan must show:**
- 6.1. Plans to accord with condition 1 above;**
- 6.2. 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;**

2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)

- 6.3. Details of the proposed layout, type and height of fencing;**
- 6.4. Legend of all plant types, surfaces, materials and landscape items to be used including the total areas of garden and lawn;**
- 6.5. 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;**
- 6.6. Any paving or deck areas within the secluded open space area of the proposed dwelling on a permeable base;**
- 6.7. At least one (1) canopy tree with a minimum planting height of 1.5 metres within the rear secluded private open space areas of all dwellings;**
- 6.8. All canopy trees in common property/ public open space areas to be a minimum of 2m high when planted;**
- 6.9. All common property/ public open space areas to be accessible to all maintenance vehicles and equipment to undertake all necessary functions.**

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

- 7. Except with the prior written consent of the Responsible Authority, the layout of the buildings and works, subdivision and vegetation removal permitted must always accord with the endorsed plan and must not be altered or modified.**
- 8. Before any works commence, a Construction Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. The Construction Management Plan must address, but is not limited to:**
 - 8.1. Hours of construction, control of noise and airborne matter, deliveries, vehicle access, worker car parking, damage to public assets, and contact numbers for complaints;**
 - 8.2. All Traffic Management Plans for the site demolition, excavation, deliveries and other construction related activities that will affect vehicle and pedestrian traffic;**
 - 8.3. The location of all areas on-site and off-site to be used for construction staff parking;**

2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)

- 8.4. A Parking Management Plan for all associated construction vehicles;**
- 8.5. All site sheds, portable toilet, storage and materials, etc. must be confined to the land;**
- 8.6. The covering and maintenance of all roads/storage areas/external stockpiles/or vacant areas to avoid dust nuisance to any residential and commercial premises;**
- 8.7. A truck wheel-wash must be installed and used so vehicles leaving the site do not deposit mud or other materials on roadways;**
- 8.8. No water containing oil, foam, grease, scum or litter will be discharged to the stormwater drainage system from the land;**
- 8.9. All stored wastes are kept in designated areas or covered containers that prevent escape into the stormwater system;**
- 8.10. The amount of mud, dirt, sand, soil, clay or stones deposited by vehicles on the abutting roads is minimised when vehicles are leaving the land; and**
- 8.11. No mud, dirt, sand, soil, clay or stones are washed into, or are allowed to enter the stormwater drainage system.**

When approved, the Construction Management Plan will be endorsed and will form part of this permit.

The provisions, recommendations and requirements of the endorsed Construction Management Plan must be implemented and complied with to the satisfaction of the Responsible Authority.

- 9. Prior to the commencement of any works, including roadworks, a Site Environmental Management Plan (SEMP) for each stage of the subdivision must be prepared in accordance with the Council Specification Series, Construction, in particular Sections 211 Control of Erosion and Sedimentation; 212 Clearing and Grubbing and 213 Earthworks and submitted to the Responsible Authority. Once approved the plans will be endorsed and will form part of the Permit and then must be adhered to, all to the satisfaction of the Responsible Authority. The SEMP must show as appropriate:**

2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)

- 9.1. The goals and objectives of the SEMP;
 - 9.2. A Vegetation Management Plan that provides the details of management, protection and rehabilitation of vegetation to be retained;
 - 9.3. Measures to be taken to ensure minimal disturbance to native flora and fauna, including the provision of buffers;
 - 9.4. Erosion, siltration, dust, run-off and litter controls during construction;
 - 9.5. Indicate all provisions into and throughout the site by vehicles, including waste collection vehicles;
 - 9.6. Detail methods of restricting site access to pedestrians and vehicles not related to works permitted under this permit;
 - 9.7. Detail the method of protecting the reserve areas to be vested in the Council until such time as the reserve is developed;
 - 9.8. Any other matters as required by the Responsible Authority.
10. Prior to the issue of a Statement of Compliance under the Subdivision Act and prior to the occupation of the development, the applicant is to submit a revised Waste Management Plan (WMP) to the satisfaction of the responsible authority. The revised WMP must be generally in accordance with the WMP (Prepared by Impact ref IMP2104009WMP01F01, dated 5 August 2021) but modified to include:
- 10.1. Plans in accordance with Condition 1;
 - 10.2. Waste collection to be serviced by a private waste collection contractor;
 - 10.3. Size and type of vehicles expected to deliver and remove materials from site.
 - 10.4. Amended swept paths for collection vehicles illustrating:
 - 10.4.1. Sufficient access to collection points for all vehicles required to collect from the development;
 - 10.4.2. Access to/from the nearest main street to ensure access into smaller streets/laneways is feasible; and

2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)

- 10.4.3. Minimise vehicle reversing, including designing turning paths to make reversing easier and ensure drivers have a clear line of sight between the rear of their vehicle and the drop-off area.**

- 10.5. Plans identifying bin presentation location with bin alignment showing each individual bin, their size and material type.**

When approved, the Waste Management Plan will be endorsed and will form part of this permit.

The provisions, recommendations and requirements of the endorsed Waste Management Plan must be implemented and complied with to the satisfaction of the Responsible Authority.

11. Before the development starts and prior to certification of the plan of subdivision:

- 11.1. Provide a functional layout plan detailing the road network including the intersection of Chapel Road with a typical crossing section of the proposed road within the development. Also provide a service offset table detailing all proposed services. The Functional layout plan will need to be endorsed as part of the planning permit;**

- 11.2. An electronic copy in DXF or AutoCAD DWG format of Subdivision Design Drawings must be submitted to the Responsible Authority for approval. A set of Subdivision Design Drawings must include but not necessarily be limited to:**

- 11.2.1. Civil works to be in accordance with the City of Greater Dandenong's Subdivision Design Manual;**

- 11.2.2. Urban & Landscape Design for all public open space and road reserves to include:**

- 11.2.2.1. A survey (including botanical names) of all existing vegetation to be retained and/or removed.**

- 11.2.2.2. Buildings and trees (including botanical names) on neighbouring properties within three metres of the boundary.**

2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)

- 11.2.2.3. Details of surface finishes of pathways and driveways.**
- 11.2.2.4. A planting schedule of all proposed trees, shrubs and ground covers, including botanical names, common names, pot sizes, sizes at maturity, and quantities of each plant. All species selected must be to the satisfaction of the Responsible Authority.**
- 11.2.2.5. Landscaping and planting within all open areas of the site. Landscaping must be designed to allow all relevant maintenance vehicles easy access to, and undertake all necessary functions throughout the areas of open space.**
- 11.2.2.6. Canopy trees (minimum two metres tall when planted) in all open space areas.**
- 11.2.2.7. Details of the in-ground irrigation system (where required).**
- 11.2.2.8. Details & location of any fencing required for public open space areas.**
- 11.2.2.9. Details & location of any structures & treatments such as gateway structures, signage, bollards etc.**
- 11.2.2.10 A 3 year landscape maintenance period will apply at the practical completion of the landscape works.**
- 11.2.2.11 Lighting to be designed in accordance with AS/NZS 1158.**

2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)

All to the satisfaction of the Responsible Authority.

- 12. All public open space and drainage reserves are to be landscaped to a standard specified by Greater Dandenong City Council and must include:**
 - 12.1. Drinking water fountains along routes at key junctions and major destination points;**
 - 12.2. Local playgrounds at appropriate locations; and**
 - 12.3. Provision of shared use paths in accordance with any plan identifying the overall park network.**

Development conditions

- 13. Once the development has started, it must be continued and completed in accordance with the endorsed plans, to the satisfaction of the Responsible Authority.**
- 14. Prior to the occupation of the development, 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.**
- 15. Prior to the occupation of the development, all piping and ducting above the ground floor storey of the building, except downpipes, must be concealed to the satisfaction of the Responsible Authority.**
- 16. Prior to the occupation of the development, all landscaping shown on the endorsed landscape plan must be completed to the satisfaction of the Responsible Authority.**
- 17. Provision must be made for the drainage for proposed development including landscaped and paved areas, all to the satisfaction of the Responsible Authority.**
- 18. The connection of the internal drainage infrastructure to the Legal Point of Discharge must be to the satisfaction of the Responsible Authority.**
- 19. Stormwater discharge is to be retained on site to the pre-development level of peak stormwater discharge, to the satisfaction of the Responsible Authority. Approval of drainage plan including any retention system within the property boundary is required.**

2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)

20. **Except with the prior written consent of the Responsible Authority, service units, including air conditioning/heating units, must not be located on any of the balcony areas unless visually and acoustically screened to the satisfaction of the Responsible Authority.**
21. **Access to the site and any associated roadwork must be constructed, all to the satisfaction of the Responsible Authority.**
22. **At all times, the landscaping must be maintained in good order in accordance with the endorsed landscape plan and schedule to the satisfaction of the Responsible Authority.**

Subdivision conditions

23. **Before the certification of any Plan of Subdivision, a Residents Information Kit must be submitted to the Responsible Authority for approval. The Residents Information Kit must be prepared in accordance with Schedule 5 of Clause 43.04;**
24. **Prior to the issue of the Statement of Compliance, the owner of the land must:**
 - 24.1. **Either complete the development of the land in the subdivision in accordance with Planning Permit No. PLN20/0213, or any amended or subsequent permit; or**
 - 24.2. **Complete all common property, including drainage retention system, landscaping, lighting and access provisions to each lot and enter into an agreement under Section 173 of the Planning & Environment Act 1987 with the Responsible Authority to provide for:**
 - 24.2.1. **The development of the land in the subdivision to be in accordance with Planning Permit No. PLN20/0213, or any amended or subsequent permit;**
 - 24.2.2. **The owner to cover all costs relating to the preparation and registration of the Agreement (including costs incurred by the Responsible Authority).**

All to the satisfaction of the Responsible Authority.

2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)**25. Prior to the issue of the Statement of Compliance:**

- 25.1. All civil works, including landscaping and lighting must be completed to the satisfaction of the Responsible Authority.**
- 25.2. Fees and Bonds to be paid to Council's satisfaction.**
- 25.3. Receipt of "as constructed" recorded asset information in digital format to include road and drainage data as per "D-Spec" and "R-Spec" (the Consultant/Developer Specifications for the delivery of road and drainage data to Local Governments). Furthermore plan details shall be provided in both PDF. and digital AutoCAD format (on CD).**

26. Prior to the issue of the Statement of Compliance, the owner must enter into an agreement with the Responsible Authority under Section 173 of the *Planning and Environment Act 1987* that provides for:

- 26.1. The owners of each residential lot created by the subdivision of the land to pay an annual levy to Council for parks and open space maintenance (in additional to normal Council rates and charges). The annual levy will be an ongoing annual levy and will be charged/levied as part of the annual rates collection process and is for the purpose of assisting Council's maintenance of the substantial open space network being provided on the land. The agreement will provide that late payment will incur interest as per Council rates and that until paid, the annual levy will be noted as a charge on any particular lot. Payment of the annual levy is to commence from the first rate collection period after a lot is sold. The agreement or separate 'Deed of Agreement' will note that Council will not assume the responsibility for maintenance of open spaces and the like until the end of the subdividers' works maintenance liability period, which is a minimum of 3 years after completion of the required works on the relevant reserve. The levy as at April 2009 is \$350, but may be varied by Council in accordance with any relevant CPI indexes that may be applied to such payment.**
- 26.2. The Agreement is to be applied to each subsequent lot title created from the parent title.**
- 26.3. The owner to cover all costs relating to the preparation and registration of the Agreement (including costs incurred by the Responsible Authority).**

2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)

- 27. Prior to the issue of the Statement of Compliance, the owner of the land must provide a Public Open Space contribution, pursuant to Section 18 of the Subdivision Act 1988 and Clause 53.01 of the Planning Scheme. The provision of the Open Space contribution must be consistent with the Keysborough South Development Plan – Stages 2 and 3, revised June 2011 and associated documents, to the satisfaction of the Responsible Authority.**
- 28. Prior to the issue of the Statement of Compliance, the owner of the land must provide a Development Infrastructure Levy and Community Infrastructure Levy (Infrastructure Levy), in accordance with the following:**
- 28.1. An Infrastructure Levy must be paid to the Responsible Authority in accordance with the provisions of the approved Development Contributions Plan for the land within the following specified time, namely after Certification of the relevant plan of subdivision but not more than 21 days prior to the issue of the Statement of Compliance in respect of that plan.**
- 28.2. Where the subdivision is to be developed in stages the Infrastructure Levy for the stage to be developed may only be paid to the Responsible Authority within 21 days prior to the issue of the Statement of Compliance in respect of that stage provided that a Schedule of Development Contributions is submitted with each stage of the plan of subdivision. This Schedule must show the amount of the development contributions payable for each stage and value of the contributions in respect of prior stages to the satisfaction of the Responsible Authority.**
- 28.3. If Council agrees to works in lieu of the payment of the Infrastructure Levy, the land owner must enter into an agreement under Section 173 of the Planning and Environment Act 1987 in respect of the proposed works in lieu.**
- 28.4. The Community Infrastructure Levy for each lot must be paid prior to the issue of the Statement of Compliance for the relevant stage of the subdivision, or if agreed to by the Responsible Authority at or before the time of obtaining a building approval.**
- 29. Prior to the issue of a Statement of Compliance under the Subdivision Act and prior the occupation of the development, the owner of the land must enter into an agreement under Section 173 of the Planning and Environment Act 1987 with the Responsible Authority, to provide for the following:**

2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)

- 29.1. All waste generated by the use of the land will be managed in accordance with the Waste Management Plan for the land approved by the Responsible Authority;**
- 29.2. All waste receptacles must be stored and presented on collection day and returned to their storage site after collection in accordance with the endorsed Waste Management Plan;**
- 29.3. The Owner acknowledges and agrees that the City of Greater Dandenong is under no obligation to enter the land for the purpose of collecting waste, and that all lots are to be serviced by a private waste contractor in accordance with the endorsed Waste Management Plan;**
- 29.4. The Agreement is to be applied to each subsequent lot title created from the parent title; and**
- 29.5. The owner is to cover all costs relating to the preparation and registration of the Agreement (including costs incurred by the Responsible Authority).**

All to the satisfaction of the Responsible Authority.

30. Prior to the issue of the Statement of Compliance, the owner of the land must enter into an agreement with:

- 30.1. A telecommunications network or service provider for the provision of telecommunication services to each lot shown on the endorsed plan in accordance with the provider's requirements and relevant legislation at the time; and**
- 30.2. A suitably qualified person for the provision of fibre-ready telecommunication facilities to each lot shown on the endorsed plan in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network will not be provided by optical fibre.**

31. Prior to the issue of a Statement of Compliance, the owner of the land must provide written confirmation from:

- 31.1. A telecommunications network or service provider that all lots are connected to or are ready for connection to telecommunications services in accordance with the provider's requirements and relevant legislation at the time; and**

2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)

- 31.2. A suitably qualified person that fibre ready telecommunication facilities have been provided in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network will not be provided by optical fibre.**
- 32. All works associated with the subdivision must at all times be carried out in accordance with the conditions and requirements set out in the endorsed documents, with the endorsed documents being provided to all contractors working on the site prior to commencement of any works on the subdivision as relevant.**
- 33. During construction periods and afterwards, until the land is occupied, the owner must provide adequate precautions to prevent the emission of dust, land vibration and storm water runoff from the land, all to the satisfaction of the Responsible Authority.**
- 34. The owner shall obtain and where directed install street numbers for each of the lots shown on the Plan of Subdivision from Council to the satisfaction of Council.**
- 35. All proposed easements and sites for existing or required utility services and roads must be set aside in the plan of subdivision submitted for certification in favour of the relevant authority for which the easement or site is created.**
- 36. Street names to be used in the subdivision must be submitted to Council for approval prior to the certification of any plan of subdivision.**
- 37. The plan of subdivision submitted for Certification under the Subdivision Act 1988 must be referred to the relevant authority in accordance with Section 8 of that Act.**
- 38. A copy of the approved Residents Information Kit must be included as part of all transfer documents and be provided to the purchaser/s of any lot sold under the approved subdivision.**

Cultural heritage conditions

- 39. Activities carried out on the subject land must comply with the approved Cultural Heritage Management Plan Notice of Approval for all stages on plan number 17034 dated the 22 June 2021 and approved 12 July 2021.**

Native vegetation conditions

- 40. Before works start, the permit holder must advise all persons undertaking the vegetation removal or works on site of all relevant permit conditions and associated statutory requirements or approvals.**

2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)

41. Before works start, a plan to the satisfaction of the responsible authority identifying all vegetation to be retained (including vegetation on site and within 5.0 metres of each shared boundary) and describing the measures to be used to protect the identified vegetation during construction and in perpetuity must be prepared and submitted to and approved by the responsible authority. When approved, the plan will be endorsed and will form part of this permit. The plan must show the extent of earthworks proposed for the site and be supported by advice from a qualified Arborist verifying that the protection measures proposed will provide adequate protection of the trees to be retained. All works constructed or carried out must be in accordance with the endorsed plan. a plan to the satisfaction of the responsible authority identifying all vegetation to be retained (including vegetation on site and within 5.0 metres of each shared boundary) and describing the measures to be used to protect the identified vegetation during construction and in perpetuity must be prepared and submitted to and approved by the responsible authority. When approved, the plan will be endorsed and will form part of this permit. The plan must show the extent of earthworks proposed for the site and be supported by advice from a qualified Arborist verifying that the protection measures proposed will provide adequate protection of the trees to be retained. All works constructed or carried out must be in accordance with the endorsed plan. The plan must show the extent of earthworks proposed for the site and be supported by advice from a qualified Arborist verifying that the protection measures proposed will provide adequate protection of the trees to be retained. All works constructed or carried out must be in accordance with the endorsed plan.
42. Before works start, a native vegetation protection fence must be erected around all patches of native vegetation and native scattered trees to be retained. This fence must be erected around the patch of native vegetation and at a radius $12 \times$ the diameter at a height of 1.3 metres to a maximum of 15 metres but no less than 2 metres from the base of the trunk of the tree. The fence must be constructed of star pickets/ chain mesh/ or similar to the satisfaction of the Responsible Authority. The fence must remain in place until all works are completed to the satisfaction of the Responsible Authority.
43. Except with the written consent of the Responsible Authority, within the tree protection zone, the following are prohibited;
- 43.1. vehicular or pedestrian access;
 - 43.2. storage or dumping of any soils, materials, equipment, vehicles, machinery or waste products
 - 43.3. entry and exit pits for underground services e. any other actions or activities that may result in adverse impacts to retained native vegetation.
44. To offset the removal of 0.031 hectares of native vegetation the permit holder must secure a native vegetation offset, in accordance with the Guidelines for the removal, destruction or lopping of native vegetation (DELWP 2017) as specified below:

2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)**44.1. A general offset of 0.018 general habitat units:**

- located within the [Port Phillip And Westernport Catchment Management Authority (CMA) or Greater Dandenong City Council municipal district; and
- with a minimum strategic biodiversity score of at least 0.192.

45. Before any native vegetation is removed, evidence that the required offset for the project has been secured must be provided to the satisfaction of the Responsible Authority. This evidence is one or both of the following;

45.1. An established first party offset site including a security agreement signed by both parties, and a management plan detailing the 10 year management actions and ongoing management of the site and/or

45.2. Credit extract(s) allocated to the permit from the Native Vegetation Credit Register.

46. A copy of the offset evidence will be endorsed by the responsible authority and form part of this permit. Within 30 days of endorsement of the offset evidence by the responsible authority, a copy of the endorsed offset evidence must be provided to the Department of Environment, Land, Water and Planning.

47. In the event that a security agreement is entered into as per condition 44.1, the applicant must provide the annual offset site report to the responsible authority by the anniversary date of the execution of the offset security agreement, for a period of 10 consecutive years. After the tenth year, the landowner must provide a report at the reasonable request of a statutory authority.

Environmental Audit Overlay conditions

48. Prior to the Certification of the Plan of Subdivision and prior to commencement of works, either:

48.1. A preliminary risk screen assessment statement in accordance with the Environment Protection Act 2017 must be issued stating that an environmental audit is not required for the use or the proposed use and development; or

2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)

- 48.2. An environmental audit statement under Part 8.3 of the Environment Protection Act 2017 must be issued stating that the land is suitable for the use or proposed use and development.**
- 49. Where a Statement of Environmental Audit is issued for the land pursuant to Condition 48.2 above, the use and development of the land must comply with all directions and conditions contained within the Statement.**
- 50. Where a Statement of Environmental Audit is issued for the land pursuant to Condition 48.2 above, prior to the occupation of the development and prior to Statement of Compliance for the plan of subdivision, a letter prepared by a suitably qualified environmental consultant or other suitable person acceptable to the responsible authority, must be submitted to the Responsible Authority to verify that the directions and conditions contained within the Statement have been satisfied. Compliance sign off must be in accordance with any requirements in the environmental audit statement recommendations regarding verification of works.**
- 51. Where a Statement of Environmental Audit is issued for the land pursuant to Condition 48.2 above, and any condition of that Statement requires any maintenance or monitoring of an ongoing nature, the owner must enter into an Agreement with Council pursuant to Section 173 of the Planning and Environment Act 1987. Where a Section 173 Agreement is required, the Agreement must be executed prior to the occupation of the development and prior to Statement of Compliance of the Plan of Subdivision. All expenses involved in drafting, negotiating, lodging, registering, executing and enforcing the Agreement, including those incurred by the Responsible Authority, must be met by the owner.**

Referral Authority conditions.

Country Fire Authority.

- 52. Prior to the issue of a Statement of Compliance under the *Subdivision Act 1988* the following requirements must be met to the satisfaction of the CFA:**
- 52.1. Above or below ground operable hydrants must be provided. The maximum distance between these hydrants and the rear of all building envelopes (or in the absence of building envelopes, the rear of the lots) must be 120 metres and the hydrants must be no more than 200 metres apart. These distances must be measured around lot boundaries.**
- 52.2. The hydrants must be identified with marker posts and road reflectors as applicable to the satisfaction of the Country Fire Authority.**

2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)

- 53. Roads must be constructed to a standard so that they are accessible in all weather conditions and capable of accommodating a vehicle of 15 tonnes for the trafficable road width.**
- 53.1. The average grade must be no more than 1 in 7 (14.4%) (8.1 degrees) with a maximum of no more than 1 in 5 (20%) (11.3 degrees) for no more than 50 meters. Dips must have no more than a 1 in 8 (12%) (7.1 degree) entry and exit angle.**
- 52.2. Curves must have a minimum inner radius of 10 metres.**
- 52.3. Have a minimum trafficable width of 3.5 metres and be clear of encroachments for at least 0.5 metres on each side and 4 metres above the access way.**
- 52.4. Roads more than 60m in length from the nearest intersection must have a turning circle with a minimum radius of 8m (including roll-over kerbs if they are provided) T or Y heads of dimensions specified by the CFA may be used as alternatives.**

Melbourne Water

- 54. Prior to a Statement of Compliance, the Owner shall enter into and comply with an agreement with Melbourne Water Corporation for the acceptance of surface and storm water from the subject land directly or indirectly into Melbourne Water's drainage systems and waterways, the provision of drainage works and other matters in accordance with the statutory powers of Melbourne Water Corporation.**
- 55. All new lots are to be filled to a minimum of either 300mm above the 1% AEP flood level associated with an existing or proposed Melbourne Water storm water drainage asset, or 600mm above the 1% AEP level associated with an existing or proposed Melbourne Water waterway, wetland or retarding basin, whichever is the greater.**
- 56. Prior to the issue of a Statement of Compliance, A Certified Survey Plan (CSP) prepared by or under the supervision of a licensed land surveyor, showing levels reduced to the Australian Height Datum, must be submitted to Melbourne Water to demonstrate that the land has been filled in accordance with Melbourne Water's requirements. The CSP must show 1% AEP flood levels associated with any existing or proposed Melbourne Water's asset.**
- 57. All new lots must achieve appropriate freeboard in relation to any local overland flow paths to Council's satisfaction.**

2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)

- 58. Any road or access way intended to act as a stormwater overland flow path must be designed and constructed to comply with the floodway safety criteria to Council's requirements and standards. Guidance can be taken from Melbourne Water's Land Development Manual where appropriate.**
- 59. Prior to the commencement of construction, a separate application direct to Melbourne Water's Asset Services team must be made for formal approval, must be made before any new or modified connection is made to a Melbourne Water asset.**
- 60. Prior to the issue of a Statement of Compliance, Council approved engineering plans (Road and Drainage) of the development (in electronic format) must be submitted to Melbourne Water for our records. These plans must show road and drainage details for the 20% AEP flows and any overland flow paths for the 1% AEP storm event.**

South East Water

- 61. The owner of the subject land must enter into an agreement with South East Water for the provision of drinking water supply and fulfil all requirements to its satisfaction.**
- 62. The owner of the subject land must enter into an agreement with South East Water for the provision of recycled water supply and fulfil all requirements to its satisfaction.**
- 63. The owner of the subject land must enter into an agreement with South East Water for the provision of sewerage and fulfil all requirements to its satisfaction.**
- 64. All lots on the Plan of Subdivision are to be provided with separate connections to our drinking water supply, recycled water supply and sewerage systems.**
- 65. Prior to certification, the Plan of Subdivision must be referred to South East Water, in accordance with Section 8 of the *Subdivision Act 1988*.**
- 66. The certified Plan of Subdivision will need to show sewerage supply easements over all existing and/or proposed South East Water sewer mains located within the land, to be in favour of South East Water Corporation pursuant to Section 12(1) of the Subdivision Act.**

2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)

United Energy

67. The applicant must:

67.1. Enter into an agreement with United Energy Distribution Pty Ltd for the extension, upgrading or rearrangement of the electricity supply to lots on the plan of subdivision. A payment to cover the cost of such work will be required.

67.2. Provide electricity easements internal and external to the subdivision in favour of United Energy Distribution Pty Ltd to service the lots on the plan of subdivision and/or abutting lands as required by United Energy Distribution Pty Ltd. The provision of reserves for electricity substations may also be required.

68. The plan of subdivision submitted for certification must be referred to United Energy Distribution Pty Ltd in accordance with Section 8 of the subdivision Act 1988.

Comdain/Multinet Gas

69. A Statement of Compliance be obtained from Multinet Gas prior to the plan of subdivision being released from the Titles Office.

Head, Transport for Victoria

70. The construction of the development must not disrupt bus operations when operational on Chapel Road without the prior written consent of the Head, Transport for Victoria.

71. Any request for written consent to disrupt bus operations when operational on Chapel Road during the construction of the development must be submitted to the Head, Transport for Victoria not later than 8 weeks prior to the planned disruption and must detail measures that will occur to mitigate the impact of the planned disruption.

End Referral Authority conditions

Permit expiry

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

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

2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)

- 72.2.** The development or any stage of it is not completed within four (4) years of the date of this permit, or
- 72.3.** The Plan of Subdivision is not certified within two (2) years from the date of issue of this permit, or
- 72.4.** The tree removal if not started within one (1) year of the date of this permit, or
- 72.5.** The tree removal is not completed within two (2) years of the date of this permit.

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

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

- (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.

The certified plan is valid for 5 years from the date of certification.

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

2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)

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

South East Water notes:

- **The owner of the subject land is required to obtain a 'Notice of Agreement' from South East Water. All requirements must be fulfilled to its satisfaction prior to South East Water consenting to the issuing of a Statement of Compliance.**

MOTION

Moved by: Cr Sean O'Reilly

Seconded by: Cr Richard Lim OAM

That Council resolves to Grant a planning permit in respect of the land known and described as Lot 1 TP 13953, 182 Chapel Road, Keysborough for the purpose of subdivision of land, development of the land for dwellings and to remove native vegetation in accordance with the plans submitted with the application subject to the following conditions:

Amended Plans and documents:

1. **Before the development starts and before the certification of the plan of subdivision, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. The amended plans must be generally in accordance with the plans submitted and assessed with the application but modified to show:**
 - 1.1. **Deletion of Lot 30 and extension of the 16.0m wide public road reserve to the southern boundary to facilitate access to 198 Chapel Road, and the remaining land absorbed into Lot 31;**
 - 1.2. **Consolidation of Lots 1 and 2 to provide one (1) minimum 300sqm lot, and the building envelope setback 10m from the northern Title boundary;**
 - 1.3. **A pedestrian and cycling connection from the linear open space area through to the existing paths within Hidden Grove Reserve;**
 - 1.4. **Alteration of 'Street A' and lots 41-47, 83-84 and 101-102, to be in accordance with the Street A layout shown in Human Habitats concept plan of subdivision dated 09.12.2021;**
 - 1.5. **A minimum average lot size of 250sqm;**
 - 1.6. **Deletion of paper roads;**

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- 1.7. Provision of one (1) indented visitor space for every five (5) dwellings, including:**
- 1.7.1. Deletion of Lot 59 and relocation of Lot 58 six (6) metres to the north. The pedestrian link widened to 11 metres, and three (3) visitor car spaces provided at a 90 degree angle;**
- 1.7.2. Deletion of Lot 71 and relocation of Lot 72 six (6) metres to the north. The pedestrian link widened to 11 metres, and three (3) visitor car spaces provided at a 90 degree angle;**
- All car parking must be designed in accordance with Design Standard 2 of Clause 52.06-9, and must be located clear of waste collection vehicle paths, all the satisfaction of the Responsible Authority;**
- 1.8. With the exception of a wall associated with a garage, all ground and first floor walls must be setback a minimum 1 metre from the side boundary for dwellings on lots 18, 19, 22, 92 and 93;**
- 1.9. All red type dwellings garage setback 5 metres from the front boundary;**
- 1.10. The exposed side elevations of the garage associated with dwellings 48, 57, 58, 72, 73 and 82 garage to be provided with variation in materials to provide visual interest;**
- 1.11. Dwellings 52, 53, 61, 62, 76 and 77 reduced to two (2) bedrooms and a single garage, with at least 2 metre separation between dwellings at ground and first floor. Fencing is to be setback at least 2.0m from the common accessway and two (2) canopy trees provided for each pair of modified dwellings within the fence setback and accessway;**
- 1.12. The garage associated with Lots 2 to 14 to be setback a minimum of 5.0 metres from the common property frontage;**
- 1.13. The upper floor of Lot 10 to be setback 1.0 metre from the northern boundary and the front façade to replicate a mirrored version of lot 14;**

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- 1.14. Where it is proposed to be built on the boundary, the first floor of Lots 16, 17, 20, 21 and 22 must be setback 1 metre from the boundary. The lost upper floor area may be provided to the rear of the first floor for each dwelling;**
- 1.15. Bedroom 4 associated with dwellings 2, 3, 4, 5, 6, 7, 8, 14, 18, 19, 84, 92, 93 and 102 to have a minimum dimension of three (3) metres, with the amendment absorbed within the existing building envelope;**
- 1.16. Dwellings 48-64 and 67-82 (inclusive) to consist of an alternative garage door design and garage roof form;**
- 1.17. For dwellings 2-8 and 10-14, every second to be provided with a single garage and tandem car space arrangement, and a ground floor habitable room window which has an outlook to the street. Car spaces must be designed in accordance with Design Standard 2 of Clause 52.06-9 and secluded private open space areas must have a minimum dimension of 5.0m;**
- 1.18. Lot 14 to provide a single garage and tandem car space arrangement in accordance with Design Standard 2 of Clause 52.06-9; and a private open space provision in accordance with the varied private open space standard in Schedule 1 to the General Residential Zone;**
- 1.19. The rear secluded private open space area for each dwelling must be at least 25 square metres, with a minimum dimension of 5.0 metres;**
- 1.20. Ground floor boundary walls abutting vacant lots must not exceed 3.2 metres in height;**
- 1.21. Dwellings which immediately adjoin the western and northern vegetation buffers and the pedestrian link to have 50% of any side boundary fencing comprising of 1.2 metre high visually permeable fencing to facilitate activation and passive surveillance;**
- 1.22. Front fences to be visually permeable and a maximum 1.2m in height;**
- 1.23. The location of mailboxes for each dwelling. The mailboxes must be located wholly within the lot boundaries and if located within splay areas must comply with Design Standard 1 of Clause 52.06-9;**
- 1.24. Deletion of housing typology 90RT25-3 (CNR) from the legend on the site plan;**

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- 1.25. Sustainability measures as per the Sustainability Management Plan including (but not limited to:**
 - 1.25.1. Location of the rooftop solar hot water heating panels;**
 - 1.25.2. Storage space that includes provision for garden/organic collection bins;**
- 1.26. Any changes associated with the Drainage drawings below (if applicable);**
- 1.27. An earthworks plan to the satisfaction of Melbourne Water and the Responsible Authority;**
- 1.28. Any changes to the site layout associated with the earthworks plan (if applicable); and**
- 1.29. Any changes associated with the revised Waste Management Plan below (if applicable).**

All to the satisfaction of the Responsible Authority.

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

- 2. Before the plan of subdivision is certified, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and three copies must be provided. The plans must be generally in accordance with version 19 of the plans submitted with the application, prepared by Human Habitats, dated 05/08/2021, but modified to show:**

- 2.1. A layout to accord with condition 1;**
- 2.2. Locations of substations;**
- 2.3. All bearings, distances, levels, street names, lot numbers, common property, lot sizes, reserves and easements;**
- 2.4. An area set aside as a public open space reserve (Along the western boundary and along the eastern boundary to Chapel Road) equivalent to 10.2% of all land in the subdivision;**
- 2.5. Easements and open space areas in favour of any relevant authority;**
- 2.6. Any changes required by South East Water conditions below;**

2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)**2.7. Restrictions through building envelopes and a Memorandum of Common Provisions applying to all vacant lots, providing for:**

2.7.1. Except for lot 65 and 66, all vacant lots must have a front setback of at least 4 metres, with the exception of the garage, which must be setback at least 5 metres. Any encroachment into that setback limited to permeable structures such as pergolas, window hooding, decks, terraces, which can encroach no more than 2 metres and be no higher than 3.6 metres;

2.7.2. For Lots 65 and 66:

2.7.2.1. Front façade and primary front entry to face west for Lot 65 and east for Lot 66;

2.7.2.2. A minimum 2 metre front setback;

2.7.2.3. Each garage to be built:

2.7.2.3.1. Abutting the south adjoining lots garage for each respective lot; and

2.7.2.3.2. To the accessway boundary.

2.7.2.4. 50% of the northern side boundary fencing must be no higher than 1.2 metres and are to be at least 50% visually transparent;

2.7.2.5. Northern side boundary fencing, apart from those specified above, must be 1.8 metres high and 25% visually transparent in design;

2.7.2.6. A wall, two storeys in height, constructed on or within 200mm of a side boundary of a lot must not be

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- built on the boundary unless there is a simultaneously constructed wall on the same boundary on the neighbouring lot.;
- 2.7.2.7.** The length of the new wall must be the same length as the simultaneously constructed wall on the neighbouring lot, or lesser;
- 2.7.2.8.** Minimum 2 metre building setback from the northern boundary;
- 2.7.2.9.** The northern elevation of dwellings to be provided with a variation of forms, materials, colours and textures and habitable room windows on ground and first floor.
- 2.7.3.** Where not on a boundary, which includes walls on the zero lot line or 150mm from the boundary, side and rear setbacks must be at least 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;
- 2.7.4.** All first floor walls must not to be built to a boundary (except lots 65 and 66);
- 2.7.5.** The height of a new wall constructed on or within 200mm of a side boundary must not exceed an average of 3.2 metres with no part higher than 3.6 metres unless abutting a higher or simultaneously constructed wall;
- 2.7.6.** Corner lots are to have a minimum side setback of 2 metres;
- 2.7.7.** A maximum site coverage of 60 percent (60%);
- 2.7.8.** No more than one (1) single crossover with a width of 3 metres provided to each lot;
- 2.7.9.** No garage wall to exceed 7 metres along any boundary;
- 2.7.10.** No more than a double garage is to be provided for each lot facing the street;

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- 2.7.11. At least one ground level habitable room window facing the street;**
- 2.7.12. Any front fencing to be visually permeable and a maximum of 1.2 metres high;**
- 2.7.13. For corner lots, 50% of the fencing along the secondary street frontage must be no higher than 1.2 metres and visually permeable;**
- 2.7.14. Each dwelling to be provided with a minimum of 40 square metres private open space at ground floor level, with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling with a minimum area of 25 square metres and a minimum dimension of 5 metres.**
- 2.7.15. Detail the beneficiaries of the restrictions for each lot;**
- 2.7.16. One dwelling per lot only;**
- 2.7.17. No more than double storey;**
- 2.7.18. The requirements of this restriction may only be varied by the written consent of the Responsible Authority;**
- 2.7.19. The Restrictions and Memorandum of Common Provisions in force until 31 December 2031.**

All to the satisfaction of the Responsible Authority.

- 3. Prior to the endorsement of plans under condition 1, the applicant is to submit a revised Sustainability Management Plan (SMP) to the satisfaction of the responsible authority. The revised SMP must be generally in accordance with the SMP (Prepared by EcoResults ref 2404, dated 5 August 2021) but modified to include:**

- 3.1. Changes to accord with condition 1;**

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- 3.2. Revised IEQ section that achieves a score above 50% through a combination of design measures available that achieves natural ventilation, daylight access, thermal comfort or shading provision;**
- 3.3. Revised water section (including BESS water calculator) that:
 - 3.3.1. Specified WELS rating of toilets to 4 stars;**
 - 3.3.2. Confirmation of the availability and connection to recycled mains water supply (if applicable);**
 - 3.3.3. Confirmation of the product make and model washing machine to be installed in each dwelling. If not part of the base building please revise input to default or unrated.****
- 3.4. Revised management section of BESS that provides evidence of ESD consultant present at pre-application meeting discussions, or removal of the credit.**

All to the satisfaction of the Responsible Authority.

- 4. The provisions, recommendations and requirements of the endorsed SMP must be implemented and complied with to the satisfaction of the Responsible Authority. The documentation must not be altered without the prior written consent of the Responsible Authority.**
- 5. Before plans are endorsed under Condition 1, drainage drawings to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. The drainage drawings must show:
 - 5.1. All drainage (including surface drainage) directed to a suitable location on the land;**
 - 5.2. Detail of the required outfall drain connection to stormwater infrastructure;**
 - 5.3. Cross sections including details of retaining walls;**
 - 5.4. Measures to ensure the discharge of water from the property is controlled around its limits to prevent any discharge onto any adjacent property;**
 - 5.5. All retaining walls built with durable materials.****

All to the satisfaction of the Responsible Authority.

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- 6. Prior to the endorsement of plans as per condition 1, and before any trees or vegetation are removed, a landscape plan for the lots under 300 square metres and all common property/ public open space, to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. The 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 provided. The landscape plan must show:**

- 6.1. Plans to accord with condition 1 above;**
- 6.2. 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;**
- 6.3. Details of the proposed layout, type and height of fencing;**
- 6.4. Legend of all plant types, surfaces, materials and landscape items to be used including the total areas of garden and lawn;**
- 6.5. 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;**
- 6.6. Any paving or deck areas within the secluded open space area of the proposed dwelling on a permeable base;**
- 6.7. At least one (1) canopy tree with a minimum planting height of 1.5 metres within the rear secluded private open space areas of all dwellings;**
- 6.8. All canopy trees in common property/ public open space areas to be a minimum of 2m high when planted;**
- 6.9. All common property/ public open space areas to be accessible to all maintenance vehicles and equipment to undertake all necessary functions.**

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

- 7. Except with the prior written consent of the Responsible Authority, the layout of the buildings and works, subdivision and vegetation removal permitted must always accord with the endorsed plan and must not be altered or modified.**

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- 8. Before any works commence, a Construction Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. The Construction Management Plan must address, but is not limited to:**
- 8.1. Hours of construction, control of noise and airborne matter, deliveries, vehicle access, worker car parking, damage to public assets, and contact numbers for complaints;**
 - 8.2. All Traffic Management Plans for the site demolition, excavation, deliveries and other construction related activities that will affect vehicle and pedestrian traffic;**
 - 8.3. The location of all areas on-site and off-site to be used for construction staff parking;**
 - 8.4. A Parking Management Plan for all associated construction vehicles;**
 - 8.5. All site sheds, portable toilet, storage and materials, etc. must be confined to the land;**
 - 8.6. The covering and maintenance of all roads/storage areas/external stockpiles/or vacant areas to avoid dust nuisance to any residential and commercial premises;**
 - 8.7. A truck wheel-wash must be installed and used so vehicles leaving the site do not deposit mud or other materials on roadways;**
 - 8.8. No water containing oil, foam, grease, scum or litter will be discharged to the stormwater drainage system from the land;**
 - 8.9. All stored wastes are kept in designated areas or covered containers that prevent escape into the stormwater system;**
 - 8.10. The amount of mud, dirt, sand, soil, clay or stones deposited by vehicles on the abutting roads is minimised when vehicles are leaving the land; and**
 - 8.11. No mud, dirt, sand, soil, clay or stones are washed into, or are allowed to enter the stormwater drainage system.**

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When approved, the Construction Management Plan will be endorsed and will form part of this permit.

The provisions, recommendations and requirements of the endorsed Construction Management Plan must be implemented and complied with to the satisfaction of the Responsible Authority.

- 9. Prior to the commencement of any works, including roadworks, a Site Environmental Management Plan (SEMP) for each stage of the subdivision must be prepared in accordance with the Council Specification Series, Construction, in particular Sections 211 Control of Erosion and Sedimentation; 212 Clearing and Grubbing and 213 Earthworks and submitted to the Responsible Authority. Once approved the plans will be endorsed and will form part of the Permit and then must be adhered to, all to the satisfaction of the Responsible Authority. The SEMP must show as appropriate:**
 - 9.1. The goals and objectives of the SEMP;**
 - 9.2. A Vegetation Management Plan that provides the details of management, protection and rehabilitation of vegetation to be retained;**
 - 9.3. Measures to be taken to ensure minimal disturbance to native flora and fauna, including the provision of buffers;**
 - 9.4. Erosion, siltration, dust, run-off and litter controls during construction;**
 - 9.5. Indicate all provisions into and throughout the site by vehicles, including waste collection vehicles;**
 - 9.6. Detail methods of restricting site access to pedestrians and vehicles not related to works permitted under this permit;**
 - 9.7. Detail the method of protecting the reserve areas to be vested in the Council until such time as the reserve is developed;**
 - 9.8. Any other matters as required by the Responsible Authority.**

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- 10. Prior to the issue of a Statement of Compliance under the Subdivision Act and prior to the occupation of the development, the applicant is to submit a revised Waste Management Plan (WMP) to the satisfaction of the responsible authority. The revised WMP must be generally in accordance with the WMP (Prepared by Impact ref IMP2104009WMP01F01, dated 5 August 2021) but modified to include:**

- 10.1. Plans in accordance with Condition 1;**
- 10.2. Waste collection to be serviced by a private waste collection contractor;**
- 10.3. Size and type of vehicles expected to deliver and remove materials from site.**
- 10.4. Amended swept paths for collection vehicles illustrating:**
 - 10.4.1. Sufficient access to collection points for all vehicles required to collect from the development;**
 - 10.4.2. Access to/from the nearest main street to ensure access into smaller streets/laneways is feasible; and**
 - 10.4.3. Minimise vehicle reversing, including designing turning paths to make reversing easier and ensure drivers have a clear line of sight between the rear of their vehicle and the drop-off area.**
- 10.5. Plans identifying bin presentation location with bin alignment showing each individual bin, their size and material type.**

When approved, the Waste Management Plan will be endorsed and will form part of this permit.

The provisions, recommendations and requirements of the endorsed Waste Management Plan must be implemented and complied with to the satisfaction of the Responsible Authority.

- 11. Before the development starts and prior to certification of the plan of subdivision:**

- 11.1. Provide a functional layout plan detailing the road network including the intersection of Chapel Road with a typical crossing section of the proposed road within the development. Also provide a service offset table detailing all proposed services. The Functional layout plan will need to be endorsed as part of the planning permit;**

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- 11.2. An electronic copy in DXF or AutoCAD DWG format of Subdivision Design Drawings must be submitted to the Responsible Authority for approval. A set of Subdivision Design Drawings must include but not necessarily be limited to:**
- 11.2.1. Civil works to be in accordance with the City of Greater Dandenong's Subdivision Design Manual;**
 - 11.2.2. Urban & Landscape Design for all public open space and road reserves to include:
 - 11.2.2.1. A survey (including botanical names) of all existing vegetation to be retained and/or removed.**
 - 11.2.2.2. Buildings and trees (including botanical names) on neighbouring properties within three metres of the boundary.**
 - 11.2.2.3. Details of surface finishes of pathways and driveways.**
 - 11.2.2.4. A planting schedule of all proposed trees, shrubs and ground covers, including botanical names, common names, pot sizes, sizes at maturity, and quantities of each plant. All species selected must be to the satisfaction of the Responsible Authority.**
 - 11.2.2.5. Landscaping and planting within all open areas of the site. Landscaping must be designed to allow all relevant maintenance vehicles easy access to, and undertake all necessary functions throughout the areas of open space.****

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- 11.2.2.6. Canopy trees (minimum two metres tall when planted) in all open space areas.**
- 11.2.2.7. Details of the in-ground irrigation system (where required).**
- 11.2.2.8. Details & location of any fencing required for public open space areas.**
- 11.2.2.9. Details & location of any structures & treatments such as gateway structures, signage, bollards etc.**
- 11.2.2.10 A 3 year landscape maintenance period will apply at the practical completion of the landscape works.**
- 11.2.2.11 Lighting to be designed in accordance with AS/NZS 1158.**

All to the satisfaction of the Responsible Authority.

12. All public open space and drainage reserves are to be landscaped to a standard specified by Greater Dandenong City Council and must include:

- 12.1. Drinking water fountains along routes at key junctions and major destination points;**
- 12.2. Local playgrounds at appropriate locations; and**
- 12.3. Provision of shared use paths in accordance with any plan identifying the overall park network.**

Development conditions

13. Once the development has started, it must be continued and completed in accordance with the endorsed plans, to the satisfaction of the Responsible Authority.

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14. Prior to the occupation of the development, 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.
15. Prior to the occupation of the development, all piping and ducting above the ground floor storey of the building, except downpipes, must be concealed to the satisfaction of the Responsible Authority.
16. Prior to the occupation of the development, all landscaping shown on the endorsed landscape plan must be completed to the satisfaction of the Responsible Authority.
17. Provision must be made for the drainage for proposed development including landscaped and paved areas, all to the satisfaction of the Responsible Authority.
18. The connection of the internal drainage infrastructure to the Legal Point of Discharge must be to the satisfaction of the Responsible Authority.
19. Stormwater discharge is to be retained on site to the pre-development level of peak stormwater discharge, to the satisfaction of the Responsible Authority. Approval of drainage plan including any retention system within the property boundary is required.
20. Except with the prior written consent of the Responsible Authority, service units, including air conditioning/heating units, must not be located on any of the balcony areas unless visually and acoustically screened to the satisfaction of the Responsible Authority.
21. Access to the site and any associated roadwork must be constructed, all to the satisfaction of the Responsible Authority.
22. At all times, the landscaping must be maintained in good order in accordance with the endorsed landscape plan and schedule to the satisfaction of the Responsible Authority.

Subdivision conditions

23. Before the certification of any Plan of Subdivision, a Residents Information Kit must be submitted to the Responsible Authority for approval. The Residents Information Kit must be prepared in accordance with Schedule 5 of Clause 43.04;
24. Prior to the issue of the Statement of Compliance, the owner of the land must:

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- 24.1. Either complete the development of the land in the subdivision in accordance with Planning Permit No. PLN20/0213, or any amended or subsequent permit; or**
- 24.2. Complete all common property, including drainage retention system, landscaping, lighting and access provisions to each lot and enter into an agreement under Section 173 of the Planning & Environment Act 1987 with the Responsible Authority to provide for:**
- 24.2.1. The development of the land in the subdivision to be in accordance with Planning Permit No. PLN20/0213, or any amended or subsequent permit;**
- 24.2.2. The owner to cover all costs relating to the preparation and registration of the Agreement (including costs incurred by the Responsible Authority).**

All to the satisfaction of the Responsible Authority.

25. Prior to the issue of the Statement of Compliance:

- 25.1. All civil works, including landscaping and lighting must be completed to the satisfaction of the Responsible Authority.**
- 25.2. Fees and Bonds to be paid to Council's satisfaction.**
- 25.3. Receipt of "as constructed" recorded asset information in digital format to include road and drainage data as per "D-Spec" and "R-Spec" (the Consultant/Developer Specifications for the delivery of road and drainage data to Local Governments). Furthermore plan details shall be provided in both PDF. and digital AutoCAD format (on CD).**

26. Prior to the issue of the Statement of Compliance, the owner must enter into an agreement with the Responsible Authority under Section 173 of the *Planning and Environment Act 1987* that provides for:

- 26.1. The owners of each residential lot created by the subdivision of the land to pay an annual levy to Council for parks and open space maintenance (in additional to normal Council rates and charges). The annual levy will be an ongoing annual levy and will be charged/levied as part of the annual rates collection process and is for the purpose of assisting Council's**

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maintenance of the substantial open space network being provided on the land. The agreement will provide that late payment will incur interest as per Council rates and that until paid, the annual levy will be noted as a charge on any particular lot. Payment of the annual levy is to commence from the first rate collection period after a lot is sold. The agreement or separate 'Deed of Agreement' will note that Council will not assume the responsibility for maintenance of open spaces and the like until the end of the subdividers' works maintenance liability period, which is a minimum of 3 years after completion of the required works on the relevant reserve. The levy as at April 2009 is \$350, but may be varied by Council in accordance with any relevant CPI indexes that may be applied to such payment.

- 26.2. The Agreement is to be applied to each subsequent lot title created from the parent title.
- 26.3. The owner to cover all costs relating to the preparation and registration of the Agreement (including costs incurred by the Responsible Authority).
27. Prior to the issue of the Statement of Compliance, the owner of the land must provide a Public Open Space contribution, pursuant to Section 18 of the Subdivision Act 1988 and Clause 53.01 of the Planning Scheme. The provision of the Open Space contribution must be consistent with the Keysborough South Development Plan – Stages 2 and 3, revised June 2011 and associated documents, to the satisfaction of the Responsible Authority.
28. Prior to the issue of the Statement of Compliance, the owner of the land must provide a Development Infrastructure Levy and Community Infrastructure Levy (Infrastructure Levy), in accordance with the following:
- 28.1. An Infrastructure Levy must be paid to the Responsible Authority in accordance with the provisions of the approved Development Contributions Plan for the land within the following specified time, namely after Certification of the relevant plan of subdivision but not more than 21 days prior to the issue of the Statement of Compliance in respect of that plan.
- 28.2. Where the subdivision is to be developed in stages the Infrastructure Levy for the stage to be developed may only be paid to the Responsible Authority within 21 days prior to the issue of the Statement of Compliance in respect of that stage provided that a Schedule of Development Contributions is submitted with each stage of the plan of subdivision. This Schedule must

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show the amount of the development contributions payable for each stage and value of the contributions in respect of prior stages to the satisfaction of the Responsible Authority.

- 28.3. If Council agrees to works in lieu of the payment of the Infrastructure Levy, the land owner must enter into an agreement under Section 173 of the Planning and Environment Act 1987 in respect of the proposed works in lieu.**
- 28.4. The Community Infrastructure Levy for each lot must be paid prior to the issue of the Statement of Compliance for the relevant stage of the subdivision, or if agreed to by the Responsible Authority at or before the time of obtaining a building approval.**
- 29. Prior to the issue of a Statement of Compliance under the Subdivision Act and prior the occupation of the development, the owner of the land must enter into an agreement under Section 173 of the Planning and Environment Act 1987 with the Responsible Authority, to provide for the following:**
- 29.1. All waste generated by the use of the land will be managed in accordance with the Waste Management Plan for the land approved by the Responsible Authority;**
- 29.2. All waste receptacles must be stored and presented on collection day and returned to their storage site after collection in accordance with the endorsed Waste Management Plan;**
- 29.3. The Owner acknowledges and agrees that the City of Greater Dandenong is under no obligation to enter the land for the purpose of collecting waste, and that all lots are to be serviced by a private waste contractor in accordance with the endorsed Waste Management Plan;**
- 29.4. The Agreement is to be applied to each subsequent lot title created from the parent title; and**
- 29.5. The owner is to cover all costs relating to the preparation and registration of the Agreement (including costs incurred by the Responsible Authority).**
- All to the satisfaction of the Responsible Authority.**
- 30. Prior to the issue of the Statement of Compliance, the owner of the land must enter into an agreement with:**

2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)

- 30.1. A telecommunications network or service provider for the provision of telecommunication services to each lot shown on the endorsed plan in accordance with the provider's requirements and relevant legislation at the time; and**
- 30.2. A suitably qualified person for the provision of fibre-ready telecommunication facilities to each lot shown on the endorsed plan in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network will not be provided by optical fibre.**
- 31. Prior to the issue of a Statement of Compliance, the owner of the land must provide written confirmation from:**
- 31.1. A telecommunications network or service provider that all lots are connected to or are ready for connection to telecommunications services in accordance with the provider's requirements and relevant legislation at the time; and**
- 31.2. A suitably qualified person that fibre ready telecommunication facilities have been provided in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network will not be provided by optical fibre.**
- 32. All works associated with the subdivision must at all times be carried out in accordance with the conditions and requirements set out in the endorsed documents, with the endorsed documents being provided to all contractors working on the site prior to commencement of any works on the subdivision as relevant.**
- 33. During construction periods and afterwards, until the land is occupied, the owner must provide adequate precautions to prevent the emission of dust, land vibration and storm water runoff from the land, all to the satisfaction of the Responsible Authority.**
- 34. The owner shall obtain and where directed install street numbers for each of the lots shown on the Plan of Subdivision from Council to the satisfaction of Council.**
- 35. All proposed easements and sites for existing or required utility services and roads must be set aside in the plan of subdivision submitted for certification in favour of the relevant authority for which the easement or site is created.**
- 36. Street names to be used in the subdivision must be submitted to Council for approval prior to the certification of any plan of subdivision.**

2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)

- 37. The plan of subdivision submitted for Certification under the Subdivision Act 1988 must be referred to the relevant authority in accordance with Section 8 of that Act.**
- 38. A copy of the approved Residents Information Kit must be included as part of all transfer documents and be provided to the purchaser/s of any lot sold under the approved subdivision.**

Cultural heritage conditions

- 39. Activities carried out on the subject land must comply with the approved Cultural Heritage Management Plan Notice of Approval for all stages on plan number 17034 dated the 22 June 2021 and approved 12 July 2021.**

Native vegetation conditions

- 40. Before works start, the permit holder must advise all persons undertaking the vegetation removal or works on site of all relevant permit conditions and associated statutory requirements or approvals.**
- 41. Before works start, a plan to the satisfaction of the responsible authority identifying all vegetation to be retained (including vegetation on site and within 5.0 metres of each shared boundary) and describing the measures to be used to protect the identified vegetation during construction and in perpetuity must be prepared and submitted to and approved by the responsible authority. When approved, the plan will be endorsed and will form part of this permit. The plan must show the extent of earthworks proposed for the site and be supported by advice from a qualified Arborist verifying that the protection measures proposed will provide adequate protection of the trees to be retained. All works constructed or carried out must be in accordance with the endorsed plan. a plan to the satisfaction of the responsible authority identifying all vegetation to be retained (including vegetation on site and within 5.0 metres of each shared boundary) and describing the measures to be used to protect the identified vegetation during construction and in perpetuity must be prepared and submitted to and approved by the responsible authority. When approved, the plan will be endorsed and will form part of this permit. The plan must show the extent of earthworks proposed for the site and be supported by advice from a qualified Arborist verifying that the protection measures proposed will provide adequate protection of the trees to be retained. All works constructed or carried out must be in accordance with the endorsed plan. The plan must show the extent of earthworks proposed for the site and be supported by advice from a qualified Arborist verifying that the protection measures proposed will provide adequate protection of the trees to be retained. All works constructed or carried out must be in accordance with the endorsed plan.**

2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)

- 42. Before works start, a native vegetation protection fence must be erected around all patches of native vegetation and native scattered trees to be retained. This fence must be erected around the patch of native vegetation and at a radius $12 \times$ the diameter at a height of 1.3 metres to a maximum of 15 metres but no less than 2 metres from the base of the trunk of the tree. The fence must be constructed of star pickets/ chain mesh/ or similar to the satisfaction of the Responsible Authority. The fence must remain in place until all works are completed to the satisfaction of the Responsible Authority.**
- 43. Except with the written consent of the Responsible Authority, within the tree protection zone, the following are prohibited;**
- 43.1. vehicular or pedestrian access;**
- 43.2. storage or dumping of any soils, materials, equipment, vehicles, machinery or waste products**
- 43.3. entry and exit pits for underground services e. any other actions or activities that may result in adverse impacts to retained native vegetation.**
- 44. To offset the removal of 0.031 hectares of native vegetation the permit holder must secure a native vegetation offset, in accordance with the Guidelines for the removal, destruction or lopping of native vegetation (DELWP 2017) as specified below:**
- 44.1. A general offset of 0.018 general habitat units:**
- located within the [Port Phillip And Westernport Catchment Management Authority (CMA) or Greater Dandenong City Council municipal district; and**
 - with a minimum strategic biodiversity score of at least 0.192.**
- 45. Before any native vegetation is removed, evidence that the required offset for the project has been secured must be provided to the satisfaction of the Responsible Authority. This evidence is one or both of the following;**
- 45.1. An established first party offset site including a security agreement signed by both parties, and a management plan detailing the 10 year management actions and ongoing management of the site and/or**
- 45.2. Credit extract(s) allocated to the permit from the Native Vegetation Credit Register.**

2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)

46. A copy of the offset evidence will be endorsed by the responsible authority and form part of this permit. Within 30 days of endorsement of the offset evidence by the responsible authority, a copy of the endorsed offset evidence must be provided to the Department of Environment, Land, Water and Planning.
47. In the event that a security agreement is entered into as per condition 44.1, the applicant must provide the annual offset site report to the responsible authority by the anniversary date of the execution of the offset security agreement, for a period of 10 consecutive years. After the tenth year, the landowner must provide a report at the reasonable request of a statutory authority.

Environmental Audit Overlay conditions

48. Prior to the Certification of the Plan of Subdivision and prior to commencement of works, either:
- 48.1. A preliminary risk screen assessment statement in accordance with the Environment Protection Act 2017 must be issued stating that an environmental audit is not required for the use or the proposed use and development; or
- 48.2. An environmental audit statement under Part 8.3 of the Environment Protection Act 2017 must be issued stating that the land is suitable for the use or proposed use and development.
49. Where a Statement of Environmental Audit is issued for the land pursuant to Condition 48.2 above, the use and development of the land must comply with all directions and conditions contained within the Statement.
50. Where a Statement of Environmental Audit is issued for the land pursuant to Condition 48.2 above, prior to the occupation of the development and prior to Statement of Compliance for the plan of subdivision, a letter prepared by a suitably qualified environmental consultant or other suitable person acceptable to the responsible authority, must be submitted to the Responsible Authority to verify that the directions and conditions contained within the Statement have been satisfied. Compliance sign off must be in accordance with any requirements in the environmental audit statement recommendations regarding verification of works.
51. Where a Statement of Environmental Audit is issued for the land pursuant to Condition 48.2 above, and any condition of that Statement requires any maintenance or monitoring of an ongoing nature, the owner must enter into an Agreement with Council pursuant to Section 173 of the Planning and Environment Act 1987. Where a Section 173

2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)

Agreement is required, the Agreement must be executed prior to the occupation of the development and prior to Statement of Compliance of the Plan of Subdivision. All expenses involved in drafting, negotiating, lodging, registering, executing and enforcing the Agreement, including those incurred by the Responsible Authority, must be met by the owner.

Referral Authority conditions.

Country Fire Authority.

- 52. Prior to the issue of a Statement of Compliance under the *Subdivision Act 1988* the following requirements must be met to the satisfaction of the CFA:**
- 52.1. Above or below ground operable hydrants must be provided. The maximum distance between these hydrants and the rear of all building envelopes (or in the absence of building envelopes, the rear of the lots) must be 120 metres and the hydrants must be no more than 200 metres apart. These distances must be measured around lot boundaries.**
 - 52.2. The hydrants must be identified with marker posts and road reflectors as applicable to the satisfaction of the Country Fire Authority.**
- 53. Roads must be constructed to a standard so that they are accessible in all weather conditions and capable of accommodating a vehicle of 15 tonnes for the trafficable road width.**
- 53.1. The average grade must be no more than 1 in 7 (14.4%) (8.1 degrees) with a maximum of no more than 1 in 5 (20%) (11.3 degrees) for no more than 50 meters. Dips must have no more than a 1 in 8 (12%) (7.1 degree) entry and exit angle.**
 - 52.2. Curves must have a minimum inner radius of 10 metres.**
 - 52.3. Have a minimum trafficable width of 3.5 metres and be clear of encroachments for at least 0.5 metres on each side and 4 metres above the access way.**
 - 52.4. Roads more than 60m in length from the nearest intersection must have a turning circle with a minimum radius of 8m (including roll-over kerbs if they are provided) T or Y heads of dimensions specified by the CFA may be used as alternatives.**

2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)**Melbourne Water**

- 54. Prior to a Statement of Compliance, the Owner shall enter into and comply with an agreement with Melbourne Water Corporation for the acceptance of surface and storm water from the subject land directly or indirectly into Melbourne Water's drainage systems and waterways, the provision of drainage works and other matters in accordance with the statutory powers of Melbourne Water Corporation.**
- 55. All new lots are to be filled to a minimum of either 300mm above the 1% AEP flood level associated with an existing or proposed Melbourne Water storm water drainage asset, or 600mm above the 1% AEP level associated with an existing or proposed Melbourne Water waterway, wetland or retarding basin, whichever is the greater.**
- 56. Prior to the issue of a Statement of Compliance, A Certified Survey Plan (CSP) prepared by or under the supervision of a licensed land surveyor, showing levels reduced to the Australian Height Datum, must be submitted to Melbourne Water to demonstrate that the land has been filled in accordance with Melbourne Water's requirements. The CSP must show 1% AEP flood levels associated with any existing or proposed Melbourne Water's asset.**
- 57. All new lots must achieve appropriate freeboard in relation to any local overland flow paths to Council's satisfaction.**
- 58. Any road or access way intended to act as a stormwater overland flow path must be designed and constructed to comply with the floodway safety criteria to Council's requirements and standards. Guidance can be taken from Melbourne Water's Land Development Manual where appropriate.**
- 59. Prior to the commencement of construction, a separate application direct to Melbourne Water's Asset Services team must be made for formal approval, must be made before any new or modified connection is made to a Melbourne Water asset.**
- 60. Prior to the issue of a Statement of Compliance, Council approved engineering plans (Road and Drainage) of the development (in electronic format) must be submitted to Melbourne Water for our records. These plans must show road and drainage details for the 20% AEP flows and any overland flow paths for the 1% AEP storm event.**

South East Water

- 61. The owner of the subject land must enter into an agreement with South East Water for the provision of drinking water supply and fulfil all requirements to its satisfaction.**

2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)

- 62. The owner of the subject land must enter into an agreement with South East Water for the provision of recycled water supply and fulfil all requirements to its satisfaction.**
- 63. The owner of the subject land must enter into an agreement with South East Water for the provision of sewerage and fulfil all requirements to its satisfaction.**
- 64. All lots on the Plan of Subdivision are to be provided with separate connections to our drinking water supply, recycled water supply and sewerage systems.**
- 65. Prior to certification, the Plan of Subdivision must be referred to South East Water, in accordance with Section 8 of the *Subdivision Act 1988*.**
- 66. The certified Plan of Subdivision will need to show sewerage supply easements over all existing and/or proposed South East Water sewer mains located within the land, to be in favour of South East Water Corporation pursuant to Section 12(1) of the Subdivision Act.**

United Energy

67. The applicant must:

- 67.1. Enter into an agreement with United Energy Distribution Pty Ltd for the extension, upgrading or rearrangement of the electricity supply to lots on the plan of subdivision. A payment to cover the cost of such work will be required.**
 - 67.2. Provide electricity easements internal and external to the subdivision in favour of United Energy Distribution Pty Ltd to service the lots on the plan of subdivision and/or abutting lands as required by United Energy Distribution Pty Ltd. The provision of reserves for electricity substations may also be required.**
- 68. The plan of subdivision submitted for certification must be referred to United Energy Distribution Pty Ltd in accordance with Section 8 of the subdivision Act 1988.**

Comdain/Multinet Gas

- 69. A Statement of Compliance be obtained from Multinet Gas prior to the plan of subdivision being released from the Titles Office.**

2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)

Head, Transport for Victoria

- 70. The construction of the development must not disrupt bus operations when operational on Chapel Road without the prior written consent of the Head, Transport for Victoria.**
- 71. Any request for written consent to disrupt bus operations when operational on Chapel Road during the construction of the development must be submitted to the Head, Transport for Victoria not later than 8 weeks prior to the planned disruption and must detail measures that will occur to mitigate the impact of the planned disruption.**

End Referral Authority conditions

Permit expiry

- 72. This permit will expire if one of the following circumstances applies:**
 - 72.1. The development or any stage of it does not start within two (2) years of the date of this permit, or**
 - 72.2. The development or any stage of it is not completed within four (4) years of the date of this permit, or**
 - 72.3. The Plan of Subdivision is not certified within two (2) years from the date of issue of this permit, or**
 - 72.4. The tree removal if not started within one (1) year of the date of this permit, or**
 - 72.5. The tree removal is not completed within two (2) years of the date of this permit.**

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

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

- (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.**

2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)

The certified plan is valid for 5 years from the date of certification.

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.**
- **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.**

South East Water notes:

- **The owner of the subject land is required to obtain a 'Notice of Agreement' from South East Water. All requirements must be fulfilled to its satisfaction prior to South East Water consenting to the issuing of a Statement of Compliance.**

LOST

For the Motion: Cr Lana Formoso, Cr Richard Lim OAM, Cr Jim Memeti, Cr Sean O'Reilly

Against the Motion: Cr Tim Dark, Cr Eden Foster, Cr Rhonda Garad, Cr Angela Long, Cr Sophie Tan, Cr Loi Truong

2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)

STATUTORY PLANNING APPLICATIONS

TOWN PLANNING APPLICATION - NO. 182 CHAPEL ROAD, KEYSBOROUGH (PLANNING APPLICATION NO. PLN20/0213)

ATTACHMENT 1

ASSESSED PLANS

PAGES 62 (including cover)

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

2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)



ORDINARY COUNCIL MEETING - MINUTES

2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)

PROJECT TEAM:



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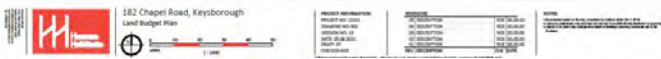
| | |
|-----------------------------|----|
| CONCEPT PLAN OF SUBDIVISION | 04 |
| LAND BUDGET PLAN | 05 |
| LOT MIX BY AREA PLAN | 06 |
| BUILDING ENVELOPE PLAN | 07 |
| DESIGN RESPONSE PLAN | 08 |
| STREET TYPOLOGY PLAN | 09 |
| STREET CROSS SECTIONS | 10 |



182 Chapel Road, Keysborough
Concept Plan of Subdivision

| | |
|--------------|------------------------------|
| PROJECT NO. | 182/2013 |
| PROJECT NAME | 182 Chapel Road, Keysborough |
| CLIENT | Human Habitats |
| DATE | 14/02/2022 |
| SCALE | 1:1000 |
| STATUS | CONCEPT PLAN |
| DESIGNER | Human Habitats |
| APPROVED BY | [Signature] |
| DATE | 14/02/2022 |

2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)



ORDINARY COUNCIL MEETING - MINUTES

2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)

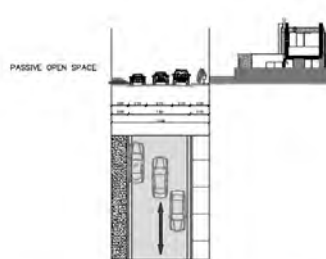
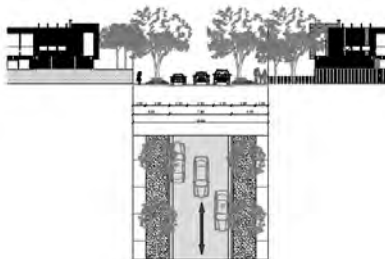


2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)



LOCAL ACCESS ST - ST1-16.0M-7.3M

BODY CORPORATE ST - ST2-11.5M-7.3M



| LOCAL ACCESS ST - ST1 - 16.0 - 7.3 | | | |
|--|---------------------|---------|----------|
| STREET TYPICOLOGY SUMMARY | | | |
| Road Shoulder Width Street Placement Width | 1.5m | 7.3m | |
| Typical Speed Traffic Movement | Slow | Yield | |
| STP Configuration | Local Access Street | | |
| Substation Crossing Type | N/A Street | | |
| STREET MOVEMENT ASSEMBLY | | | |
| Traffic Lanes Marking | One | Two | |
| Parking Lanes Marking Disposition | None | N/A | Parallel |
| Discontinued Cycling Path | N/A | | |
| Median | N/A | | |
| Kerb Type Corner Details Effective Turning Radius | Standard - RT | 5.0m | 1.2 km |
| STREETSCAPE | | | |
| Vegetation Width Landscape Width | N/A Street | 7.3m | |
| Street Tree Planting Location Disposition | Non-compact | Planted | |
| Street Tree Type Planted Species | TBC | TBC | |
| NOTES / OTHERS: | | | |
| These sections are subject to functional layout plan approval and detailed design plan approval. | | | |

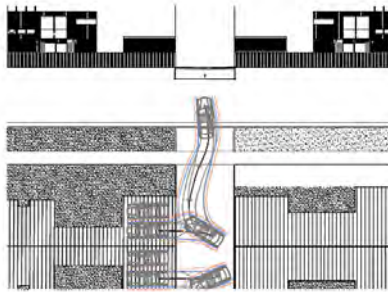


| BODY CORPORATE ST - ST2 - 11.5 - 7.3 | | | |
|--|---------------------|------------------------|----------|
| STREET TYPICOLOGY SUMMARY | | | |
| Road Shoulder Width Street Placement Width | 1.1m | 7.3m | |
| Typical Speed Traffic Movement | Slow | Yield | |
| STP Configuration | Local Access Street | | |
| Substation Crossing Type | N/A Street | | |
| STREET MOVEMENT ASSEMBLY | | | |
| Traffic Lanes Marking | One | Two | |
| Parking Lanes Marking Disposition | None | N/A | Parallel |
| Discontinued Cycling Path | N/A | | |
| Median | N/A | | |
| Kerb Type Corner Details Effective Turning Radius | Standard - RT | 5.0m | 1.2 km |
| STREETSCAPE | | | |
| Vegetation Width Landscape Width | 2.0m (2.0m) | 7.3m (Other side only) | |
| Street Tree Planting Location Disposition | Non-compact | Planted | |
| Street Tree Type Planted Species | TBC | TBC | |
| NOTES / OTHERS: | | | |
| These sections are subject to functional layout plan approval and detailed design plan approval. | | | |

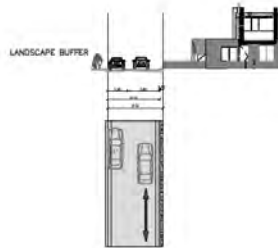


2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)

LANE - LA1 - 7.0M



LANE - LA2 - 6.5M - 6.1M



LANE - LA1 - 7.0

STREET TYPOLOGY SUMMARY

| | | |
|---|------|--------------|
| Good Reserve Width Street Placement Width | 7m | 7m |
| Typical Speed Traffic Movement | Slow | Shared Space |
| ASD Configuration | Low | |
| Orderliness / Crossing Type | N/A | |

STREET FURNITURE ASSEMBLY

| | | |
|---|---------------|-------------|
| Travel Lanes Marking | N/A | No |
| Stopping Lanes Marking Discontinuity | N/A | N/A |
| Continued Cycling Lane | N/A | |
| Median | N/A | |
| Bath Type Closure Structure Weather Sensing Structure | Standard - 02 | 0.5m 1.7m |

STREETSCAPE

| | | |
|---|--------------|---------|
| Verge Width Landscape Width | 4.5m | 1.5m |
| Street Tree Planting Location Discontinuity | Non-planting | Control |
| Street Tree Type Functional Species | N/A | N/A |

NOTES/OTHERS:
 Cross section is subject to functional layout plan approval and detailed design plan approval.



LANE - LA2 - 6.5 - 6.1

STREET TYPOLOGY SUMMARY

| | | |
|---|------|--------------|
| Good Reserve Width Street Placement Width | 6.5m | 6.1m |
| Typical Speed Traffic Movement | Slow | Shared Space |
| ASD Configuration | Low | |
| Orderliness / Crossing Type | N/A | |

STREET FURNITURE ASSEMBLY

| | | |
|---|---------------|-------------|
| Travel Lanes Marking | N/A | No |
| Stopping Lanes Marking Discontinuity | Low | N/A |
| Continued Cycling Lane | N/A | |
| Median | N/A | |
| Bath Type Closure Structure Weather Sensing Structure | Standard - 02 | 0.5m 1.7m |

STREETSCAPE

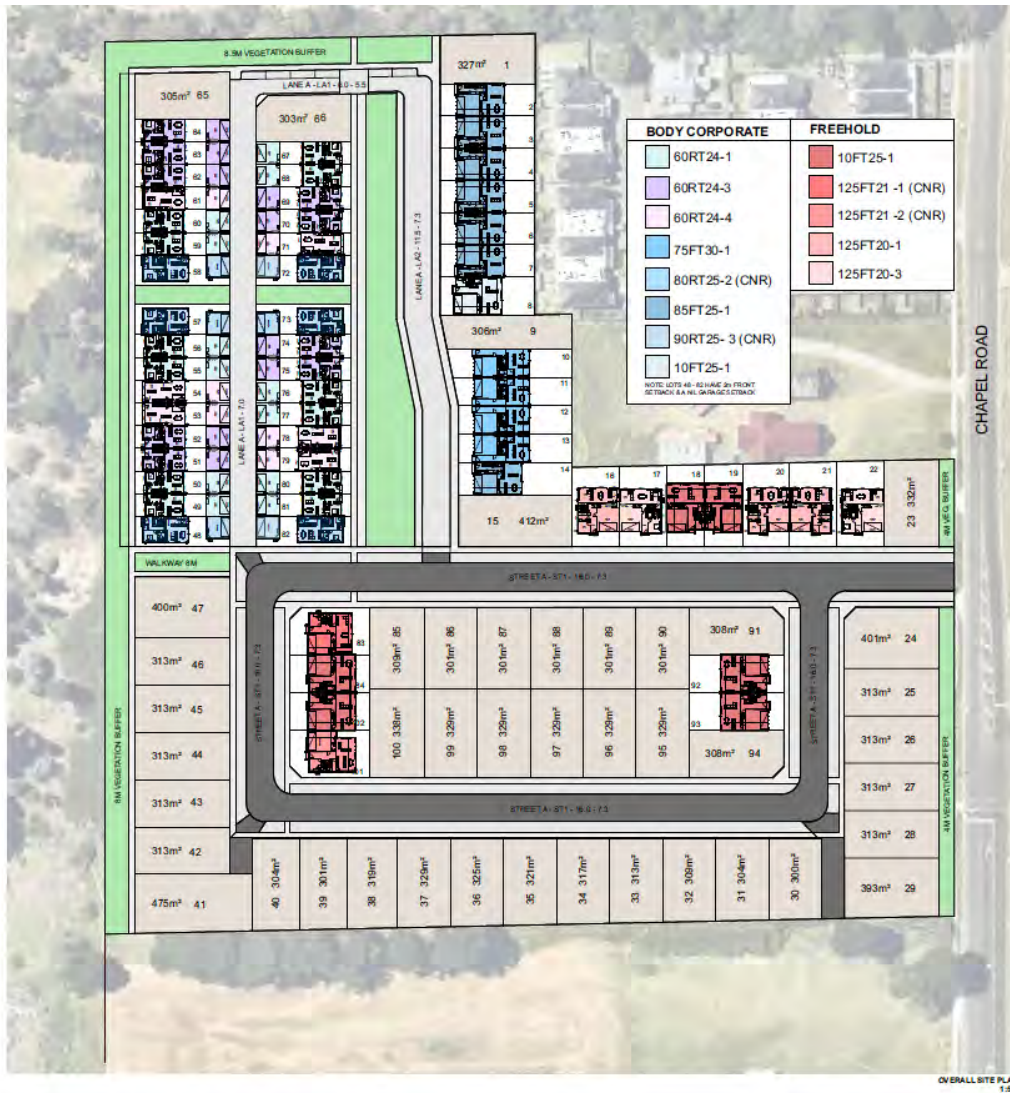
| | | |
|---|--------------|---------|
| Verge Width Landscape Width | N/A | N/A |
| Street Tree Planting Location Discontinuity | Non-planting | Control |
| Street Tree Type Functional Species | N/A | N/A |

NOTES/OTHERS:
 Cross section is subject to functional layout plan approval and detailed design plan approval.



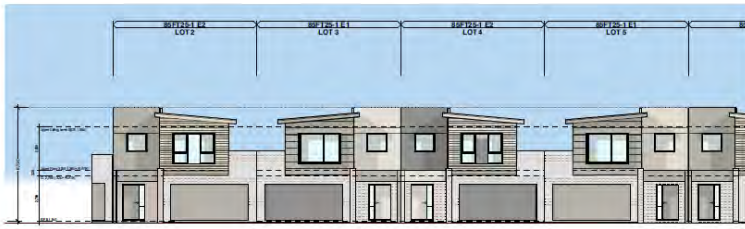
ORDINARY COUNCIL MEETING - MINUTES

2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)

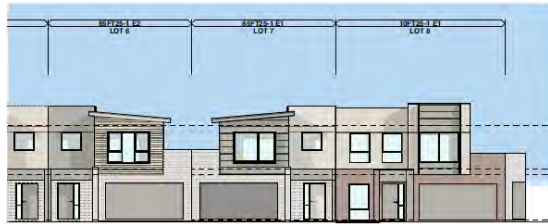


| | | |
|--|---------------------------------|-------------|
| | 182 CHAPEL ROAD, KEYSBOROUGH | DATE V17 |
| | | SCALE |
| | | 30/7/21 |

2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)



EAST ELEVATION
1:150



EAST ELEVATION
1:150

FINISHES LEGEND

| | |
|--|--|
| | |
| | |
| | |
| | |



KEY PLAN
1:4000

LOTS 2 - 8

PEET DESIGN: 182 CHAPEL ROAD, KEYSBOROUGH



EAST ELEVATION
1:150

FINISHES LEGEND

| | |
|--|--|
| | |
| | |
| | |
| | |



KEY PLAN
1:4000

LOTS 10 - 14

PEET DESIGN: 182 CHAPEL ROAD, KEYSBOROUGH

2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)



NORTH ELEVATION
1:150



NORTH ELEVATION
1:150

PEET DESIGN
 182 CHAPEL ROAD, KEYSBOROUGH

LOTS 16 - 22

FINISHES LEGEND

| | |
|--|------------------------|
| | BRICKWORK |
| | BRICKWORK (HORIZONTAL) |
| | BRICKWORK (VERTICAL) |
| | BRICKWORK (DIAGONAL) |
| | CONCRETE |
| | CONCRETE (STRUCTURAL) |
| | CONCRETE (FINISH) |
| | GLAZING |
| | PAINT |
| | PAINT (DARK) |
| | PAINT (LIGHT) |



KEY PLAN
1:4000



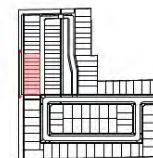
EAST ELEVATION
1:150



EAST ELEVATION
1:150

FINISHES LEGEND

| | |
|--|------------------------|
| | BRICKWORK |
| | BRICKWORK (HORIZONTAL) |
| | BRICKWORK (VERTICAL) |
| | BRICKWORK (DIAGONAL) |
| | CONCRETE |
| | CONCRETE (STRUCTURAL) |
| | CONCRETE (FINISH) |
| | GLAZING |
| | PAINT |
| | PAINT (DARK) |
| | PAINT (LIGHT) |



KEY PLAN
1:4000

PEET DESIGN
 182 CHAPEL ROAD, KEYSBOROUGH

LOTS 28 - 37

ORDINARY COUNCIL MEETING - MINUTES

2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)

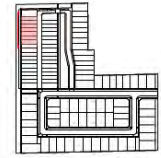


EAST ELEVATION
1:150

DESIGN: **LOTS 58 - 64**
PEET 182 CHAPEL ROAD, KEYSBOROUGH

FINISHES LEGEND

| | | | |
|-----------|---------------|-----------|-----------------|
| [Pattern] | CLAZZAP | [Pattern] | FRAMES DE SPONT |
| [Pattern] | FAVORIEL | [Pattern] | ROCK 03 |
| [Pattern] | FAVORIEL HIGH | [Pattern] | DECOR GRAPALD |
| [Pattern] | STONAKON 40 | [Pattern] | FACE BRICKON |



KEY PLAN
1:4000

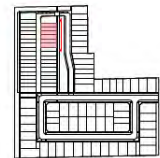


WEST ELEVATION
1:150

DESIGN: **LOTS 67 - 72**
PEET 182 CHAPEL ROAD, KEYSBOROUGH

FINISHES LEGEND

| | | | |
|-----------|---------------|-----------|-----------------|
| [Pattern] | CLAZZAP | [Pattern] | FRAMES DE SPONT |
| [Pattern] | FAVORIEL | [Pattern] | ROCK 03 |
| [Pattern] | FAVORIEL HIGH | [Pattern] | DECOR GRAPALD |
| [Pattern] | STONAKON 40 | [Pattern] | FACE BRICKON |



KEY PLAN
1:4000

2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)



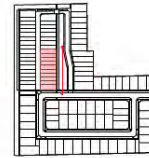
WEST ELEVATION
1:150



WEST ELEVATION
1:150

FINISHES LEGEND

| | | | |
|--|--|--|--|
| | | | |
| | | | |
| | | | |
| | | | |



KEY PLAN
1:4000

PEET DESIGN: **LOTS 73 - 82**
182 CHAPEL ROAD, KEYSBOROUGH



EAST ELEVATION
1:150

FINISHES LEGEND

| | | | |
|--|--|--|--|
| | | | |
| | | | |
| | | | |
| | | | |



KEY PLAN
1:4000

PEET DESIGN: **LOTS 83-84-102-101**
182 CHAPEL ROAD, KEYSBOROUGH

2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)



WEST ELEVATION
1:100

LOTS 92 - 93

PEET DESIGN:
182 CHAPEL ROAD, KEYSBOROUGH

FINISHES LEGEND

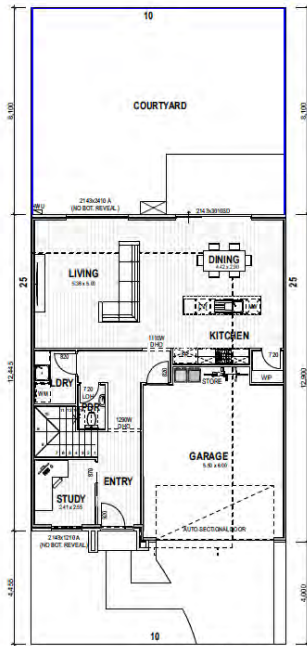
| | | | |
|-----------|---------------|-----------|--------------------|
| [Pattern] | FAUX-UP | [Pattern] | PRIME LAM TERRAZZO |
| [Pattern] | UNPAVED | [Pattern] | BACKTILES |
| [Pattern] | WOODEN FLOOR | [Pattern] | STEEL GRATES |
| [Pattern] | STEEL ARCH-UP | [Pattern] | PAINT BRICKWORK |



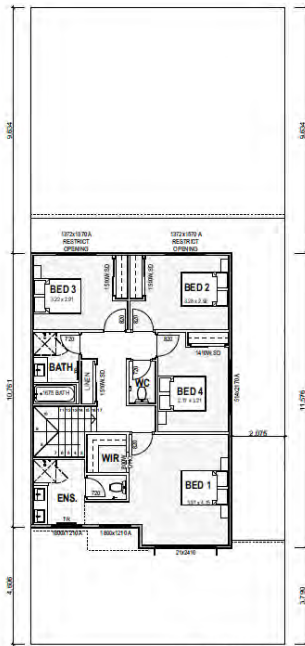
KEY PLAN
1:4000

LEGEND

| | |
|----------|-----------------------------|
| [Symbol] | CURB-UP OR COLLECTION POINT |
| [Symbol] | CURB-UP OR STORAGE LOCATION |
| [Symbol] | PRIVATE DRIVE SPACE |
| [Symbol] | COURTYARD |
| [Symbol] | WALL |
| [Symbol] | WIND SHOWER WALL |
| [Symbol] | WIND SHOWER WALL |
| [Symbol] | FRUSTRATED AREA |
| [Symbol] | FRUSTRATED AREA |
| [Symbol] | FRUSTRATED AREA |
| [Symbol] | FRUSTRATED AREA |



GROUND FLOOR PLAN
1:100



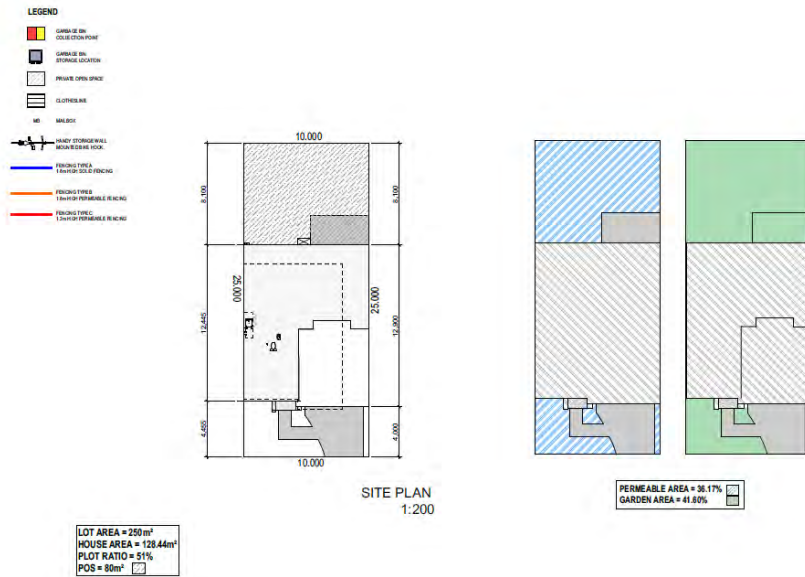
UPPER FLOOR PLAN
1:100

PEET DESIGN:
10FT25-1
 LOT 92 & 93
 DATE: 29/7/21

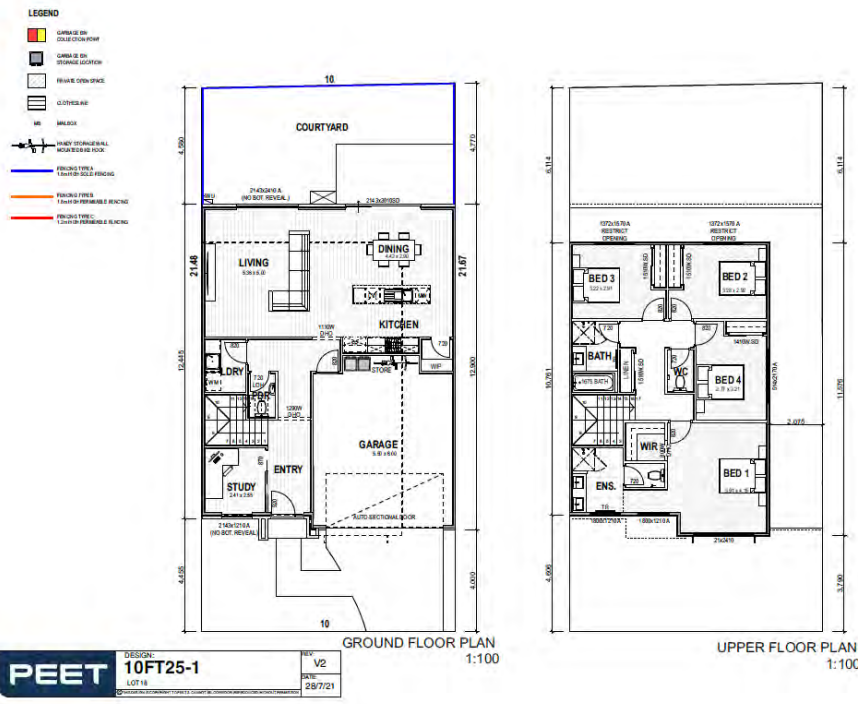
FLOOR AREAS

| | |
|----------------|------------|
| 1st Floor Area | 850 |
| 2nd Floor Area | 850 |
| Garage Area | 120 |
| Courtyard | 120 |
| 1st House Area | 8770 |
| 2nd House Area | 8770 |
| | 4.16:10.00 |

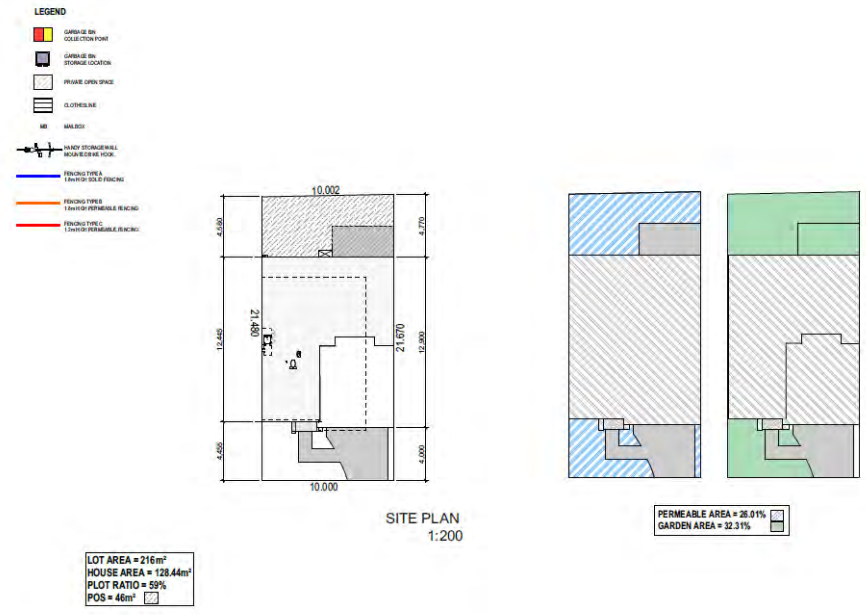
2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)



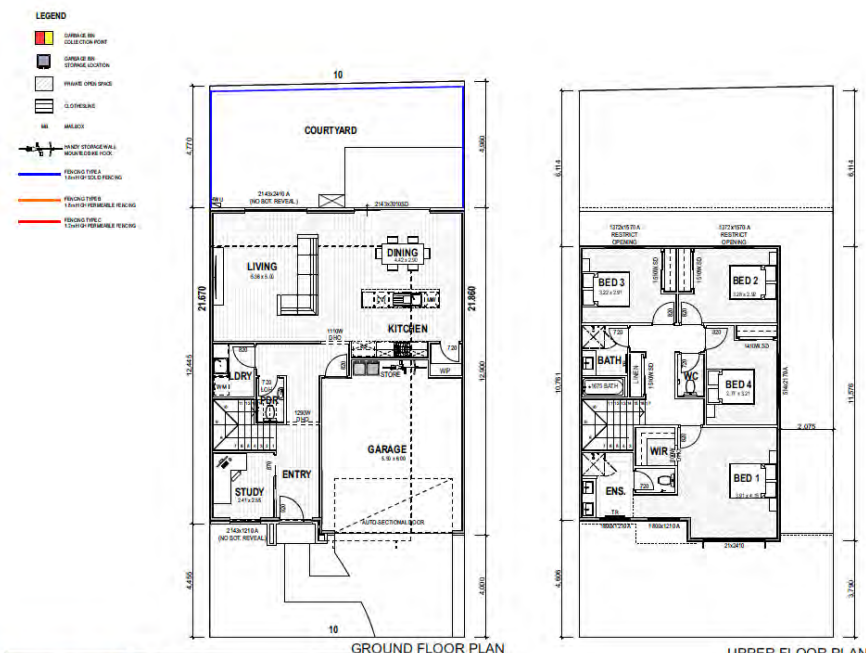
PEET DESIGN: **10FT25-1** V2
 LOT 18 DATE: 29/7/21



2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)

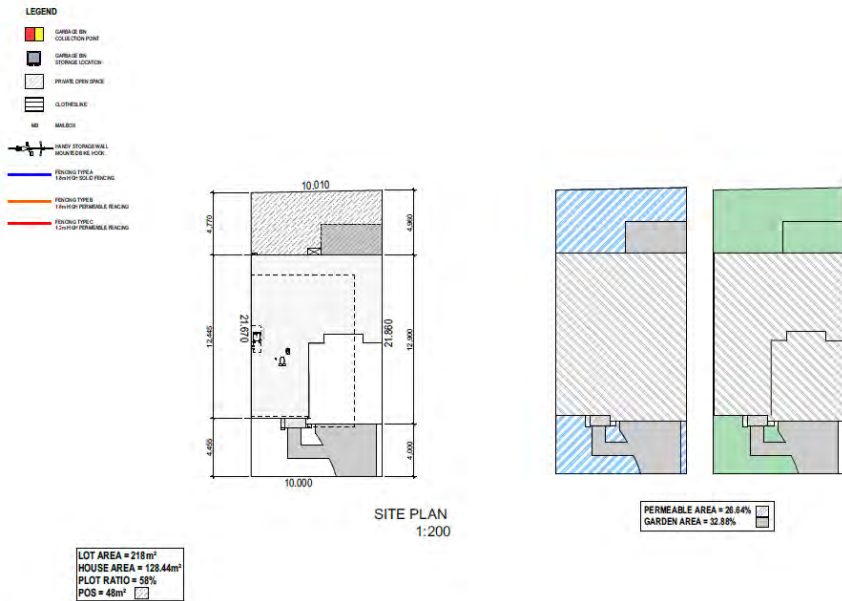


PEET DESIGN: 10FT25-1
 LOT 18
 REV: V2
 DATE: 28/7/21

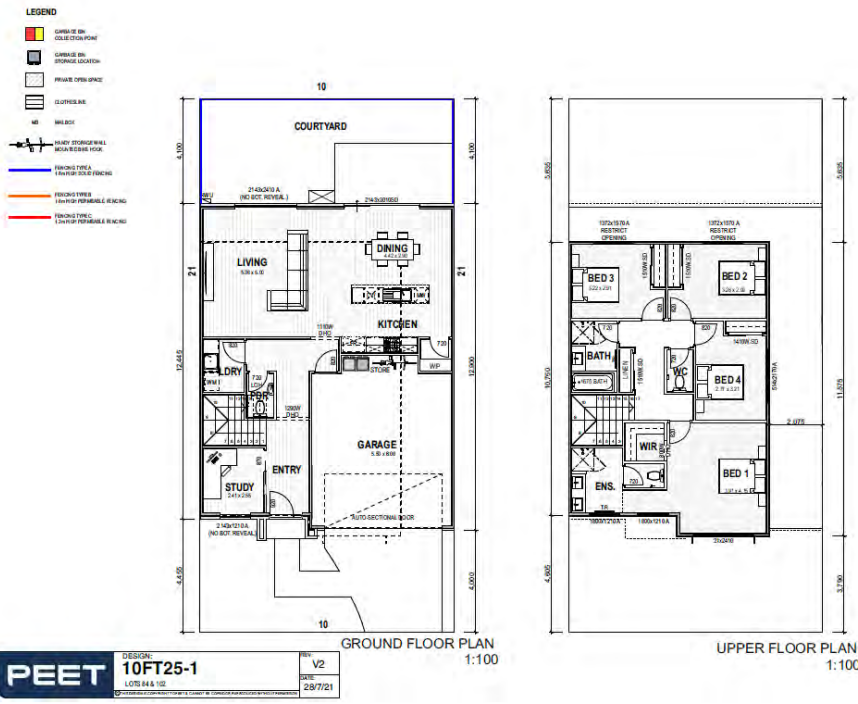


PEET DESIGN: 10FT25-1
 LOT 18
 REV: V2
 DATE: 28/7/21

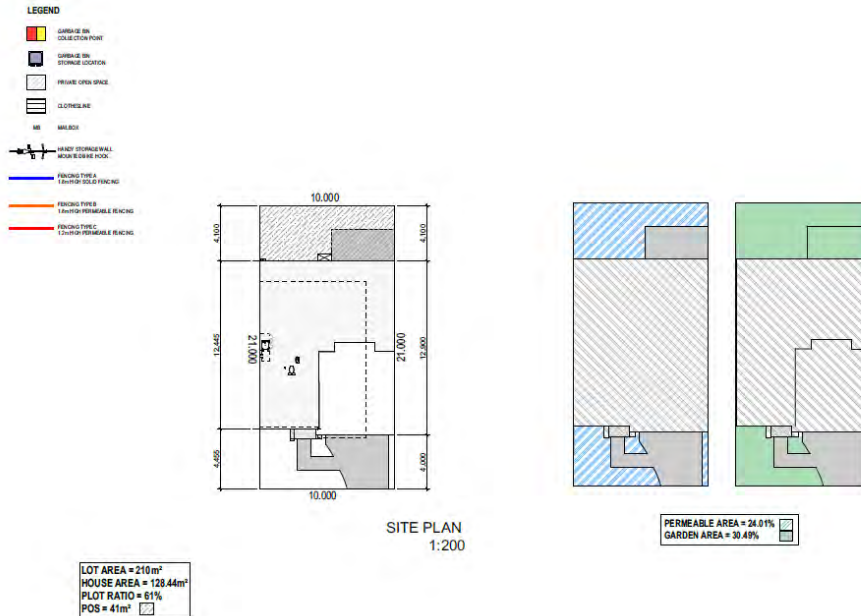
2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)



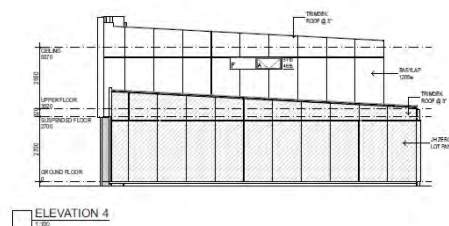
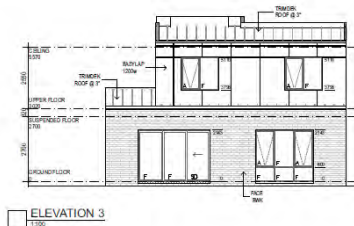
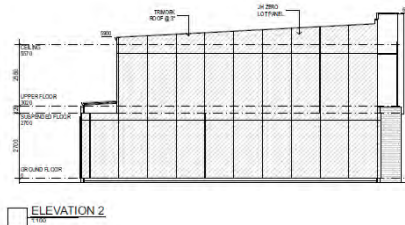
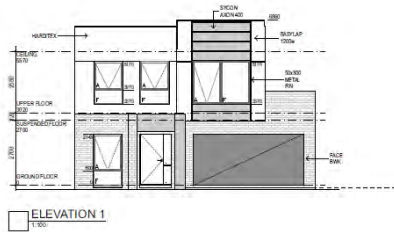
PEET DESIGN: 10FT25-1 REV: V2
 DATE: 28/7/21
 LOT 182



2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)



PEET DESIGN: **10FT25-1** REV: **V2**
 DATE: 28/7/21
 LOTS 84 & 102

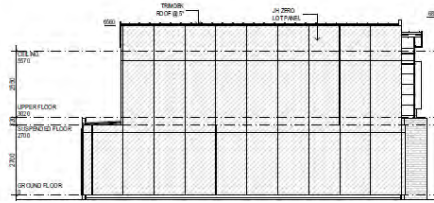


PEET DESIGN: **10FT25-1** ELEVATION 1 REV: **V2**
 DATE: 28/7/21

2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)



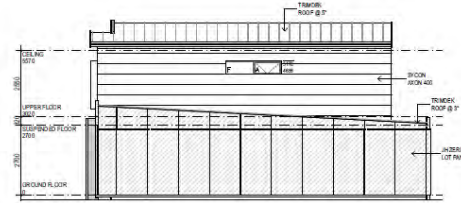
ELEVATION 1
 T100



ELEVATION 2
 T100



ELEVATION 3
 T100

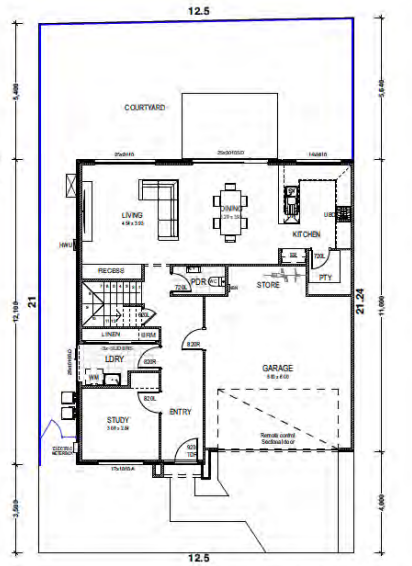


ELEVATION 4
 T100

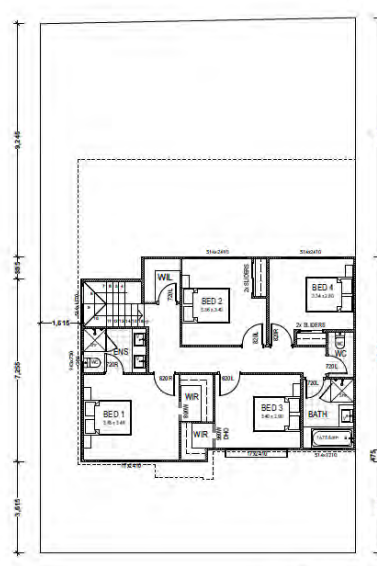
PEET DESIGN: 10FT25-1 ELEVATION 2 REV: V2 DATE: 28/6/21

LEGEND

- GARAGE WALL CONSTRUCTION POINT
- GARAGE DOOR STOPPING LOCATION
- REFUSE OVERSINK
- BRICKS
- PAVED STORAGE WALL REINFORCEMENT
- FENCE/STYRENE
- FENCE/STYRENE
- FENCE/STYRENE
- FENCE/STYRENE



GROUND FLOOR PLAN
 1:100



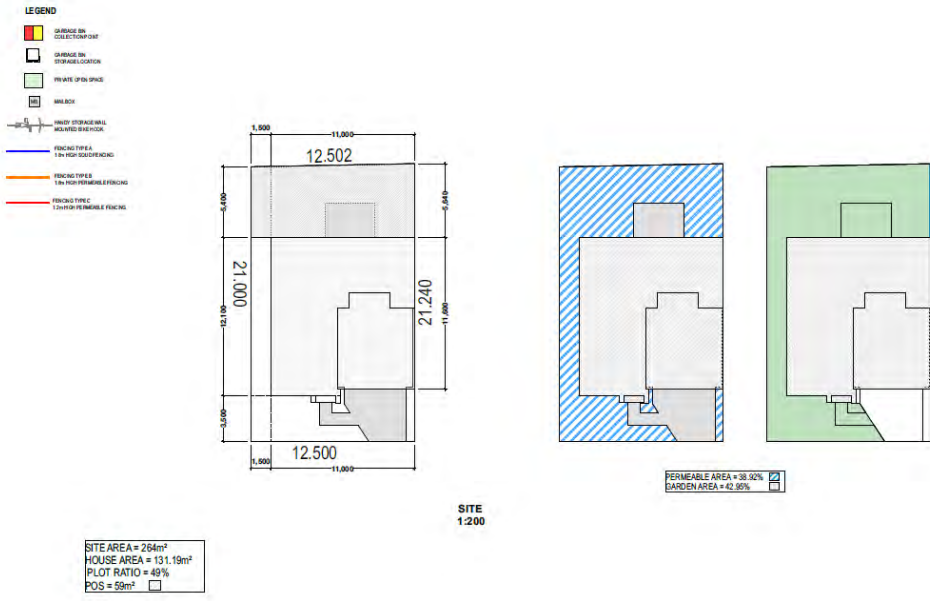
UPPER FLOOR PLAN
 1:100

PEET DESIGN: 125FT20 - 1 LOT 16 REV: V1 DATE: 28/7/21

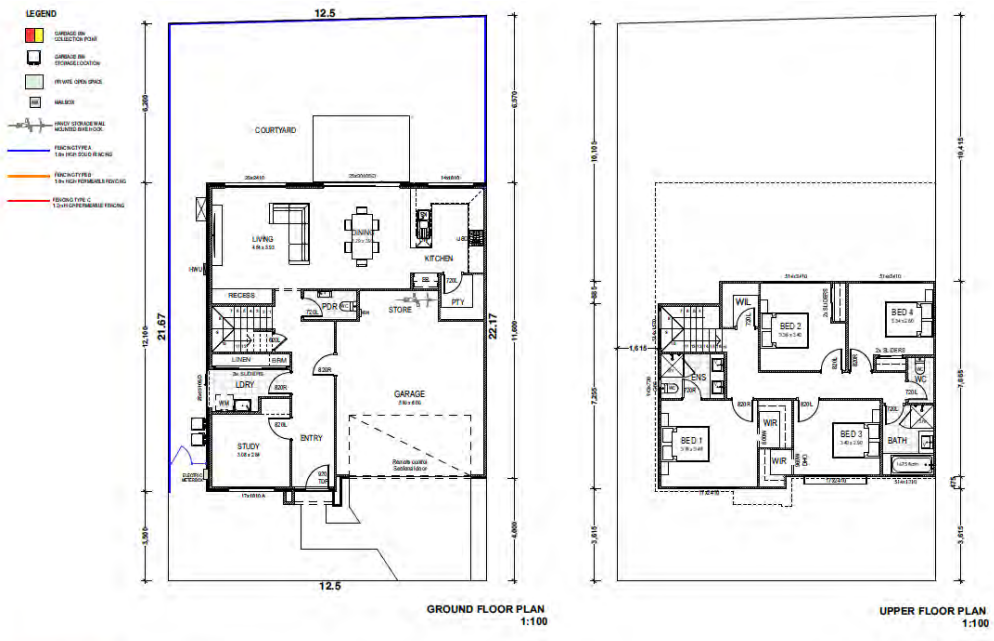
| Room Area | Area | Perimeter |
|--------------|-------|-----------|
| GROUND FLOOR | 101.5 | 141.0 |
| UPPER FLOOR | 101.5 | 141.0 |
| TOTAL | 203.0 | 282.0 |

ORDINARY COUNCIL MEETING - MINUTES

2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)



PEET DESIGN: 125FT20 - 1 REV: V1
 LOT 16 DATE: 28/7/21

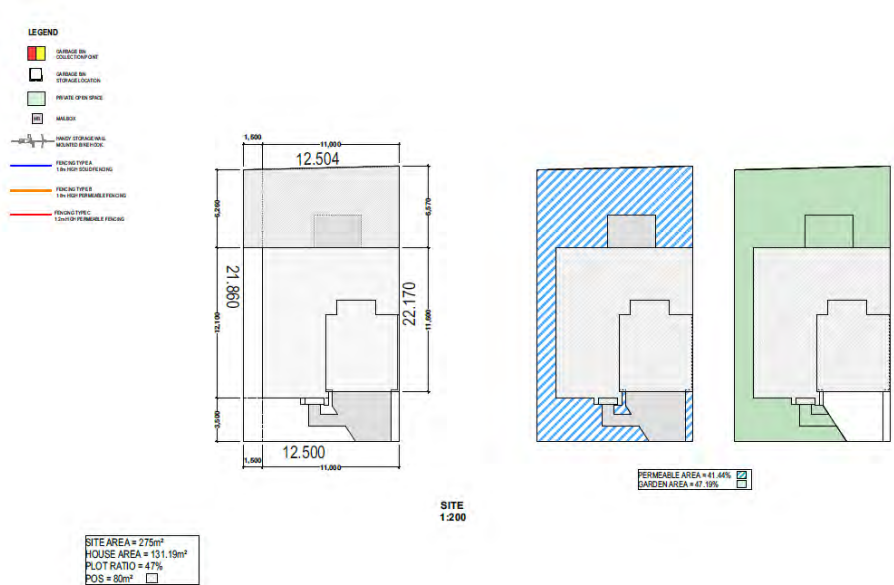


PEET DESIGN: 125FT20 - 1 REV: V1
 LOT 20 DATE: 28/7/21

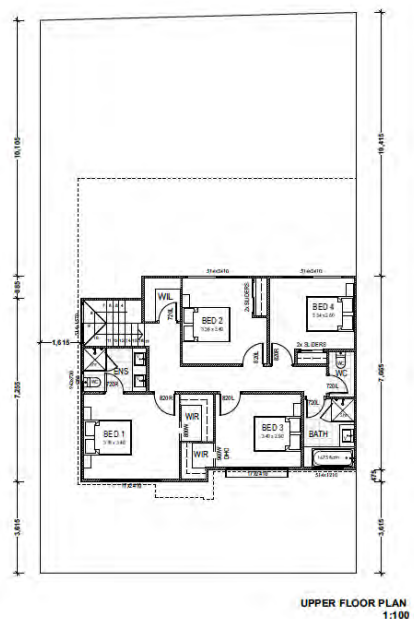
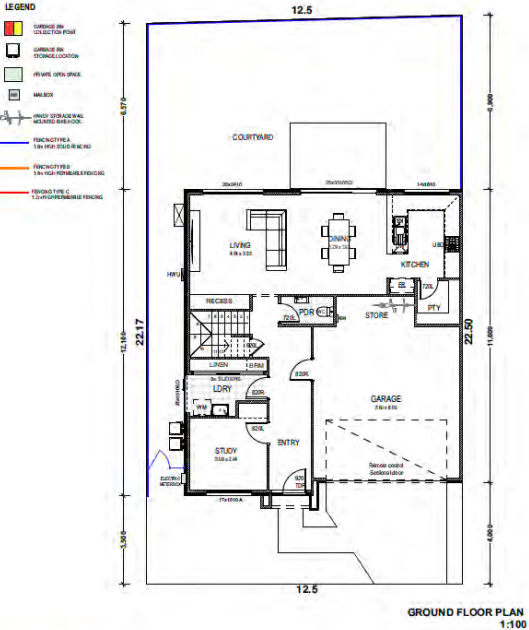
| FLOOR | AREA | PERCENTAGE |
|--------------|--------|------------|
| GROUND FLOOR | 131.19 | 49.7% |
| UPPER FLOOR | 131.19 | 49.7% |
| TOTAL | 262.38 | 49.7% |

ORDINARY COUNCIL MEETING - MINUTES

2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)



PEET DESIGN: 125FT20 - 1 V1
 DATE: 28/7/21

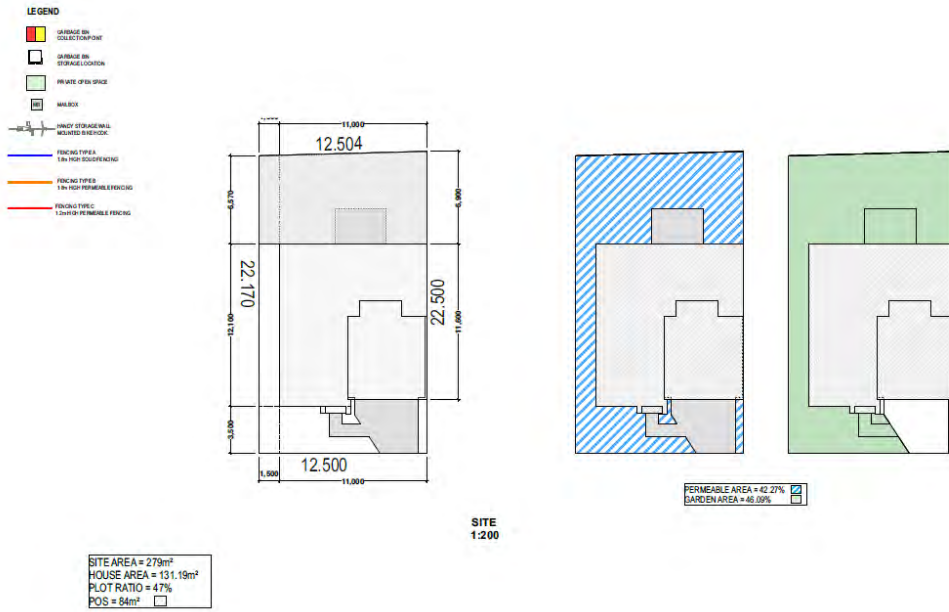


PEET DESIGN: 125FT20 - 1 V1
 DATE: 28/7/21

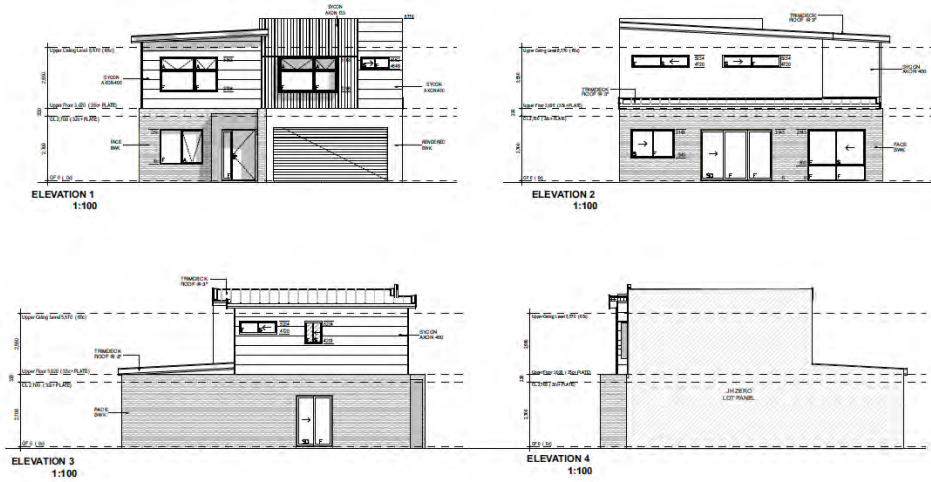
| Room | Area | Perimeter |
|--------------|---------------|---------------|
| Garage | 80.00 | 100.00 |
| Living | 131.19 | 150.00 |
| Study | 15.00 | 20.00 |
| Bedroom | 15.00 | 20.00 |
| Bathroom | 10.00 | 15.00 |
| Kitchen | 10.00 | 15.00 |
| Other | 10.00 | 15.00 |
| Total | 131.19 | 150.00 |

ORDINARY COUNCIL MEETING - MINUTES

2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)

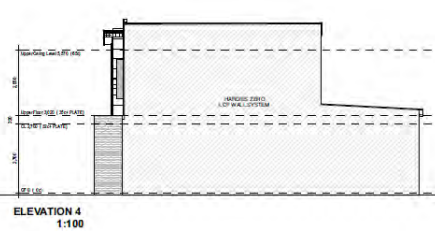
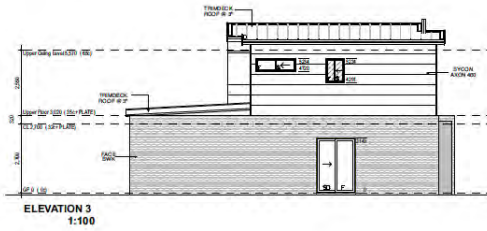
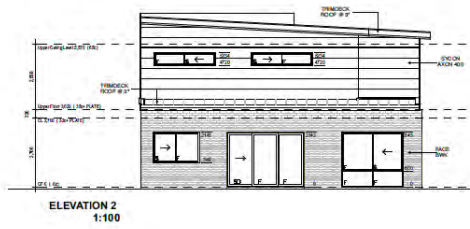


PEET DESIGN: 125FT20 - 1 V1
 LOT 21 DATE: 28/7/21



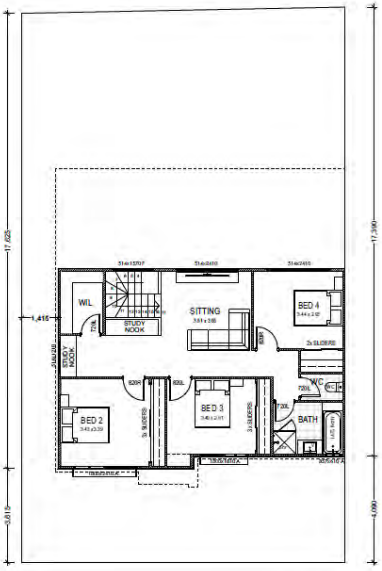
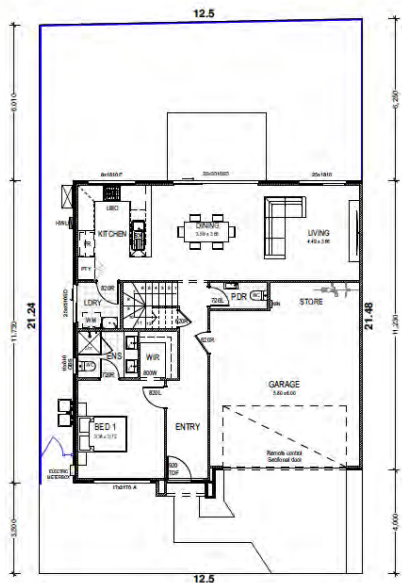
PEET DESIGN: 125FT20 - 1 ELEVATION 1 V1
 DATE: 28/7/21

2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)



PEET DESIGN: 125FT20 - 1 ELEVATION 2 REV: V1
DATE: 2/7/21

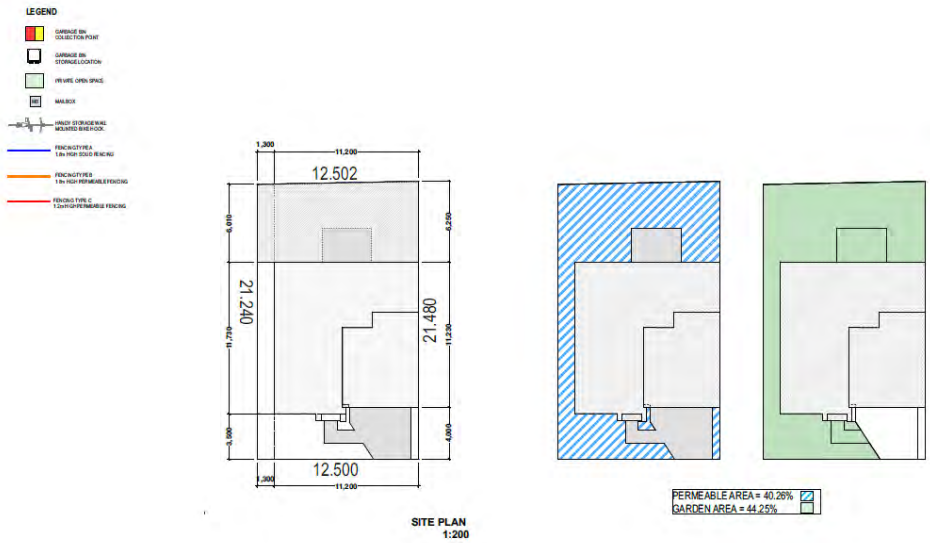
- LEGEND**
- GARAGE BY COLOR POINT
 - GARAGE BY DIMENSIONAL
 - HOUSE OUTLINE
 - WALLS
 - WINDY STRIKE RAIL AND WIND BREAK
 - FINISHES BY HIGHER SOIL RATING
 - FINISHES BY HIGHER PERMEABLE FINISHING
 - FINISHES BY LOWER PERMEABLE FINISHING



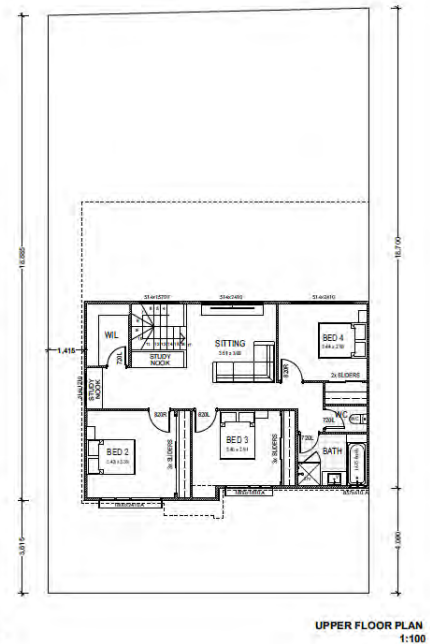
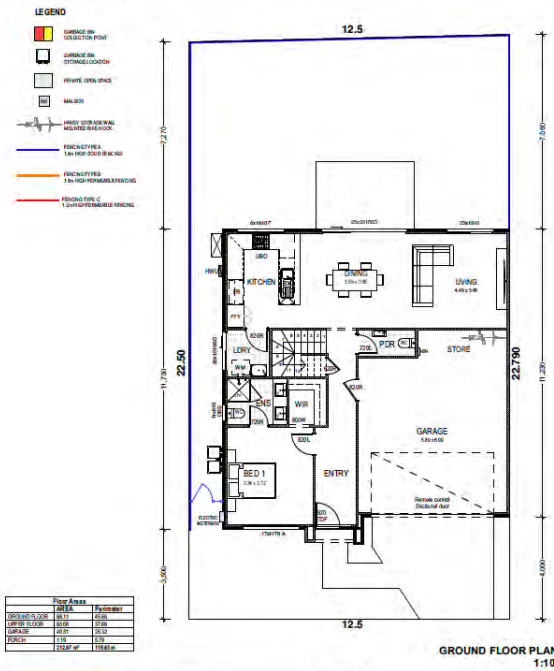
| Floor Areas | |
|--------------|-------|
| GROUND FLOOR | 167.0 |
| UPPER FLOOR | 112.0 |
| GARAGE | 42.0 |
| TOTAL | 321.0 |

PEET DESIGN: 125FT20 - 3 LOT 17 REV: V1
DATE: 28/7/21

2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)



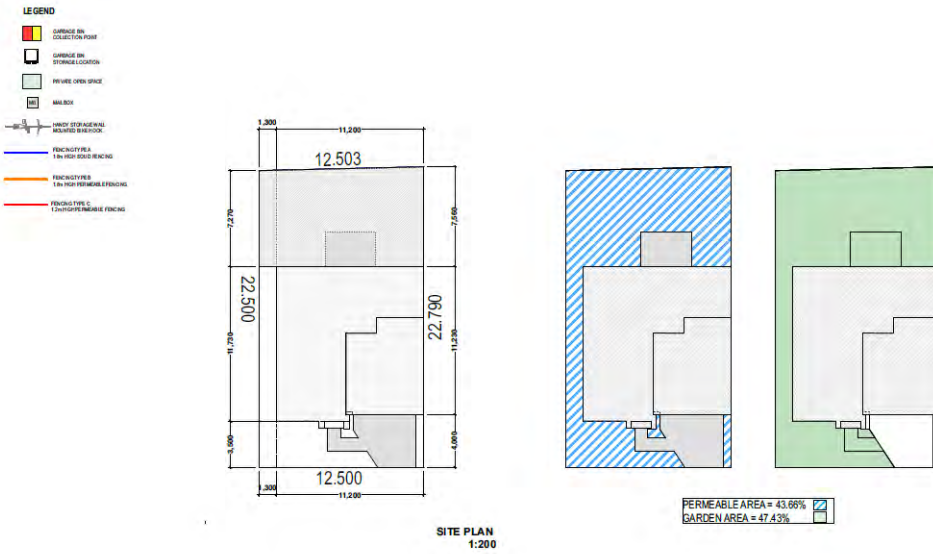
PEET DESIGN: 125FT20 - 3
 LOT 11
 DATE: 28/7/21
 REV: V1



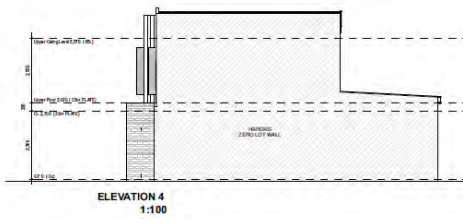
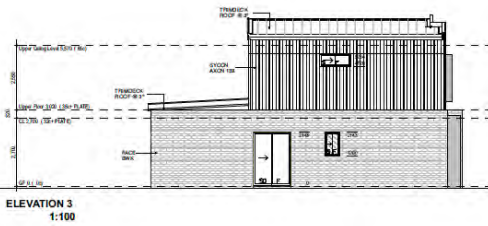
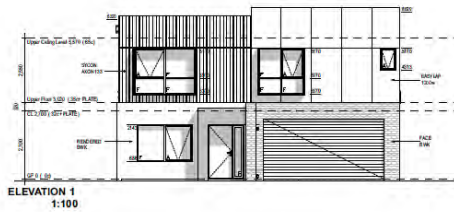
PEET DESIGN: 125FT20 - 3
 LOT 22
 DATE: 28/7/21
 REV: V1

ORDINARY COUNCIL MEETING - MINUTES

2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)

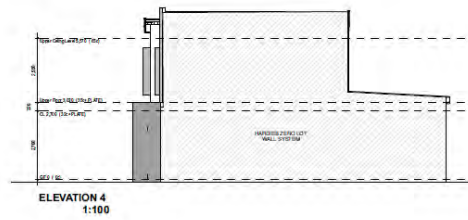


| | | |
|-------------|--|-------------------------|
| PEET | DESIGN: 125FT20 - 3 | REV: V1 |
| | LOT 22 | DATE: 28/7/21 |
| | <small>© 2021 PEET CONSULTANTS PTY LTD. ALL RIGHTS RESERVED. THIS DOCUMENT IS UNCONTROLLED WHEN PRINTED.</small> | |



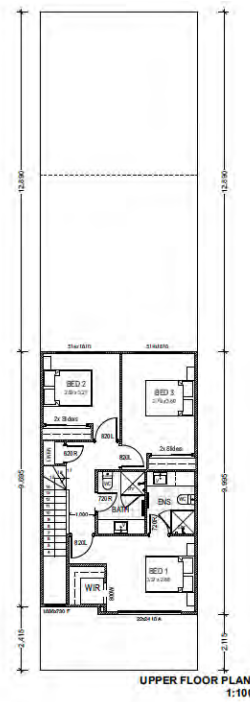
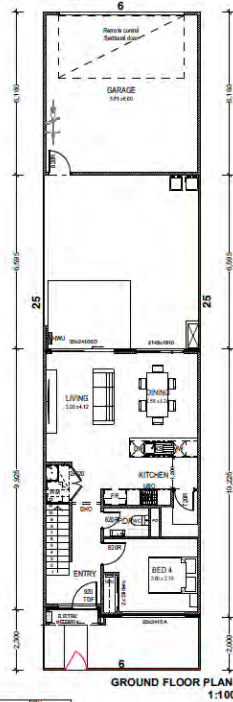
| | | |
|-------------|--|-------------------------|
| PEET | DESIGN: 125FT20 - 3 | ELEVATION: V1 |
| | LOT 22 | DATE: 28/7/21 |
| | <small>© 2021 PEET CONSULTANTS PTY LTD. ALL RIGHTS RESERVED. THIS DOCUMENT IS UNCONTROLLED WHEN PRINTED.</small> | |

2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)



PEET DESIGN: **125FT20 - 3** ELEVATION: REV: **V1** DATE: **2/7/21**

- LEGEND**
- SURVEYOR'S CORNER POINT
 - SURVEYOR'S BOUNDARY CORNER
 - PROPOSED SPACE
 - WALL
 - FINISH TO WALL
 - FINISH TO FLOOR
 - FINISH TO CEILING
 - FINISH TO ROOF
 - FINISH TO GARAGE FLOOR
 - FINISH TO GARAGE WALL
 - FINISH TO GARAGE CEILING
 - FINISH TO GARAGE ROOF



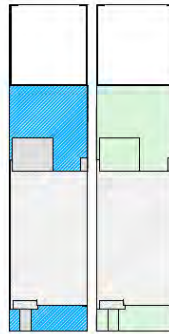
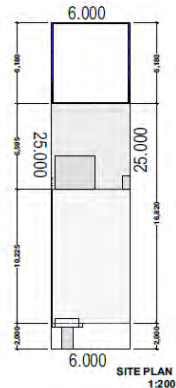
PEET DESIGN: **60RT24 - 1** REV: **V1** DATE: **28/7/21**

| Room Area | | |
|--------------|--------|------------|
| FLOOR | TOTAL | % of TOTAL |
| GROUND FLOOR | 181.83 | 81.14 |
| UPPER FLOOR | 18.46 | 8.31 |
| GARAGE | 39.83 | 17.55 |
| TOTAL | 220.12 | 100.00 |

ORDINARY COUNCIL MEETING - MINUTES

2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)

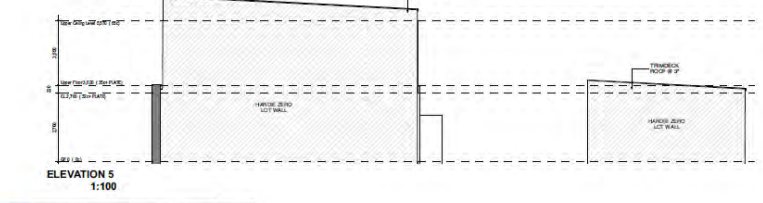
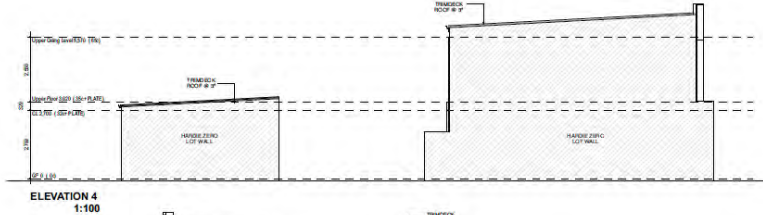
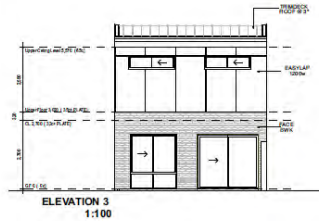
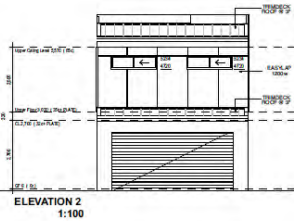
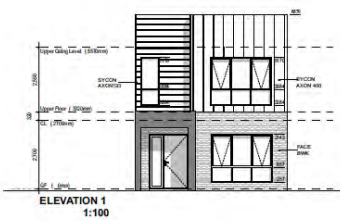
- LEGEND
- WASTE OVEN
- WASTE OVEN LOCATION
- PRIVATE OPEN SPACE
- WALKWAY
- PERMITTED STORAGE WALL
- PERMITTED SIDE FENCE
- FENCING TYPE A
- FENCING TYPE B
- FENCING TYPE C



SITE AREA = 150m²
HOUSE AREA = 97.99m²
PLOT RATIO = 65%
POS = 39m²

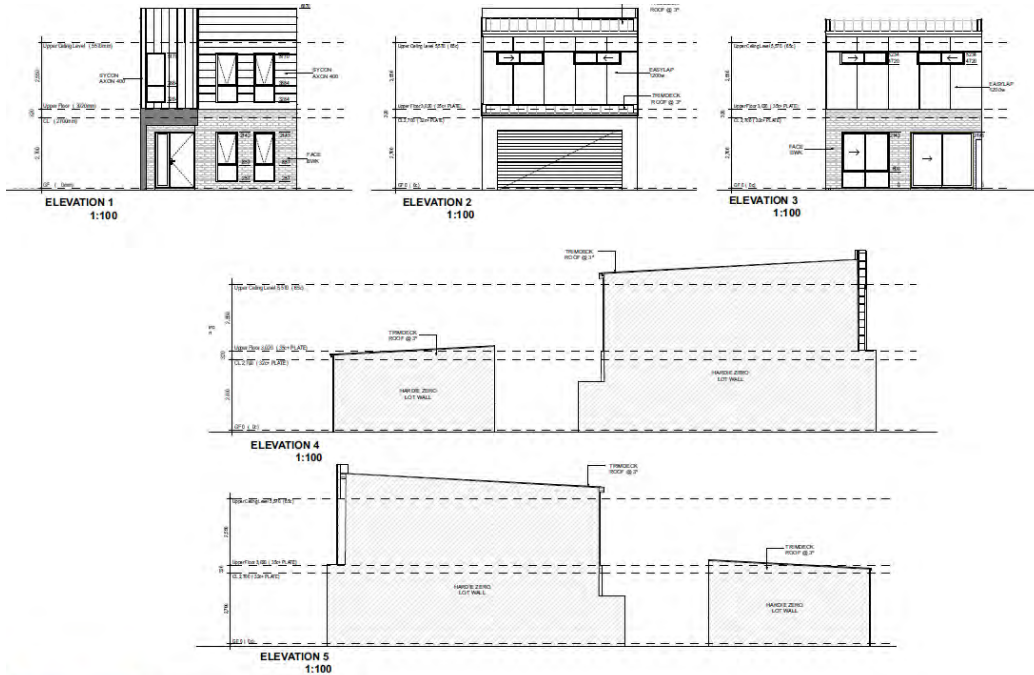
PERMEABLE AREA = 27.56%
GARDEN AREA = 33.78%

PEET DESIGN 60RT24 -1 REV V1
LOTS 49, 50, 55, 56, 59, 60, 67, 68, 76, 77, 80 & 81
DATE 28/7/21

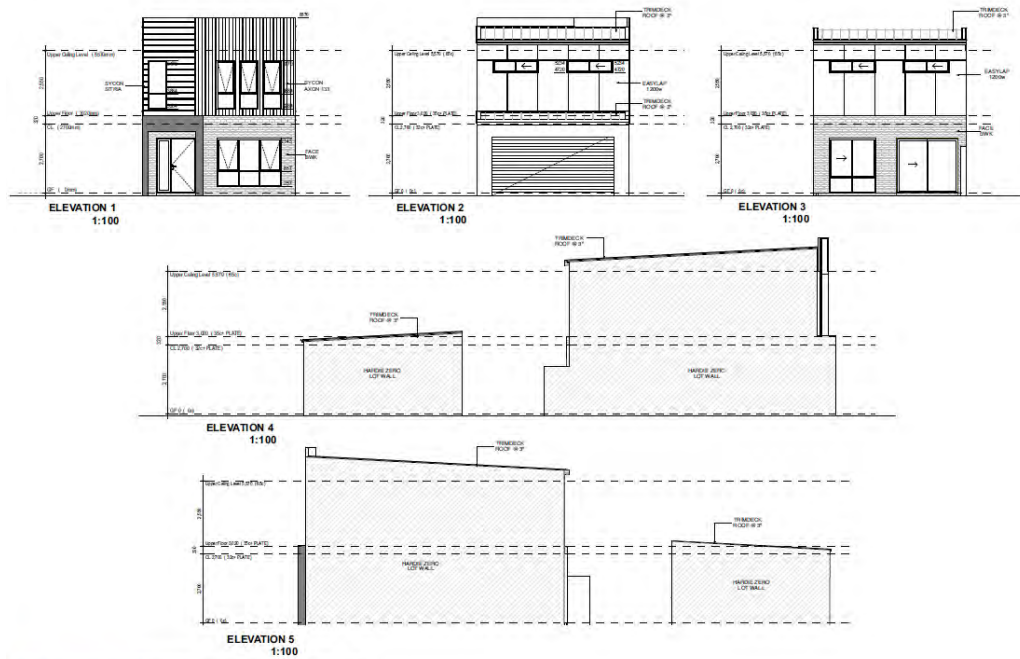


PEET DESIGN 60RT24 -1 ELEVATION 1 REV V1
DATE 28/7/21

2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)

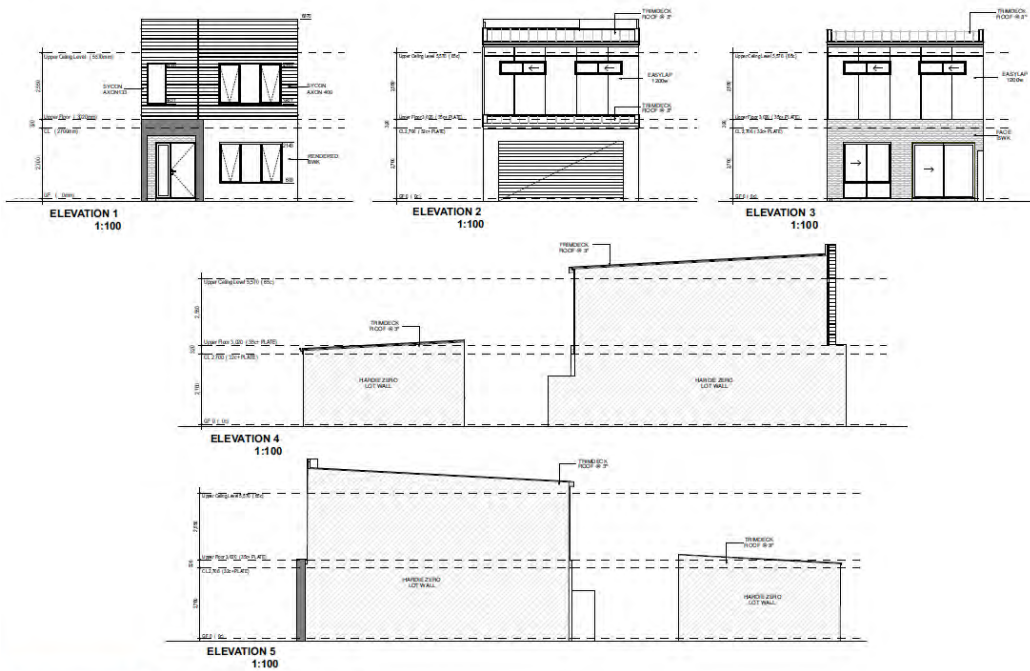


PEET DESIGN: 60RT24 -1 ELEVATION 2 BY: V1
DATE: 2/7/21



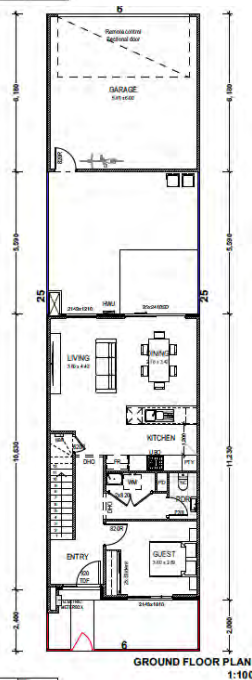
PEET DESIGN: 60RT24 -1 ELEVATION 3 BY: V1
DATE: 2/7/21

2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)

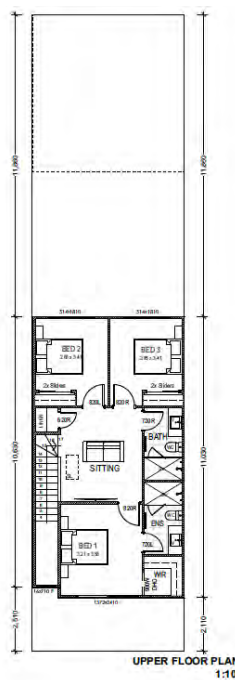


PEET DESIGN: 60RT24-1 ELEVATION 4 REV: V1 DATE: 2/7/21

- LEGEND**
- GARAGE BY COLLECTION POINT
 - GARAGE BY CONSTRUCTION
 - REUSE OPEN SPACE
 - WALLS
 - MADE BY BRICK/PAL/RAISED BENCH
 - FENCIBLE TYPE 1 (NO FENCE BEHIND)
 - FENCIBLE TYPE 2 (NO FENCE BEHIND)
 - FENCIBLE TYPE 3 (NO FENCE BEHIND)



GROUND FLOOR PLAN
1:100



UPPER FLOOR PLAN
1:100

PEET DESIGN: 60RT24-3 ELEVATION 4 REV: V1 DATE: 29/7/21

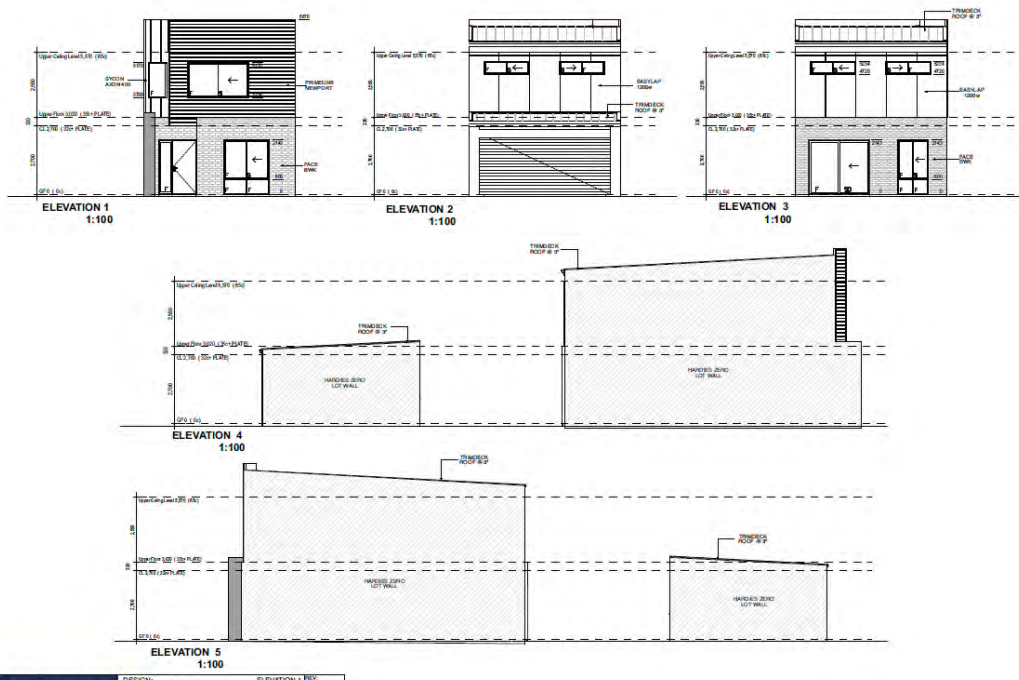
| Room Name | Area | Perimeter |
|--------------|--------|-----------|
| GROUND FLOOR | 116.00 | 42.00 |
| UPPER FLOOR | 110.00 | 42.00 |
| GARAGE | 30.00 | 25.00 |
| TOTAL | 256.00 | 109.00 |
| MIN. 10%* | 25.60 | 10.90 |

ORDINARY COUNCIL MEETING - MINUTES

2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)

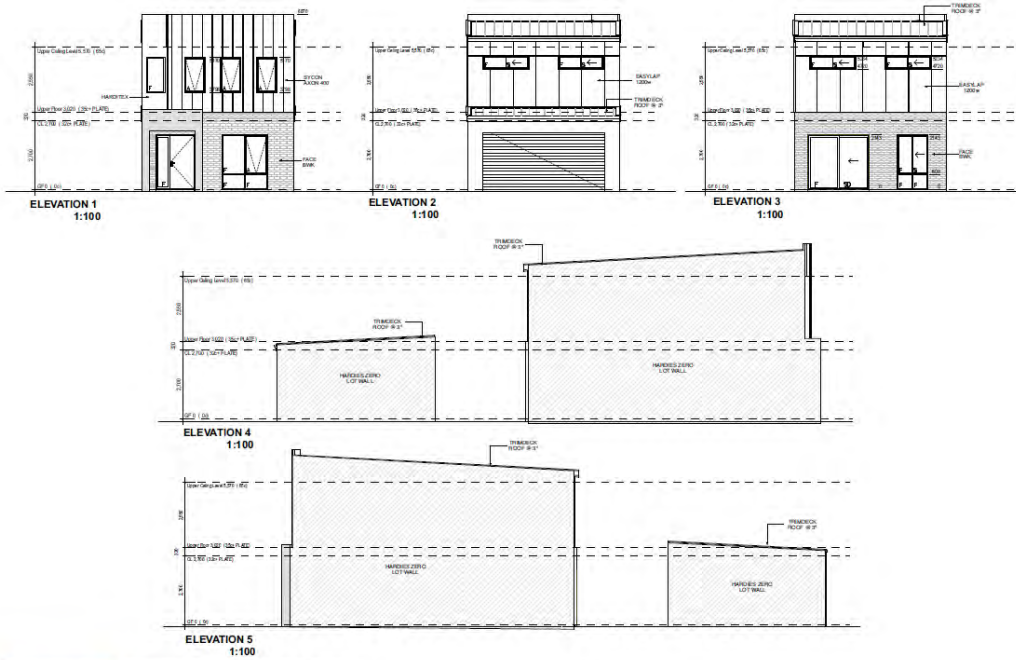


PEET DESIGN: 60RT24-3 REV: V1
 DATE: 28/7/21

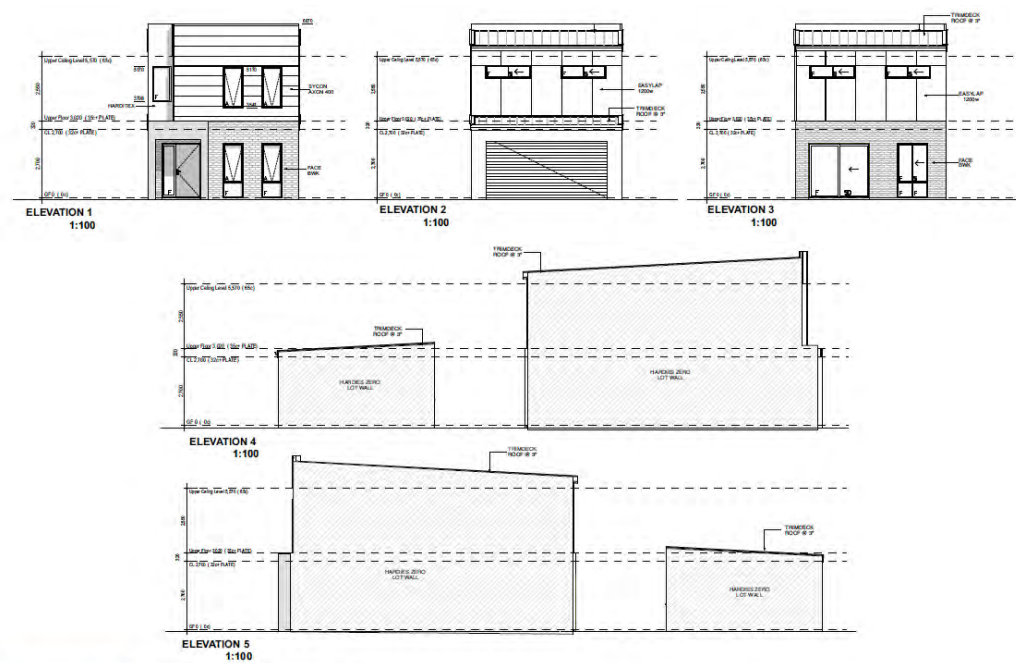


PEET DESIGN: 60RT24-3 ELEVATION 1 REV: V1
 DATE: 28/7/21

2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)

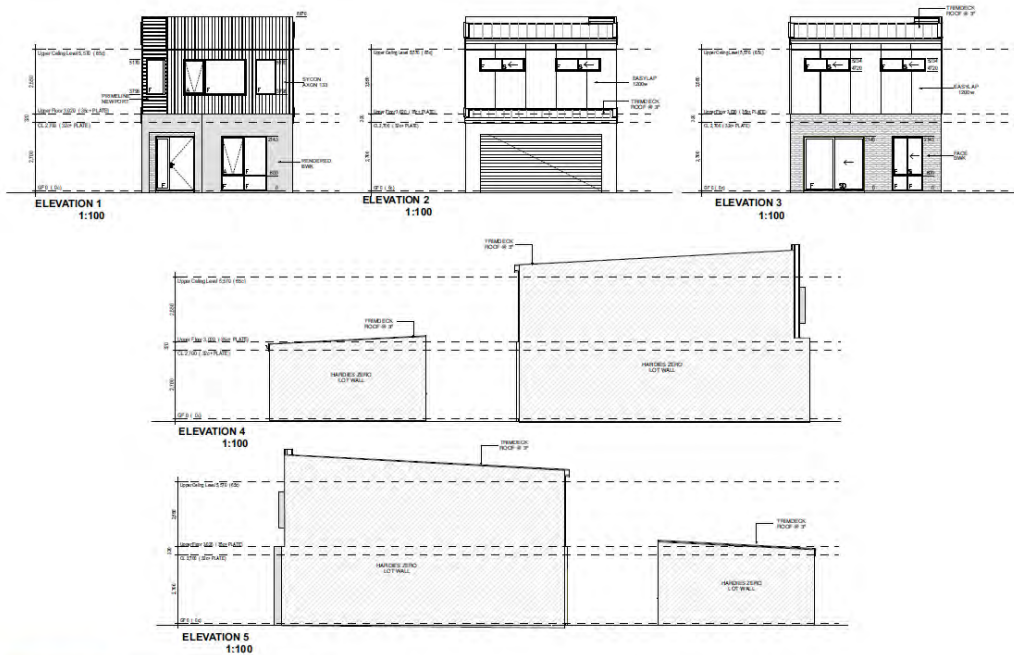


| | | | |
|-------------|------------------|-------------|----|
| PEET | DESIGN: 60RT24-3 | ELEVATION 2 | V1 |
| | DATE: 2/7/21 | | |

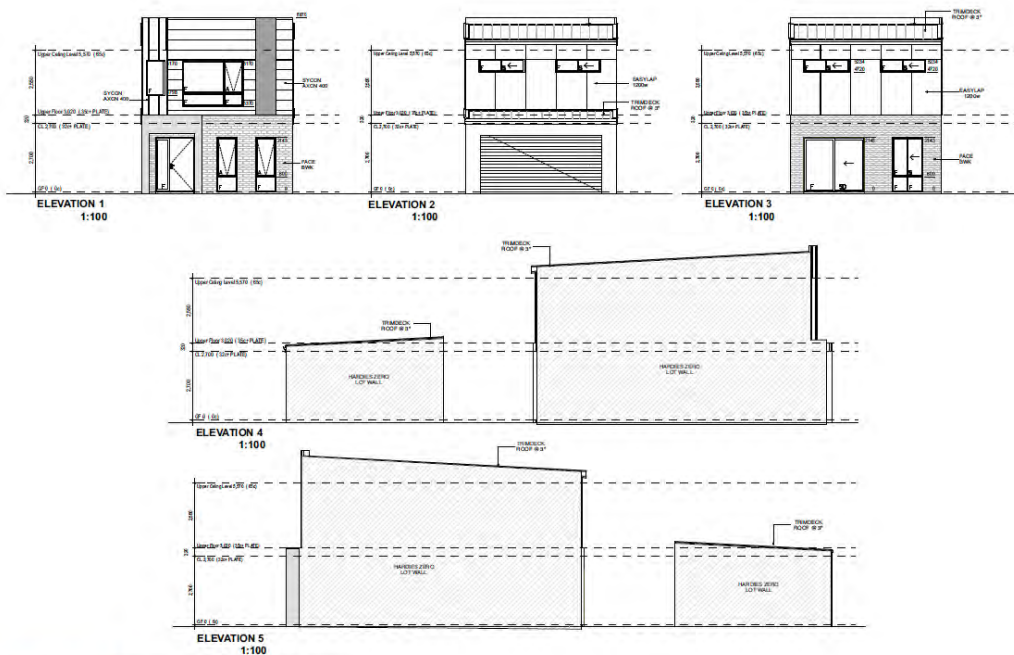


| | | | |
|-------------|------------------|-------------|----|
| PEET | DESIGN: 60RT24-3 | ELEVATION 3 | V1 |
| | DATE: 2/7/21 | | |

2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)



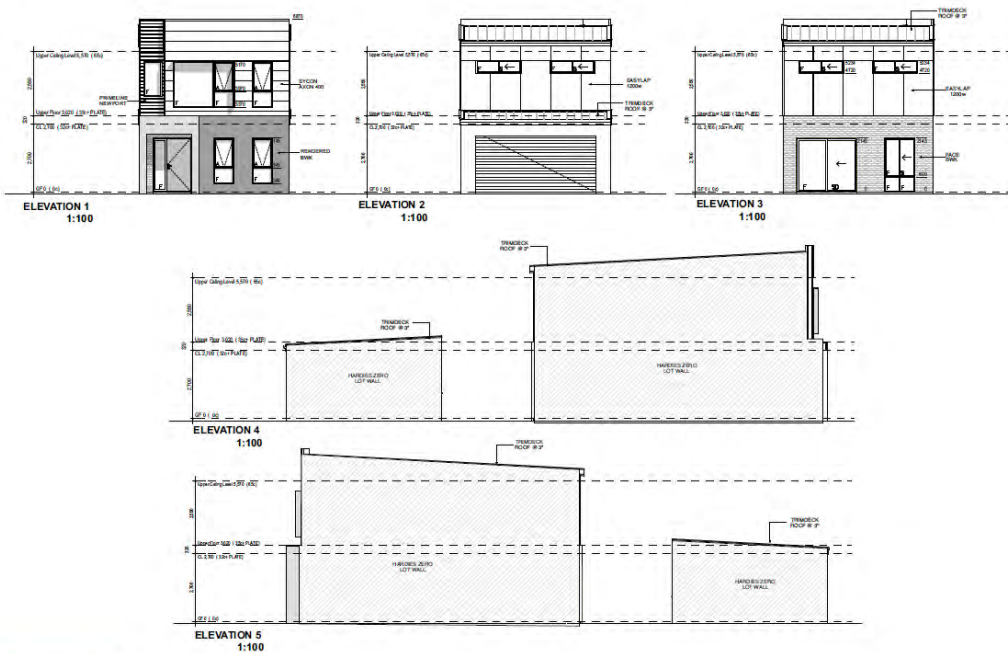
| | | | |
|-------------|------------------|-------------|--------|
| PEET | DESIGN: 60RT24-3 | ELEVATION 4 | V1 |
| | | | 2/7/21 |



| | | | |
|-------------|------------------|-------------|--------|
| PEET | DESIGN: 60RT24-3 | ELEVATION 5 | V1 |
| | | | 2/7/21 |

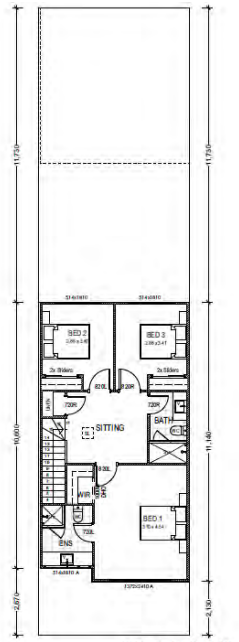
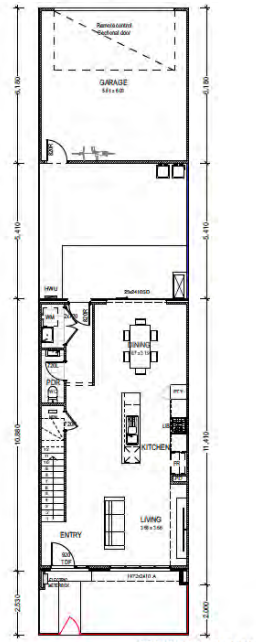
ORDINARY COUNCIL MEETING - MINUTES

2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)



PEET DESIGN: 60RT24-3 ELEVATION 6 V1
DATE: 2/7/21

- LEGEND**
- OVERSEEN ACCESS POINT
 - OVERSEEN STORAGE LOCATION
 - PRIVATE DRIVEWAY
 - BALCONY
 - STAIR TO GARAGE AND RELATED SERVICES
 - FENCING TYPE A (BOUNDARY FENCING)
 - FENCING TYPE B (BOUNDARY FENCING)



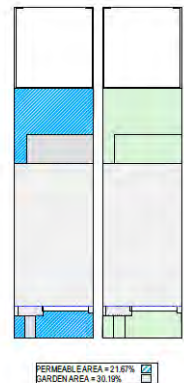
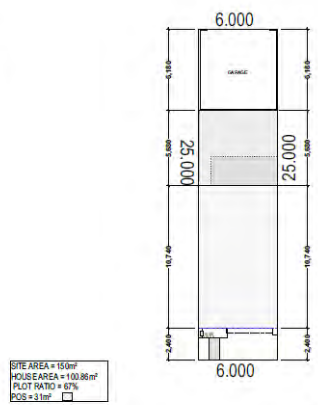
PEET DESIGN: 60RT24-4 V1
DATE: 28/7/21

| Floor Area | |
|--------------|-----------|
| FLOOR | PERIMETER |
| GROUND FLOOR | 24.30 |
| UPPER FLOOR | 14.40 |
| TOTAL | 38.70 |

ORDINARY COUNCIL MEETING - MINUTES

2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)

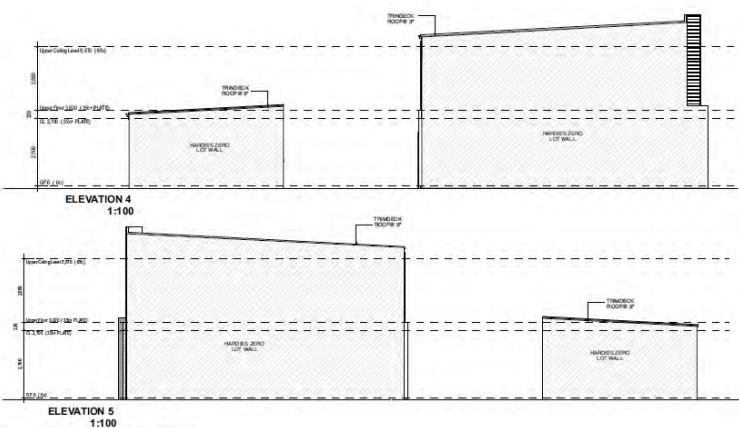
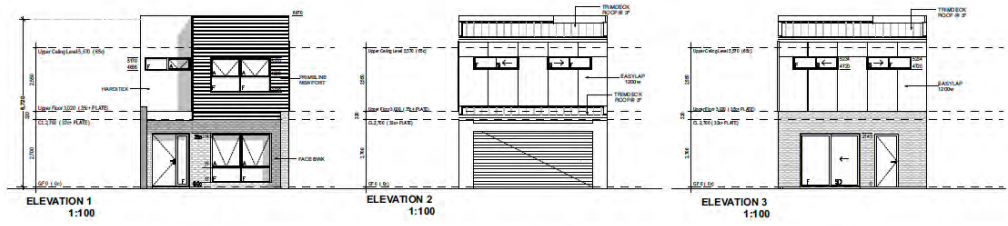
- LEGEND**
- OVERSEEN COLLECTORSHIP
 - OVERSEEN SERVICE LOCATION
 - FENCE OVERLAP
 - WALLS
 - HANDS TO BE MAINTAINED
 - FENCING TYPE 1 (NON-PERMANENT FENCING)
 - FENCING TYPE 2 (NON-PERMANENT FENCING)
 - FENCING TYPE 3 (NON-PERMANENT FENCING)



SITE AREA = 150m²
 HOUSE AREA = 130.86m²
 PLOT RATIO = 87%
 POS = 31m²

SITE
1:200

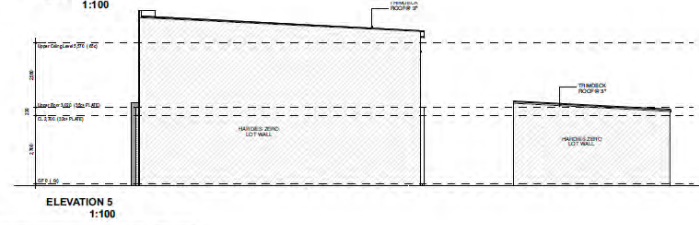
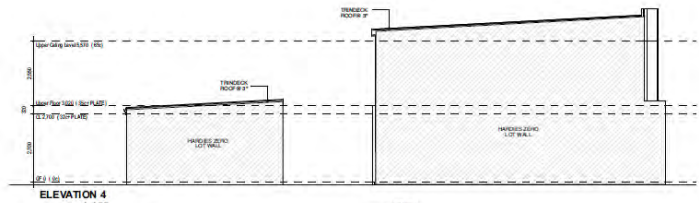
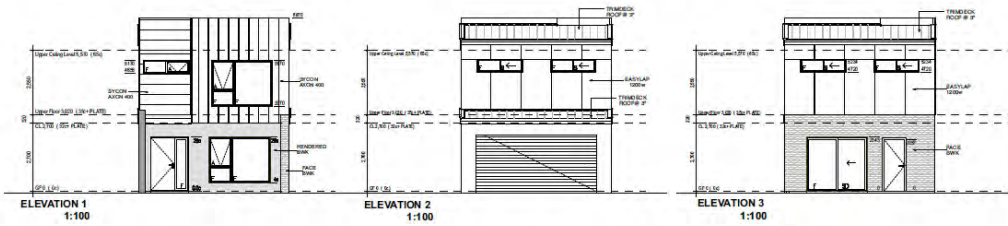
PEET DESIGN: 60RT24-4
 LOTS 64, 65, 67, 71, 76 & 79
 DATE: 28/7/21
 REV: V1



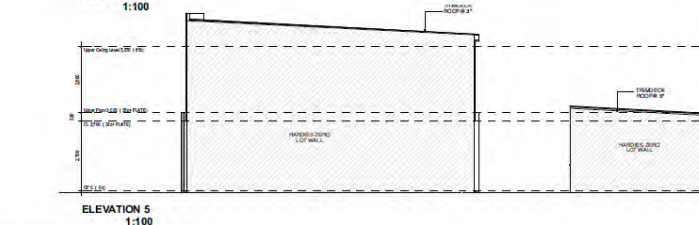
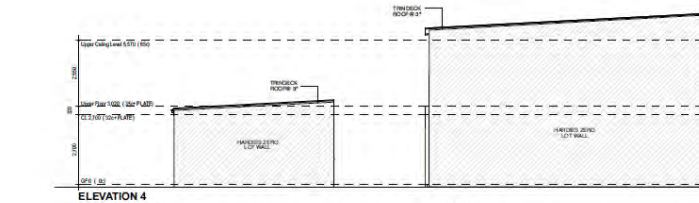
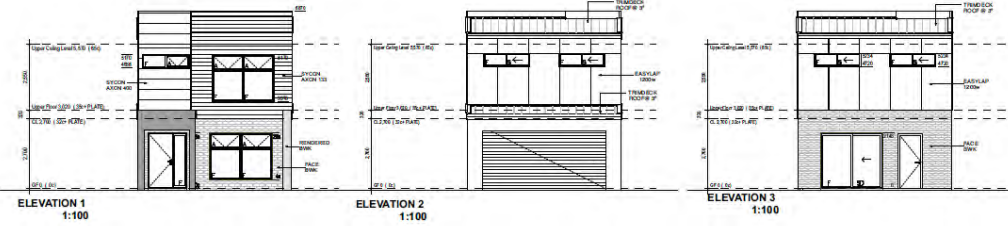
PEET DESIGN: 60RT24-4
 DATE: 28/7/21
 REV: V1

ORDINARY COUNCIL MEETING - MINUTES

2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)

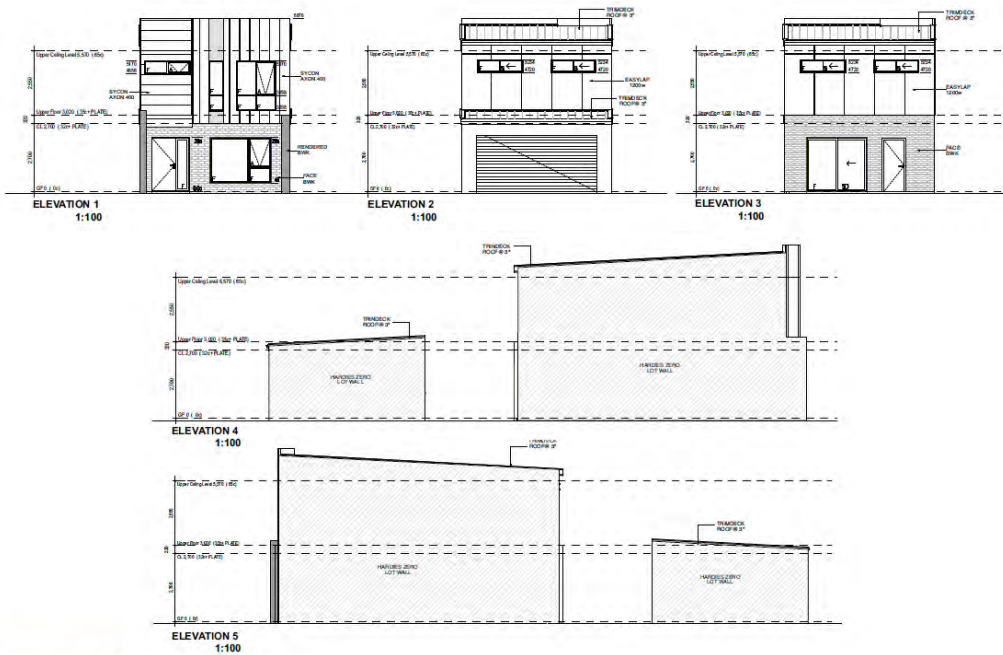


DESIGN: PEET 60RT24-4 ELEVATION 3 V1 2/7/21



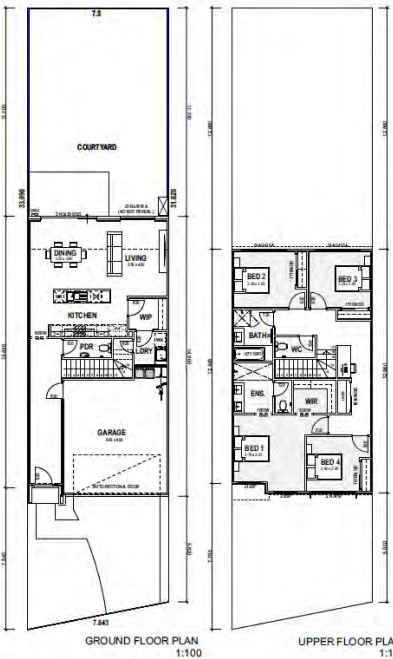
DESIGN: PEET 60RT24-4 ELEVATION 4 V1 2/7/21

2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)



PEET DESIGN: 60RT24-4 ELEVATION 5 V1 DATE: 2/7/21

- LEGEND
- ▬ Proposed Dwelling
 - ▬ Proposed Garage
 - ▬ Proposed Deck
 - ▬ Proposed Pool
 - ▬ Proposed Fencing
 - ▬ Proposed Driveway
 - ▬ Proposed Pathway
 - ▬ Proposed Boundary
 - ▬ Proposed Lot Boundary
 - ▬ Proposed Road Boundary
 - ▬ Proposed Stormwater Line
 - ▬ Proposed Sewer Line
 - ▬ Proposed Gas Line
 - ▬ Proposed Water Line



PEET DESIGN: 75FT30-1 V3 DATE: 28/7/21

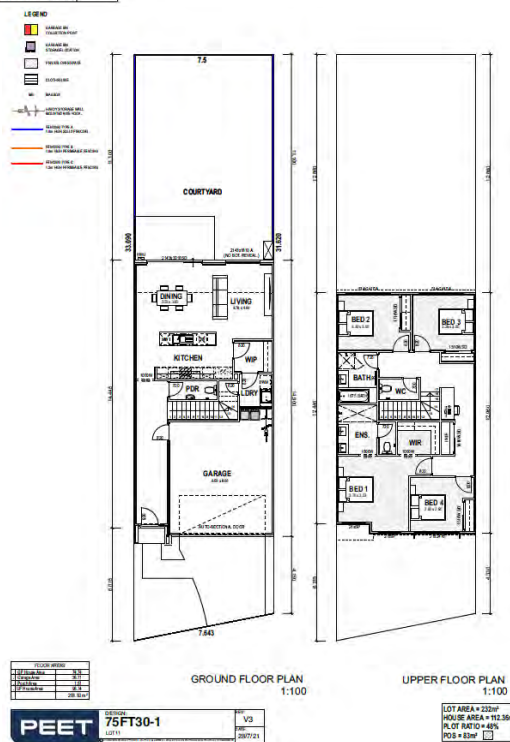
LOT AREA = 2430m²
HOUSE AREA = 418.36m²
PLOT RATIO = 17.21%
FOS = 23m²

ORDINARY COUNCIL MEETING - MINUTES

2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)



PEET DESIGN: **75FT30-1** V3
 LOT 10 DATE: 28/7/21

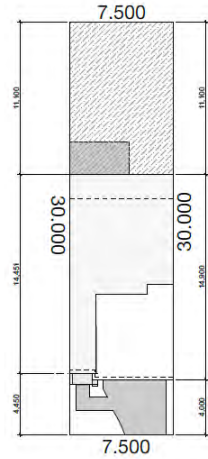


PEET DESIGN: **75FT30-1** V3
 LOT 10 DATE: 28/7/21

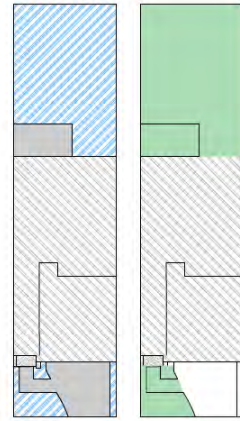
ORDINARY COUNCIL MEETING - MINUTES

2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)

- LEGEND**
- GARAGE BIN COLLECTION POINT
 - GARAGE BIN STORAGE LOCATION
 - PRIVATE OPEN SPACE
 - CLOTHESLINE
 - MS
 - HANDY TIP DRAIN WALL
 - FENCING TYPE A
 - FENCING TYPE B
 - FENCING TYPE C



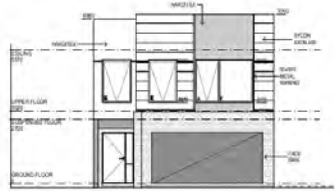
SITE PLAN
1:200



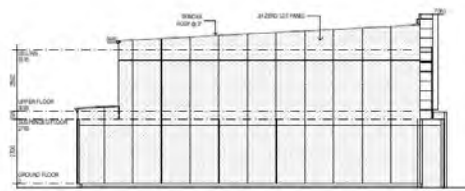
PERMEABLE AREA = 36.95%
GARDEN AREA = 42.16%

LOT AREA = 225m²
HOUSE AREA = 112.36m²
PLOT RATIO = 49%
POS = 45m²

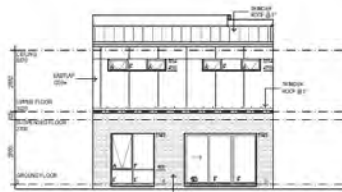
| | | |
|-------------|----------------------------|------------------|
| PEET | DESIGN: 75FT30-1 | REV: V3 |
| | LOTS 12 & 13 | DATE: 28/7/21 |



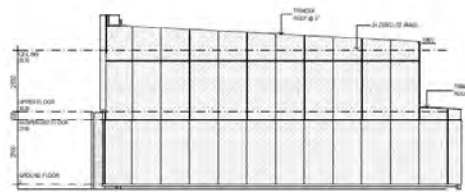
ELEVATION 1
1:100



ELEVATION 2
1:100



ELEVATION 3
1:100

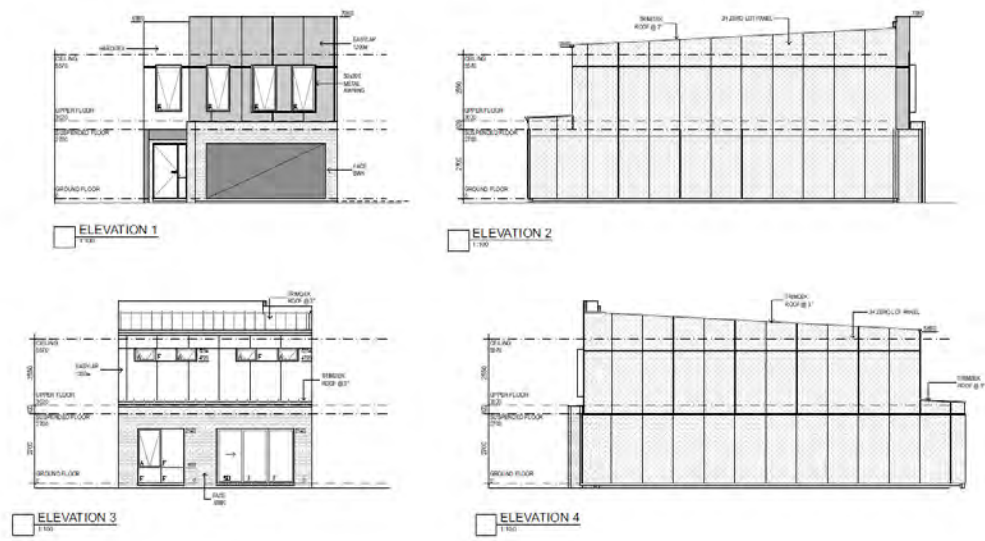


ELEVATION 4
1:100

| | | | |
|-------------|----------------------------|------------------|------------------|
| PEET | DESIGN: 75FT30-1 | ELEVATION: E1 | REV: V3 |
| | | | DATE: 28/7/21 |

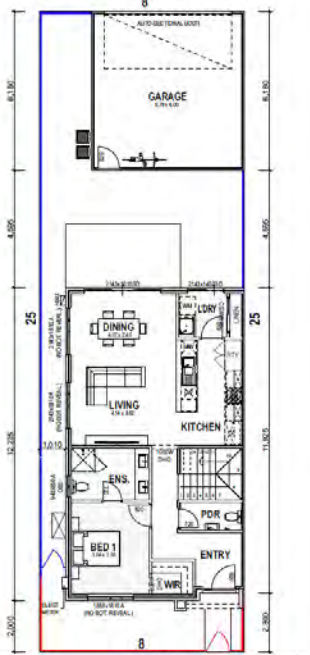
ORDINARY COUNCIL MEETING - MINUTES

2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)



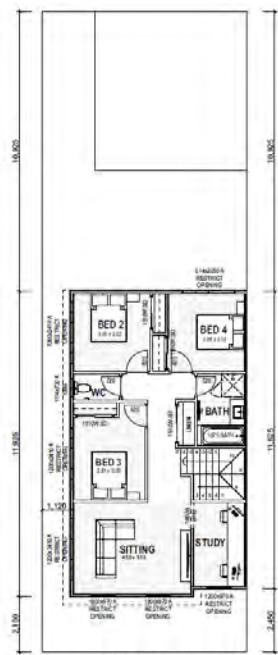
PEET DESIGN: 75FT30-1 ELEVATION 2 REV: V3 DATE: 8/7/21

- LEGEND**
- CONCRETE OR ALUMINIUM CLADDING
 - CONCRETE OR BRICK FACED CLADDING
 - FINISH OF OPEN SPACE
 - ALUMINIUM
 - BRICK
 - BRICK WITH GLAZED PANELS
 - BRICK WITH GLAZED PANELS (REAR)
 - BRICK WITH GLAZED PANELS (FRONT)



| FLOOR AREAS | AREA |
|------------------|--------|
| GROUND FLOOR | 113.10 |
| UPPER FLOOR | 113.10 |
| TOTAL FLOOR AREA | 226.20 |

PEET DESIGN: 80RT25-2 (CNR) REV: V2 DATE: 28/7/21

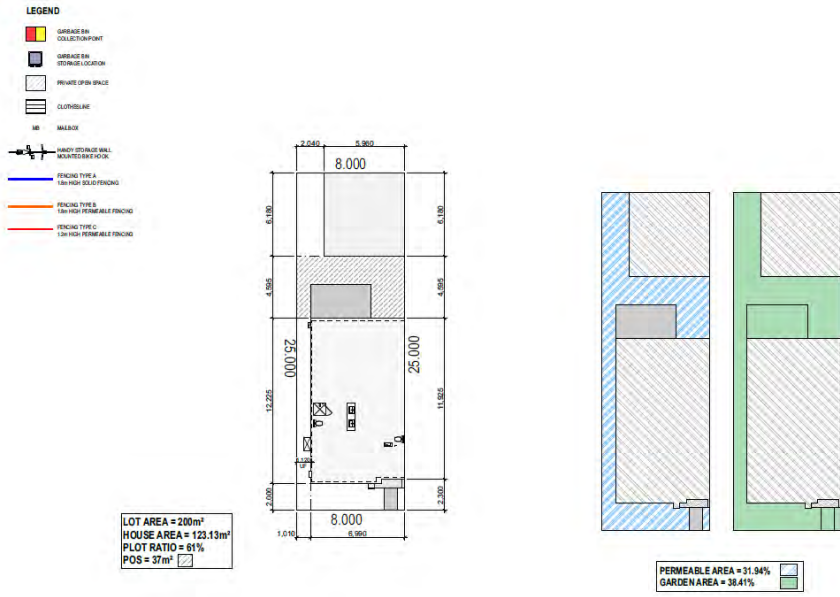


GROUND FLOOR PLAN 1:100

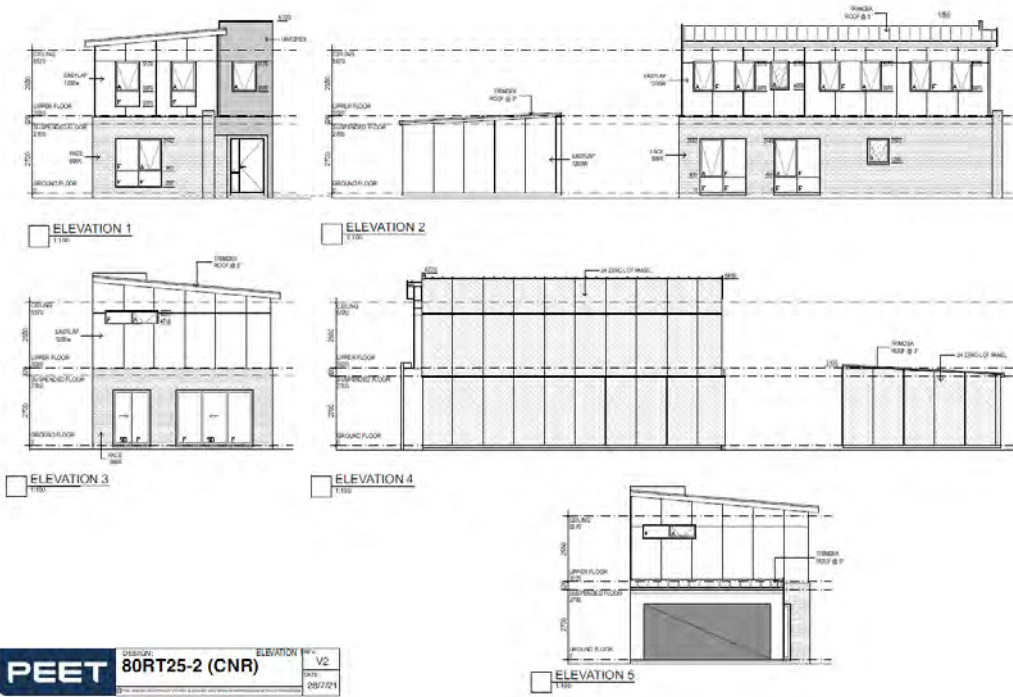
UPPER FLOOR PLAN 1:100

ORDINARY COUNCIL MEETING - MINUTES

2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)



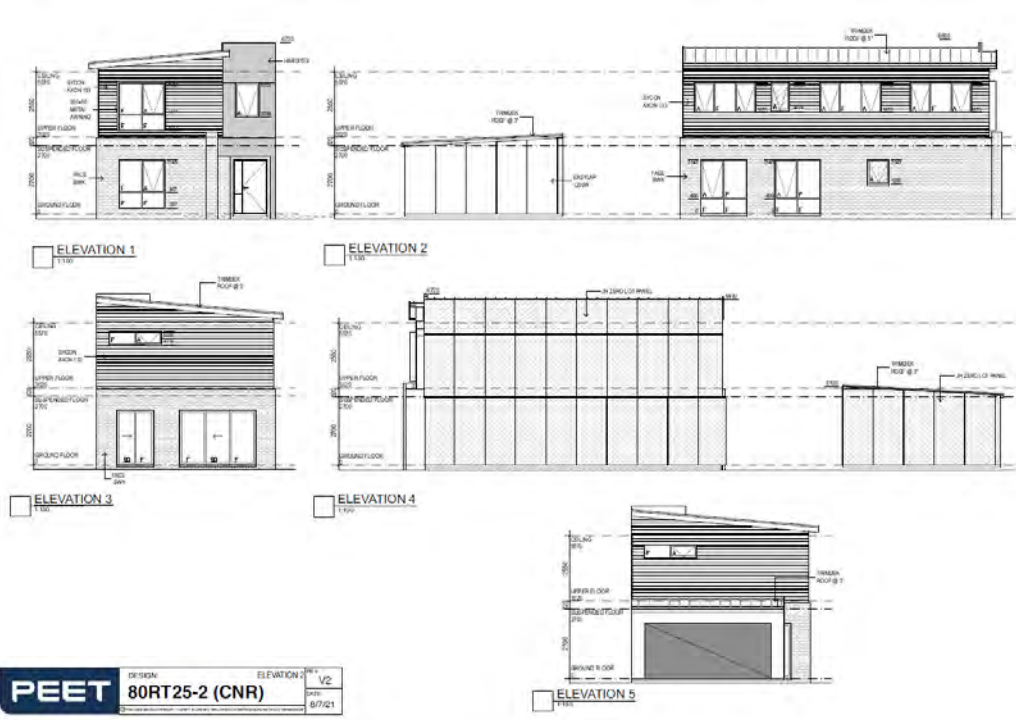
PEET DESIGN: **80RT25-2 (CNR)** REV: **V2**
 LOTS 48, 57, 58, 72, 73 & 82 DATE: **29/7/21**



PEET DESIGN: **80RT25-2 (CNR)** ELEVATION: **V2**
 DATE: **29/7/21**

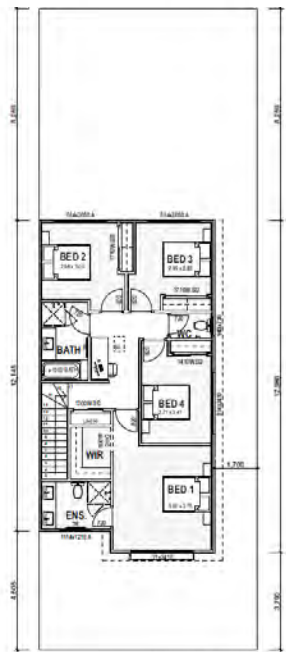
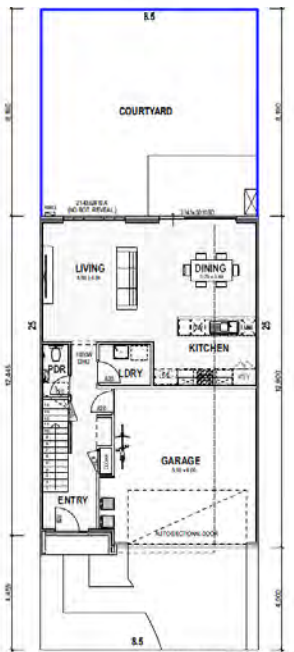
ORDINARY COUNCIL MEETING - MINUTES

2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)



DESIGN: **PEET** 80RT25-2 (CNR) ELEVATION V2
 DATE: 8/7/21

- LEGEND**
- UNPAVED DRIVE/ALLEY/ROADWAY
 - CARPARK OR WHEELING COURSE
 - PRIVATE OPEN SPACE
 - UTILITY/SHED
 - BALCONY
 - WINDY SPANGLER WALL
 - WINDY WALL (SEE WALL SCHEDULE)
 - FENCING WALL (SEE WALL SCHEDULE)
 - FENCING WALL (SEE WALL SCHEDULE)
 - FENCING WALL (SEE WALL SCHEDULE)

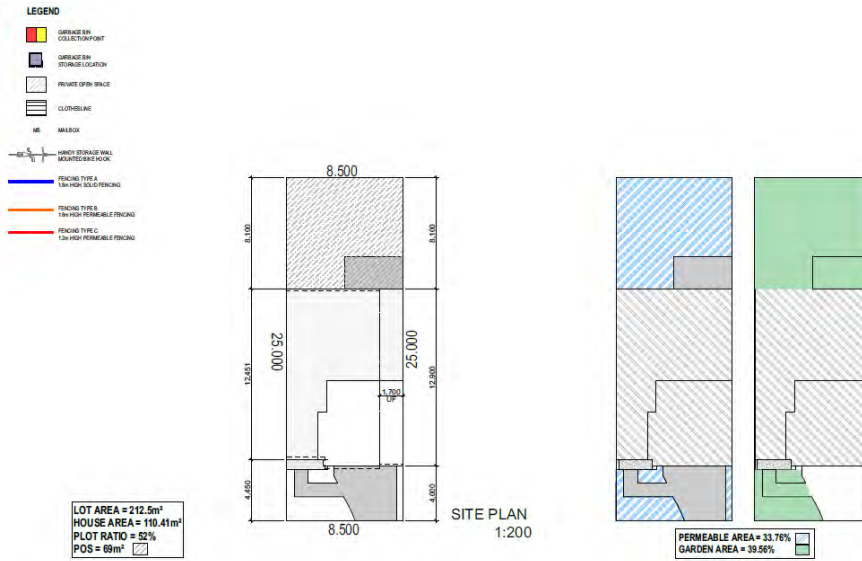


| FLOOR AREA | |
|-------------------|--------------|
| Total Area | 11.46 |
| Garage Area | 20.00 |
| Other Area | 20.00 |
| Total Area | 51.46 |

DESIGN: **PEET** 85FT25-1 ELEVATION V2
 LOT 2 S.A.S. 887 DATE: 26/7/21

ORDINARY COUNCIL MEETING - MINUTES

2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)



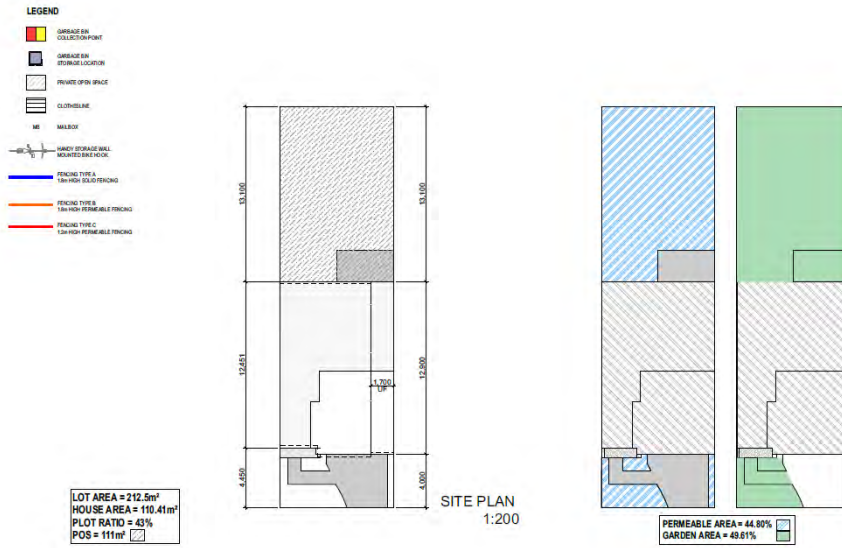
PEET DESIGN: **85FT25-1** REV: **V2**
 LOT 2, 3, 4, 5, 6 & 7 DATE: **28/7/21**



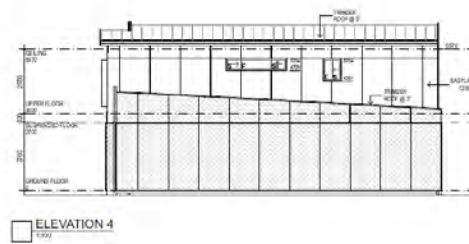
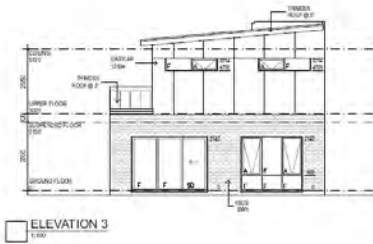
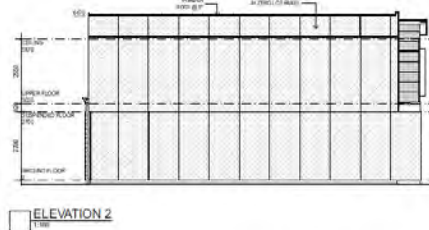
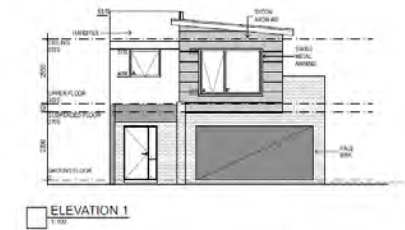
PEET DESIGN: **85FT25-1** REV: **V2**
 DATE: **28/7/21**

ORDINARY COUNCIL MEETING - MINUTES

2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)



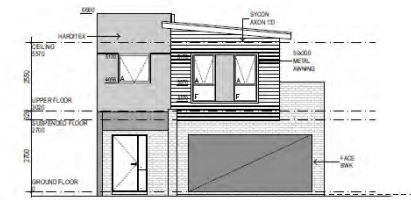
PEET DESIGN: **85FT25-1** REV: **V2**
 LOT 14 DATE: **28/7/21**



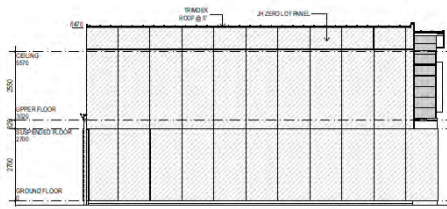
PEET DESIGN: **85FT25-1** ELEVATION 1 REV: **V2**
 DATE: **28/7/21**

ORDINARY COUNCIL MEETING - MINUTES

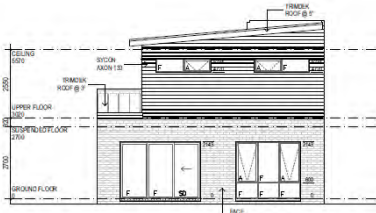
2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)



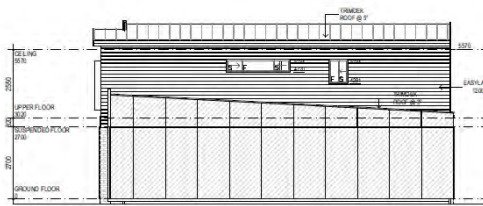
ELEVATION 1
1:100



ELEVATION 2
1:100



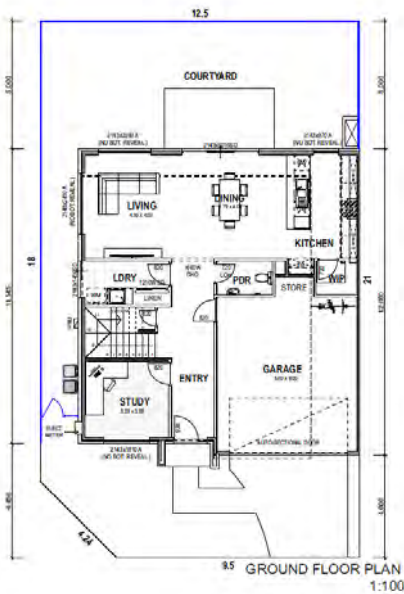
ELEVATION 3
1:100



ELEVATION 4
1:100

PEET DESIGN: 85FT25-1 ELEVATION 2 REV: V2 DATE: 30/6/21

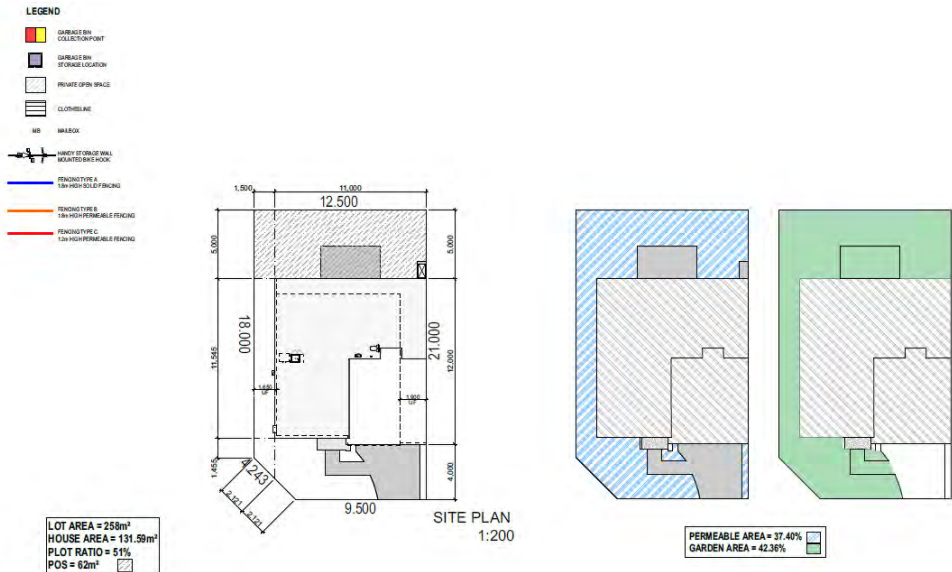
- LEGEND**
- SHEDDING
 - SHEDDING BY SPINNING
 - PRIVATE OPEN SPACE
 - DRIVEWAY
 - WALKWAY
 - FRONT STAIRWELL
 - FRONT STAIRWELL
 - FRONT STAIRWELL
 - FRONT STAIRWELL
 - FRONT STAIRWELL



PEET DESIGN: 125FT21-1 (CNR) LOT 83 ELEVATION 2 REV: V2 DATE: 28/7/21

| FLOOR AREA | |
|-----------------|-------|
| 1st Floor Area | 111.8 |
| 2nd Floor Area | 111.8 |
| 3rd Floor Area | 111.8 |
| 4th Floor Area | 111.8 |
| 5th Floor Area | 111.8 |
| 6th Floor Area | 111.8 |
| 7th Floor Area | 111.8 |
| 8th Floor Area | 111.8 |
| 9th Floor Area | 111.8 |
| 10th Floor Area | 111.8 |
| 11th Floor Area | 111.8 |
| 12th Floor Area | 111.8 |
| 13th Floor Area | 111.8 |
| 14th Floor Area | 111.8 |
| 15th Floor Area | 111.8 |
| 16th Floor Area | 111.8 |
| 17th Floor Area | 111.8 |
| 18th Floor Area | 111.8 |
| 19th Floor Area | 111.8 |
| 20th Floor Area | 111.8 |
| 21st Floor Area | 111.8 |
| 22nd Floor Area | 111.8 |
| 23rd Floor Area | 111.8 |
| 24th Floor Area | 111.8 |
| 25th Floor Area | 111.8 |
| 26th Floor Area | 111.8 |
| 27th Floor Area | 111.8 |
| 28th Floor Area | 111.8 |
| 29th Floor Area | 111.8 |
| 30th Floor Area | 111.8 |
| 31st Floor Area | 111.8 |
| 32nd Floor Area | 111.8 |
| 33rd Floor Area | 111.8 |
| 34th Floor Area | 111.8 |
| 35th Floor Area | 111.8 |
| 36th Floor Area | 111.8 |
| 37th Floor Area | 111.8 |
| 38th Floor Area | 111.8 |
| 39th Floor Area | 111.8 |
| 40th Floor Area | 111.8 |
| 41st Floor Area | 111.8 |
| 42nd Floor Area | 111.8 |
| 43rd Floor Area | 111.8 |
| 44th Floor Area | 111.8 |
| 45th Floor Area | 111.8 |
| 46th Floor Area | 111.8 |
| 47th Floor Area | 111.8 |
| 48th Floor Area | 111.8 |
| 49th Floor Area | 111.8 |
| 50th Floor Area | 111.8 |

2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)



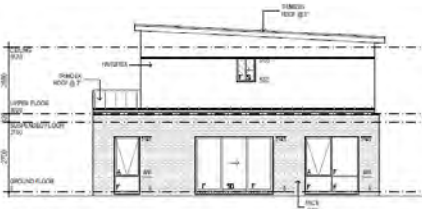
PEET DESIGN: 125FT21-1 (CNR) LOT 93
 REV: V2 DATE: 28/7/21



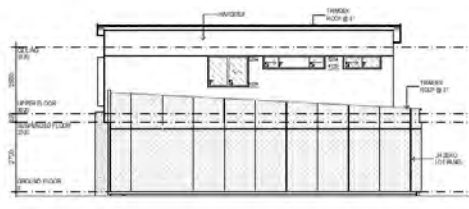
ELEVATION 1 1:50



ELEVATION 2 1:50



ELEVATION 3 1:50

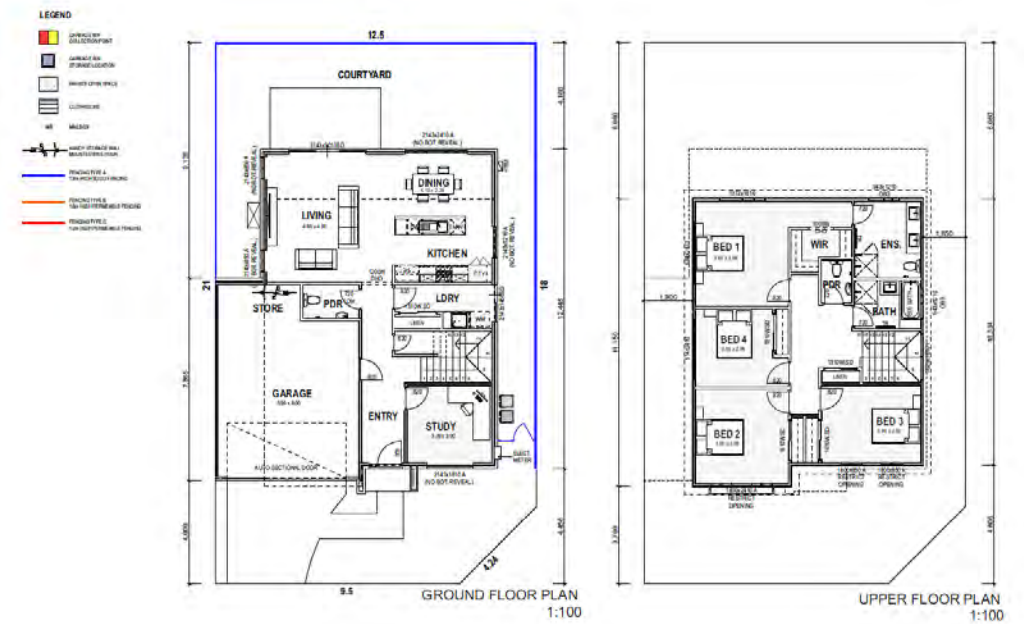


ELEVATION 4 1:50

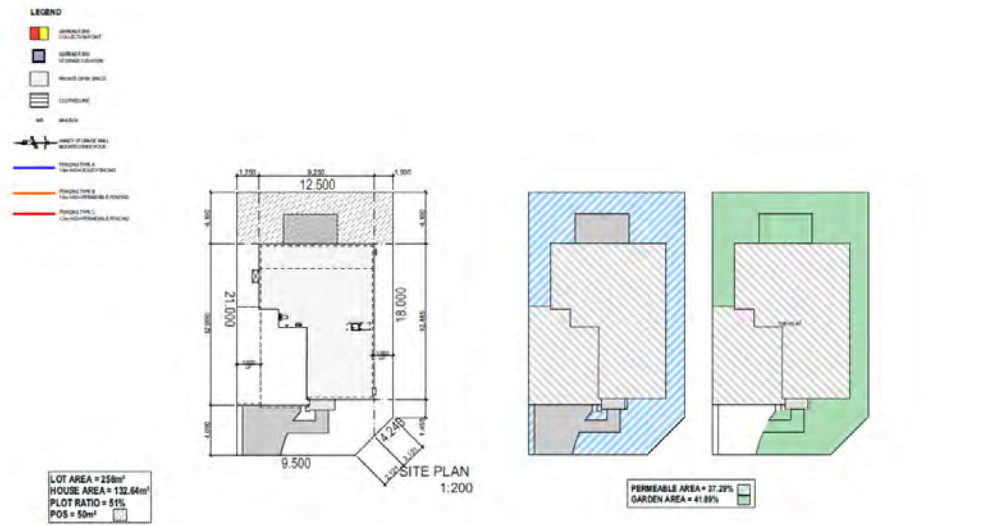
PEET DESIGN: 125FT21-1 (CNR) LOT 93
 REV: V2 DATE: 28/7/21

ORDINARY COUNCIL MEETING - MINUTES

2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)

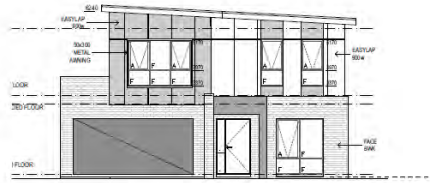


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 DATE: 28/7/21

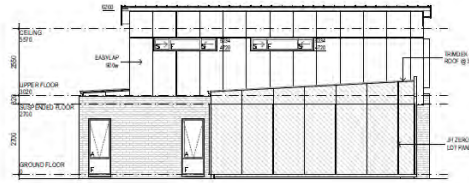


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 DATE: 28/7/21

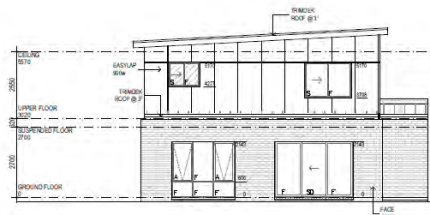
2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)



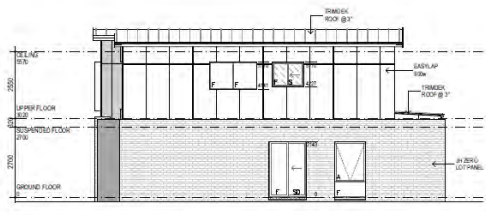
ELEVATION 1
1:100



ELEVATION 2
1:100



ELEVATION 3
1:100

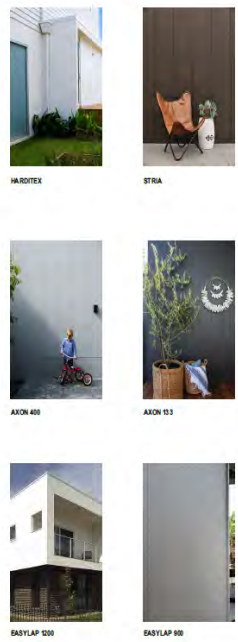


ELEVATION 4
1:100

PEET DESIGN: 125FT21-1 (CNR) ELEVATION 1 REV: V1 DATE: 28/7/21

EXTERIOR COLOUR SCHEDULE
 COLOURS AND MATERIAL ARE INDICATIVE ONLY

| | | | | | | | |
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PEET 182 CHAPEL ROAD, KEYSBOROUGH

2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)



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PROJECT TEAM:



PREPARED FOR:

PEET

2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)



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01 INTRODUCTION

Hanon Habitats has been engaged to prepare this Landscape Master Plan for the proposed development at 182 Chapel Road, Keysborough in Greater Dandenong City Council. This Landscape Master Plan represents the landscape objectives of Greater Dandenong City Council and the vision for the proposed development. The Landscape Master Plan is an essential component of the planning permit approval process and is in accordance with Council's local planning policies.

2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)

EXISTING SITE CONDITIONS

| | |
|---|------------------------------------|
| □ | BOUNDARY |
| — | SITE BOUNDARY |
| — | UNIT OF WORKS |
| — | MINOR CONTOURS (AT 0.2M INTERVALS) |
| — | MAJOR CONTOURS (AT 1M INTERVALS) |
| ■ | EXISTING VEGETATION |
| ■ | EXISTING TREE LEGAL |



6



02

LANDSCAPE MASTER PLAN

OBJECTIVES OF THE MASTER PLAN

The Landscape Master Plan presents objectives that connect the natural and the built environments to the benefit of all residents.

The objectives to achieve a successful landscape outcome include:

- Create a sense of place and community;
- Promote a convivial and attractive public realm;
- Foster connectivity along streetscapes, offering a connected natural pedestrian experience;
- Ensure landscape responses are contemporary and resilient to an evolving climate;
- Enhance natural qualities of the site where possible, especially enhancing and directing views into adjacent open space assets to west and north of site;
- Ensure the character of the streetscape and reserves are complementary, coordinated and considerate towards the existing local context; and
- Planting of street trees to achieve urban cooling outcomes by providing canopy and transpiration. Species are to be selected from Council's species list

ORDINARY COUNCIL MEETING - MINUTES

2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)

OVERALL MASTER PLAN - CONCEPT DESIGN

- LEGEND**
- EXISTING TREES TO BE INCORPORATED INTO PROPOSED VEGETATION BUFFER
 - PROPOSED VEGETATION BUFFER TO PROVIDE AMENITY AND OPEN SPACE OPPORTUNITIES FOR RESIDENTS, ESPECIALLY ADJACENT MEDIUM DENSITY DWELLINGS
 - PROPOSED PAVED DRIVWAY LINES - TO INCLUDE 1.5M WIDENING CONC RETE DRIVEWAYS AND GARDEN BEDS WITH COMPLEMENTARY TREE / UNDERSTOREY PLANTINGS
 - PROPOSED STRIPDED ROAD LAYOUT TO SCULPTURE NORTHWIND SITE TO INCLUDE NATURE STRIPS AND ASSOCIATED STREET TREE PLANTINGS TO COUNCIL SATISFACTION
 - PROPOSED BICYCLE COSSOROSE LANEWAY NETWORK TO MEAN DENSITY FRICTURE IN WESTERN PORTION OF SITE
 - PROPOSED VEGETATION BUFFER - TO BE PLANTED WITH INDIGENOUS SHRUBS AND UNDERSTOREY PLANTING TO COUNCIL SATISFACTION
 - PROPOSED VISUAL BARRIER BOUNDARY FENCING - BLACK POWDER COATED WIRE FENCING 2.1M HIGH (OR SIMILAR APPROVAL)
 - PROPOSED VEGETATION BUFFER TO CHIMPS HOLD FRONTAGE TO INCORPORATE UNDERSTOREY AND TREE PLANTINGS TO COUNCIL SATISFACTION
 - SEMI-PAVED / PERVIOUS PAVEMENT GATEWAY OPPOSITION MARKING ENTRY ROAD AT CORNER OF LANEWAY, TO GUIDE TRAFFIC



PROPOSED DEVELOPMENT SPECIES LIST



| BOTANICAL NAME | COMMON NAME | HEIGHT x WIDTH (M) |
|---|--------------------------|--------------------|
| TREES TO BE SELECTED FROM | | |
| <i>Corymbia crassifolia</i> ** | Lemon-scented Gum | 30m x 20m |
| <i>Fraxinus pennsylvanica</i> 'Urbanis' | Urbanis Ash | 15m x 8m |
| PAIR TREES (TO BE SELECTED FROM) | | |
| <i>Agave</i> 'Severus' | Willow Myrtle | 12m x 12m |
| <i>Corymbia crassifolia</i> ** | Lemon-scented Gum | 30m x 20m |
| <i>Gleditsia triacanthos</i> var. <i>inermis</i> 'Sunburst' | Golden Honey Locust | 15m x 7m |
| <i>Fraxinus pennsylvanica</i> 'Urbanis' | Urbanis Ash | 15m x 8m |
| <i>Acacia</i> 'atkins' | Maple Myrtle | 4m x 3m |
| <i>Allocasuarina verticillata</i> ** | Drooping She Oak | 8m x 5m |
| <i>Banksia integrifolia</i> ** | Coast Banksia | 15m x 8m |
| <i>Banksia marginata</i> ** | Sliver Banksia | 8m x 4m |
| <i>Callistemon 'Redbush'</i> ** | Redbush Callistemon | 8m x 3m |
| <i>Callistemon salignus</i> ** | Willow Bottlebrush | 8m x 4m |
| <i>Callistemon viminalis</i> ** | Drooping Bottlebrush | 8m x 4m |
| <i>Paratigium leucoglympha</i> 'Sisiam' | Red Flowering Winter Gum | 15m x 7m |
| <i>Eucalyptus pauciflora</i> 'Little Sidedrake' | Deer's Head Gum | 8m x 4m |
| <i>Allocasuarina verticillata</i> ** | Drooping She Oak | 8m x 5m |
| SHRUBS AND TUFTING PLANTS (TO BE SELECTED FROM) | | |
| <i>Bursaria spinosa</i> ** | Sweet Bursaria | 3m x 2m |
| <i>Correa alba</i> ** | White Correa | 1.2m x 1m |
| <i>Correa 'Reynoldi ardens'</i> ** | Emerald with Red Lily | 0.7m x 0.7m |
| <i>Litsea cordata</i> ** | Pride of Madagascar | 1.2m x 1.2m |
| <i>Citrus</i> 'Fragrances and Cream' | Peaches and Cream Citrus | 1.5m x 1.5m |
| <i>Lavandula 'Helen Luce'</i> ** | French Lavender | 0.75m x 0.75m |
| <i>Leptospermum argenteoides</i> ** | Heath Tea Tree | 2m x 1.5m |
| <i>Lemonara 'Sine Tulle'</i> ** | Line Tuff Lemonara | 0.5m x 0.5m |
| <i>Lemonara 'Little Coat'</i> ** | Little Coat Lemonara | 0.4m x 0.4m |
| <i>Lemonara 'longifolia'</i> ** | Spring Headed Mapl Bush | 1m x 1m |
| <i>Poa subserotina</i> 'Eskape' | Ukiah Poa | 0.5m x 0.5m |
| <i>Saxifraga australis</i> 'Express' | Express Lily Pilly | 1.5m x 1m |
| <i>Westringia frutescens</i> 'Kusite Blue' | Austral Box Westringia | 0.5m x 0.5m |
| <i>Poa subserotina</i> var. <i>subserotina</i> ** | Tussock Grass | 0.3m x 0.4m |
| ORNS, COVERS AND CLIMBERS (TO BE SELECTED FROM) | | |
| <i>Pandanus pandurana</i> ** | Wanga Wanga vine | Climber |
| <i>Mardebbergia violacea</i> ** | Purple Coral Pea | 0.3m x 0.25m |
| <i>Chromolaena odorata</i> ** | Chromolaena | Climber |



2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)

STREET TREE MASTER PLAN



Fraxinus pennsylvanica 'Urbanite'
 Urbanite Ash



Corymbia alfrediana
 Lamorcsented Gum



The Landscape Master Plan concept proposes a range of exotic and indigenous trees as per the Greater Dandenong City Council guidelines.
 The proposed planting avenue there is a hierarchy between streets, with local roads carrying small to medium trees, and boulevard roads carrying larger canopy trees, with consideration of both deciduous and evergreen trees.
 Tree location and quantities are indicative only.



03 ARTIST IMPRESSIONS

Huron Habitats has prepared the following 3D visualisations, to aid in the understanding and assessment of the development proposal, and to help best describe the proposed landscape and environmental qualities that the development will contain.

These artist impressions focus mainly on the core of the development, centred around the main open space asset - the linear reserve. Inspired by a golfing fairway, the linear reserve's shape and simplicity will provide great amenity and environmental qualities for the residents of the development, while maintaining maximum flexibility.

2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)

VIEWPOINT LOCATION PLAN



VIEW 1



VIEW 1 FROM THE SOUTH EAST CORNER, LOOKING NORTH WEST ACROSS LINEAR RESERVE DEMONSTRATING FEATURE PLANTING TO CORNER
FACING ENTRY ROAD WITH SIGNAGE OPPORTUNITY

2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)

VIEW 2



VIEW FROM DUE NORTH OF PARK LOOKING SOUTH. THE VIEW SHOWS NORTHERN FEATURE PLANTING AREA AND TREES TO LINEAR RESERVE, WITH LINING SKYWAY FOR TOWNHOUSES

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VIEW 3



VIEW FROM WITHIN NORTHERN FEATURE PLANTING AREA IN LINEAR RESERVE, LOOKING ACROSS NORTHERN 'ARMY' GRAZED AREA WITH WINDIE TREE PLANTINGS

2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)

VIEW 4



VIEW FROM WITHIN EASTWEST PEDESTRIAN LINK, LOOKING EAST TOWARDS CENTRAL 'CLUBHOUSE' SHELTER WITHIN THE LINEAR RESERVE AND EXHIBITING THE FEATURE PLANTING WITHIN LINK

15

VIEW 5



VIEW FROM ROADWAY LOOKING SOUTHWEST TOWARDS SHELTER WITH FEATURE IRVING, LANDSCAPED LINEAR RESERVE AND ACCOMPANYING TREE PLANTING.

2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)

VIEW 6



AERIAL VIEW FROM NORTH EAST OF LINBAR PARK, LOOKING SOUTH WEST DEMONSTRATES OVERALL LAYOUT OF OPEN SPACE AREA, ALONG WITH STREET LAYOUT AND TREE PLANTING.

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ORDINARY COUNCIL MEETING - MINUTES

2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)

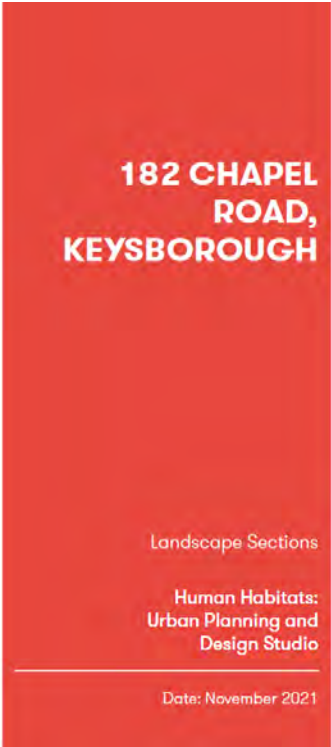
NOTE:

This document has been prepared in response to Council's request relating to landscape assessments.

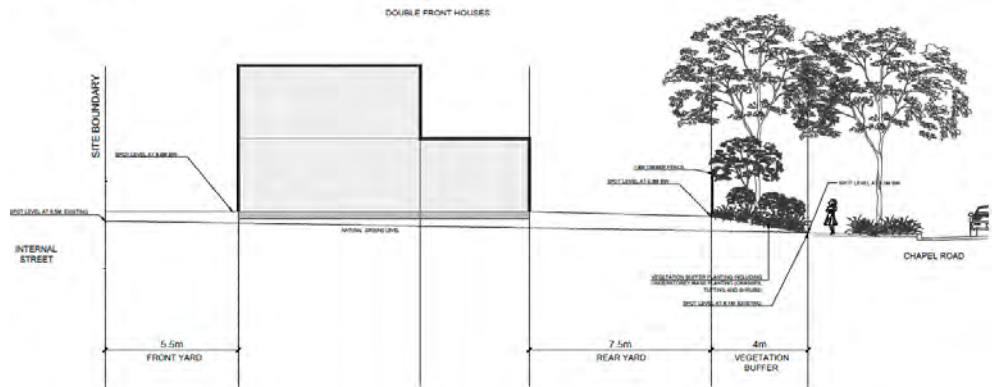
The document provides cross-sectional views along the western and eastern (reflective of northern/southern) interfaces and seeks to aid in Council's understanding of the treatment proposed as part of developments of the site and built works.

We note that the cross-sections subsequently demonstrate the proposal's ability to provide for usable and functional open space within the above mentioned interfaces, while also ensuring that tree planting and protection of existing trees can occur. Further details on the site levels proposed as part of the works (to be refined) and how these levels relate to each interface with, here and not limiting of the relevant building designs.

This package is considered an addendum to the permit application and plan set submit as part of PLN20/0213.



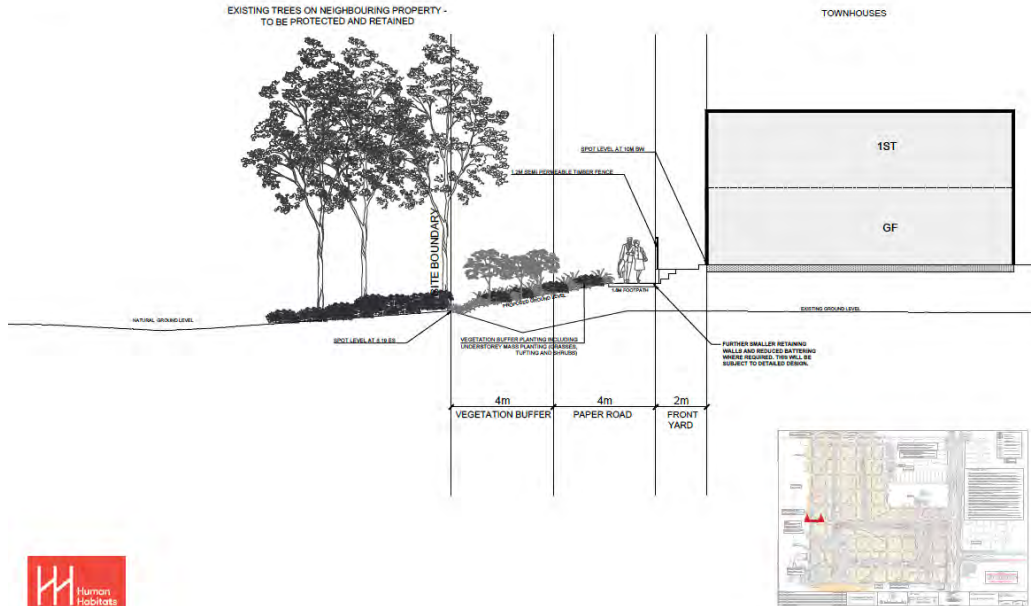
182 CHAPEL ROAD, KEYSBOROUGH CHAPEL ROAD INTERFACE (LOT 28) SECTION 1:100 - A3



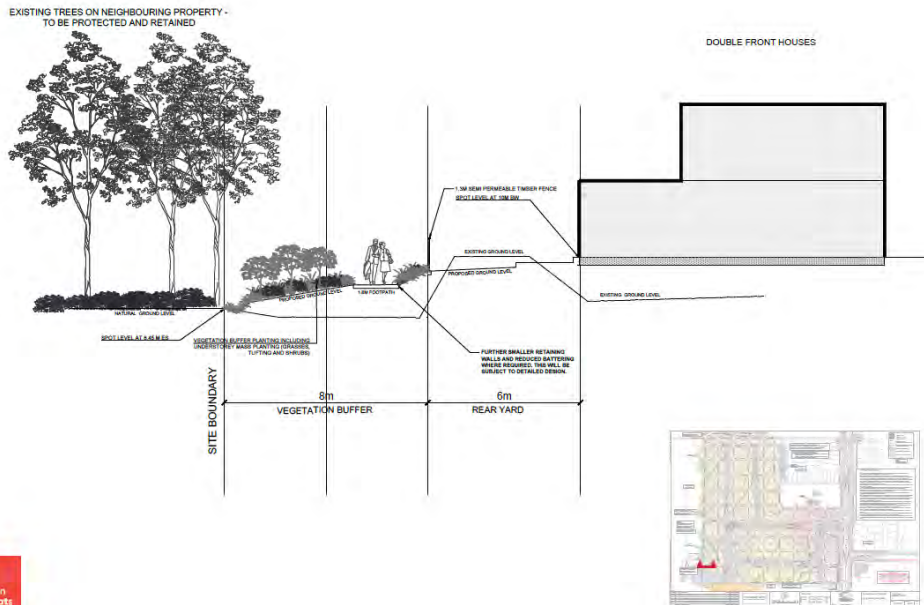
ORDINARY COUNCIL MEETING - MINUTES

2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)

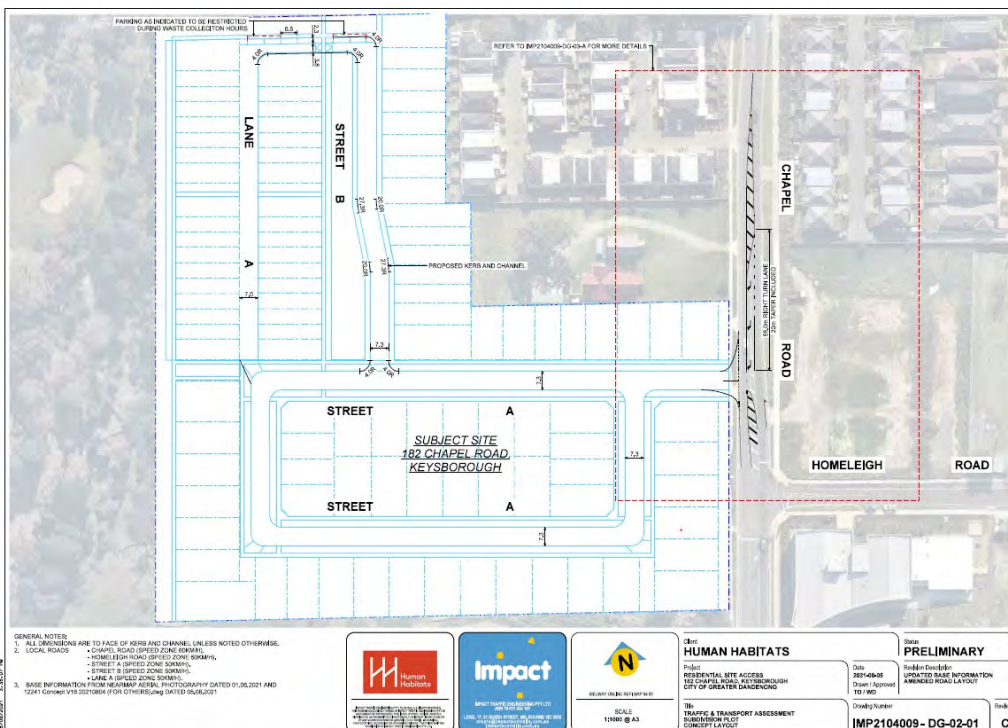
182 CHAPEL ROAD, KEYSBOROUGH
TOWNHOUSE INTERFACE (CH100) SECTION
1:100 - A3



182 CHAPEL ROAD, KEYSBOROUGH
CONVENTIONAL LOT INTERFACE (CH25) SECTION
1:100 - A3

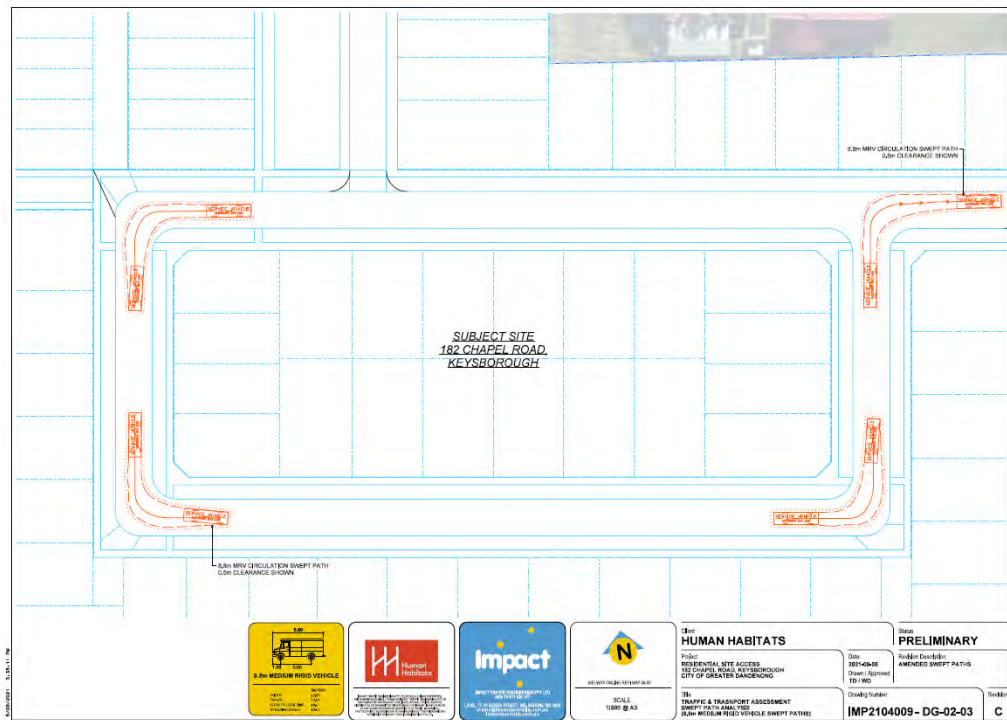
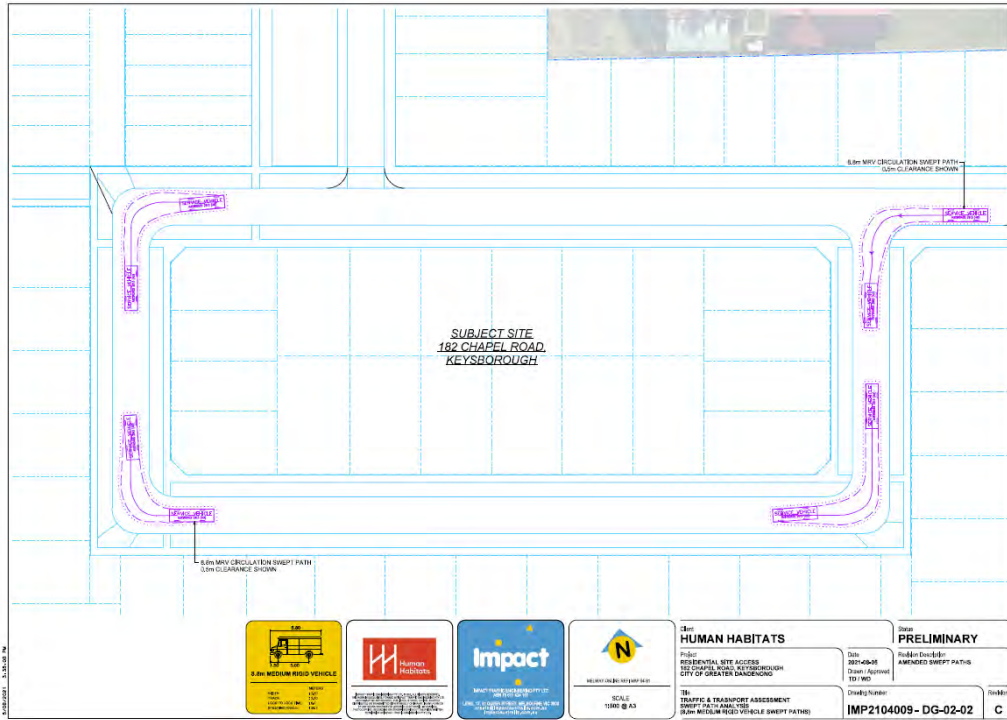


2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)

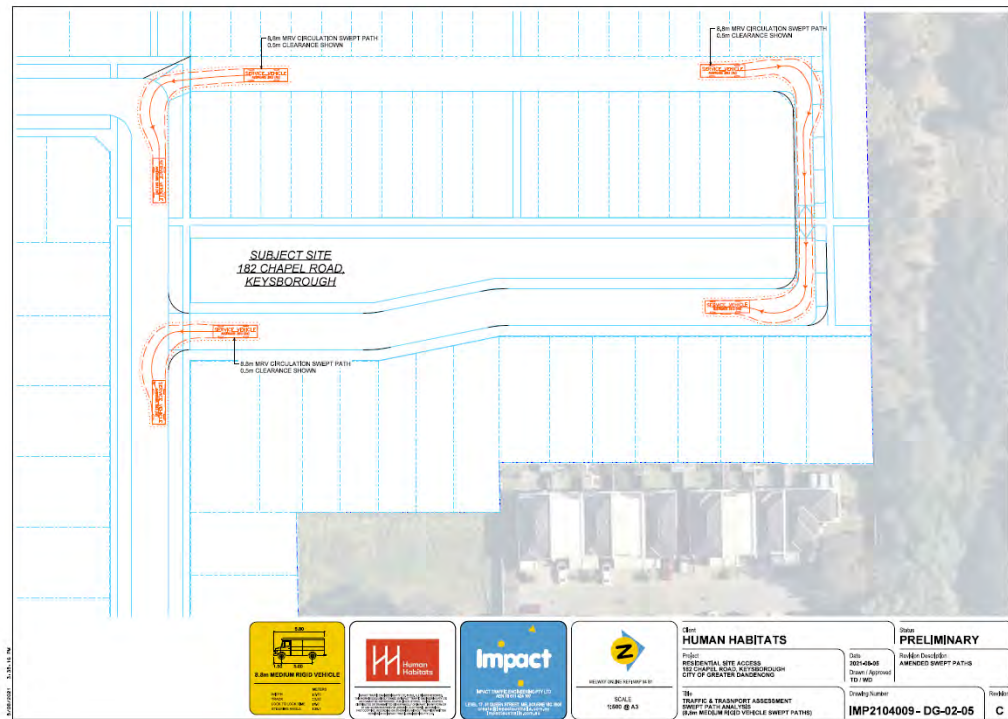
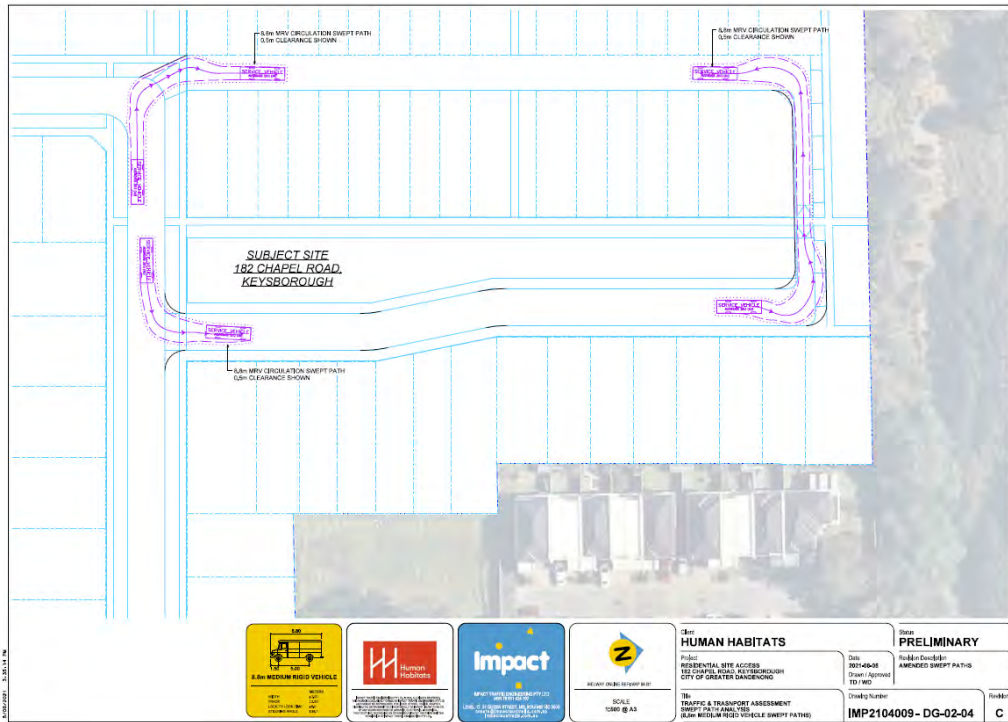


ORDINARY COUNCIL MEETING - MINUTES

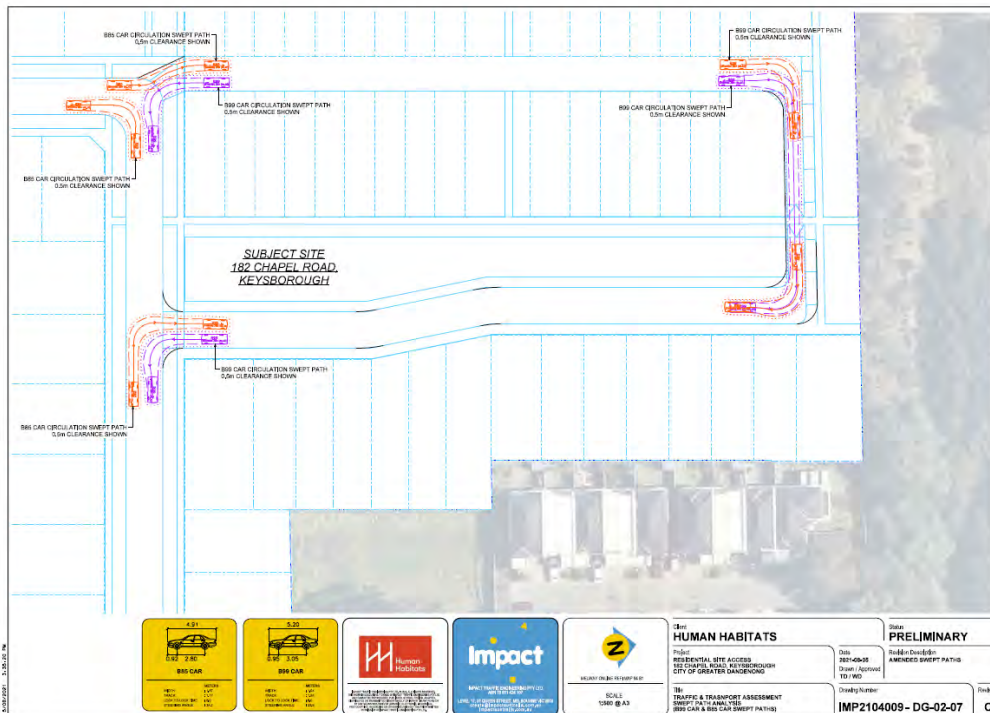
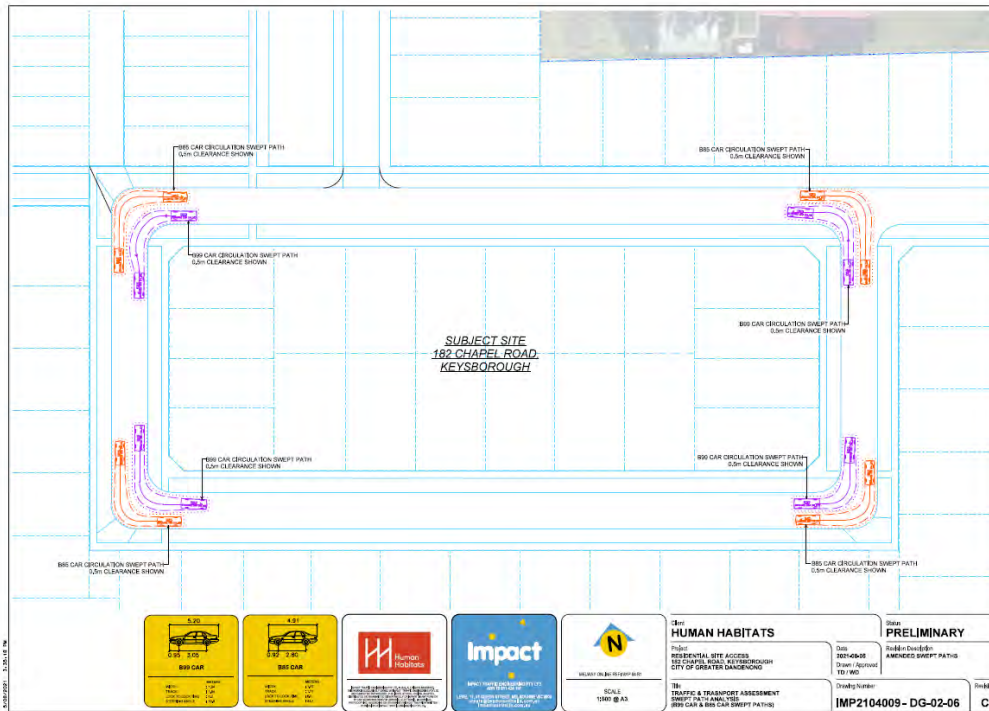
2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)



2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)



2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)



2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)

STATUTORY PLANNING APPLICATIONS

**TOWN PLANNING APPLICATION - NO. 182 CHAPEL ROAD,
KEYSBOROUGH (PLANNING APPLICATION NO. PLN20/0213)**

ATTACHMENT 2

CLAUSE 22.09 ASSESSMENT

PAGES 12 (including cover)

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

2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)

Assessment Table for Clause 22.09

Clause 22.09-3.1 Design Principles for all residential developments

| Title /Objective | Principles | Principle met/Principle not met/NA |
|------------------|--|---|
| Safety | <p>To encourage the provision of safer residential neighbourhoods, new development should enable passive surveillance through designs that:</p> <p>Incorporate active frontages including ground floor habitable room windows.</p> | <p>Principle not met. Condition required</p> <p>Permit conditions will require habitable room windows to be orientated towards accessways and the public realm. The car space arrangements the dwellings east of Lane A LA2 will be varied to add a greater level of activation through additional habitable room windows.</p> |
| | <p>Maximise the number of habitable room windows on all levels of residential buildings that overlook the public realm, streets, laneways, internal access ways and car parking areas.</p> | <p>Principle not met. Condition required</p> <p>Permit conditions will require habitable room windows to be orientated towards accessways and the public realm. The car space arrangements the dwellings east of Lane A LA2 will be varied to add a greater level of activation through additional habitable room windows.</p> |
| | <p>Use semi-transparent fences to the street frontage.</p> | <p>Principle met</p> <p>Low permeable fences proposed.</p> |
| | <p>Light communal spaces including main entrances and car parking areas with high mounted sensor-lights.</p> | <p>Principle met with condition</p> <p>Street lighting would be required as a condition of any permit.</p> |
| | <p>Ensure that all main entrances are visible and easily identifiable from the street.</p> | <p>Principle met</p> |

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

ORDINARY COUNCIL MEETING - MINUTES

2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)

| | | |
|--------------------|--|--|
| | <p>Locate non-habitable rooms such as bathrooms, away from entrances and street frontage.</p> | <p>✓ Principle met Non-habitable room windows are located away from street frontages</p> |
| Landscaping | <p>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. Provide substantial, high quality landscaping along vehicular accessways. Include the planting of at least one substantial canopy tree to each front setback and ground level secluded private open space area. Planting trees that are common to and perform well in the area. Avoid the removal of existing mature trees by incorporating their retention into the site design. Use landscaping to soften the appearance of the built form when viewed from the street and to respect the amenity of adjoining properties. Ensure that landscaping also addresses the Safety Design Principles. Canopy trees should be planted in well proportioned setbacks/private open space that are sufficient to accommodate their future growth to maturity. Landscaping should minimise the impact of increased storm water runoff through water sensitive urban design and reduced impervious surfaces.</p> | <p>Condition required A landscape plan has not been provided, but can be required as a permit conditions. Condition required A landscape plan has not been provided, but can be required as a permit conditions. Condition required A landscape plan has not been provided, but can be required as a permit conditions. Condition required A landscape plan has not been provided, but can be required as a permit conditions. Condition required A landscape plan has not been provided, but can be required as a permit conditions. Condition required A condition is required to ensure that plan shows the mechanism used to retain and protect the existing native veg from impact. Condition required A landscape plan has not been provided, but can be required as a permit conditions. Condition required A landscape plan has not been provided, but can be required as a permit conditions. Condition required A landscape plan has not been provided, but can be required as a permit conditions. Condition required A landscape plan has not been provided, but can be required as a permit conditions. Condition required A landscape plan has not been provided, but can be required as a permit conditions.</p> |

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ORDINARY COUNCIL MEETING - MINUTES

2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)

| | | |
|---|--|---|
| | <p>Landscaping should be sustainable, drought tolerant, and include indigenous species and be supported through the provision of rainwater tanks.</p> <p>The existing level of on-street car parking should be maintained by avoiding second crossovers on allotments with frontage widths less than 17 metres.</p> <p>On-site car parking should be:</p> <ul style="list-style-type: none"> Well integrated into the design of the building, Generally hidden from view or appropriately screened where necessary, Located to the side or rear of the site so as to not dominate the streetscape and to maximise soft landscaping opportunities at ground level. <p>Where car parking is located within the front setback it should be:</p> <ul style="list-style-type: none"> Fully located within the site boundary, and Capable of fully accommodating a vehicle between a garage or carport and the site boundary. <p>Developments with basement car parking should consider flooding concerns where applicable.</p> | <p>Condition required A landscape plan has not been provided, but can be required as a permit conditions.</p> <p>✓ Principle met Only one access point off Chapel Road is proposed.</p> <p>✓ Principle met Car parking is integrated.</p> <p>✗ Principle not met. Condition required Some dwellings are setback less than 5m from the front boundary, raising concern that cars will park in the space between the front boundary and the garage and overhang the footpath. Permit conditions can require these garages to be setback 5m</p> <p>NA. No basement proposed.</p> |
| <p>Setbacks, front boundary and width</p> | <p>Residential developments should: Provide a front setback with fence design and height in keeping with the predominant street pattern.</p> <p>Maintain the apparent frontage width pattern.</p> <p>Provide appropriate side setbacks between buildings to enable screen planting where required, and at least one generous side setback to enable the retention of trees and/or the planting and future growth of trees to maturity.</p> <p>Provide open or low scale front fences to allow a visual connection between landscaping in front gardens and street tree planting.</p> | <p>✓ Principle met Low permeable fences proposed.</p> <p>✓ Principle met</p> <p>✓ Principle met Adequate space is provided throughout the site for canopy trees.</p> <p>✓ Principle met Low permeable fencing is proposed.</p> |

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

ORDINARY COUNCIL MEETING - MINUTES

2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)

| | | |
|--------------------|---|---|
| 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>✓ Principle met Each dwelling would have secluded private open space directly accessible from the main living area.</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>✓ Principle met Satisfies principle where provided</p> |
| | Private open space should be positioned to maximise solar access. | <p>✓ Principle met POS is positioned to maximise solar access where possible</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>✓ Principle met No first floor overhang.</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>✓ Principle met No first floor overhang.</p> |
| Bulk & Built Form | All residential developments should respect the dominant façade pattern of the streetscape by: <ul style="list-style-type: none"> • Using similarly proportioned roof forms, windows, doors and verandahs; and • Maintaining the proportion of wall space to windows and door openings. | <p>✓ Principle met</p> |
| | Balconies should be designed to reduce the need for screening from adjoining dwellings and properties. | <p>✓ Principle met</p> |
| | The development of new dwellings to the rear of existing retained dwellings is discouraged where: <ul style="list-style-type: none"> • The siting of the retained dwelling would not enable an acceptable future site layout for either the proposed or future dwelling; or • The retention of the existing dwelling detracts from the identified future character. | <p>✓ Principle met</p> |

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

ORDINARY COUNCIL MEETING - MINUTES

2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)

| | | |
|--------------------|---|--|
| | <p>On sites adjacent to identified heritage buildings, infill development should respect the adjoining heritage by:</p> <ul style="list-style-type: none"> • Not exceeding the height of the neighbouring significant building; • Minimising the visibility of higher sections of the new building; and • Setting higher sections back at least the depth of one room from the frontage. | <p>Condition required. The site abuts a heritage church at 176 Chapel Road (HO7). Retaining walls are proposed along the eastern boundary abutting the church. Permit conditions will require the subdivision plan to show an interface detail including fencing and retaining walls proposed along this boundary. The design of the interface must respect the adjoining heritage building. The dwellings propose secluded private open space areas along this interface and are well setback from the property boundaries.</p> |
| <p>Site Design</p> | <p>Residential development should:</p> <ul style="list-style-type: none"> Preserve the amenity of adjoining dwellings through responsive site design that considers the privacy, solar access and outlook of adjoining properties. Maximise thermal performance and energy efficiency of the built form by addressing orientation, passive design and fabric performance Ensure that building height, massing articulation responds sensitively to existing residential interfaces, site circumstances, setbacks and streetscape and reduces the need for screening. | <p>✓ Principle met No overlooking or overshadowing proposed.</p> <p>✓ Principle met SMP submitted. Dwellings achieve BESS score of 51% through the use of water efficient fixtures and fittings, solar panels, water tanks, etc</p> <p>✓ Principle met Height massing and articulation responds to the site circumstances and context. Neighbouring properties comprise of similar scale and massing. The dwellings abutting 170 Chapel Road have upper level separation every 2nd dwelling and are well setback from the boundary with 170 Chapel Road. No overlooking, therefore, no screening required.</p> |

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

ORDINARY COUNCIL MEETING - MINUTES

2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)

| | | |
|---------------------------------|--|---|
| | <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>Conditions required. Permit conditions are required to show that the existing native trees along the western and northern boundaries will be protected and retained from any earthworks required to bring the site levels up to the required height to satisfy Melbourne Water.</p> <p>✓ Principle met Each dwelling is provided with a waste storage area within the garage.</p> <p>✓ Principle met Pedestrian pathways are provided.</p> |
| <p>Materials & Finishes</p> | <p>Residential development should:</p> <p>Use quality, durable building materials and finishes that are designed for residential purposes.</p> <p>Avoid the use of commercial or industrial style building materials and finishes.</p> <p>Avoid using materials such as rendered cement sheeting, unarticulated surfaces and excessive repetitive use of materials.</p> <p>Use a consistent simple palette of materials, colours finishes and architectural detailing.</p> <p>Maximise the ongoing affordability and sustainability of residential developments through the selection of low maintenance, resource and energy efficient materials and finishes that can be reasonably expected to endure for the life of the building.</p> <p>In order to minimise the impact of domestic and building services on the streetscape, adjacent properties, public realm and amenity of future residents, new residential development should:</p> | <p>✓ Principle met Materials are face brick, rendered finish, vertical cladding various muted colours. These materials are common for residential development.</p> <p>✓ Principle met Materials are face brick, rendered finish, vertical cladding various muted colours. These materials are common for residential development.</p> <p>✓ Principle met No rendered cement sheeting proposed. Variation of materials and colours is proposed.</p> <p>✓ Principle met</p> <p>✓ Principle met</p> |
| <p>Domestic services normal</p> | | <p>✓ Principle met</p> |

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

ORDINARY COUNCIL MEETING - MINUTES

2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)

| | | |
|--|---|---|
| <p>To a dwelling and Building services</p> | <p>Ensure that all domestic and building services are visually integrated into the design of the building and appropriately positioned or screened so as to not be seen from the street or adjoining properties.</p> | <p>✓ Principle met</p> |
| <p>Internal Amenity</p> | <p>Be designed to avoid the location of domestic and building services:</p> <ul style="list-style-type: none"> • Within secluded private open space areas, including balconies; and • Where they may have noise impacts on adjoining habitable rooms and secluded private open space areas. <p>Residential development should:</p> <p>Ensure that dwelling layouts have connectivity between the main living area and private open space.</p> | <p>✓ Principle met</p> <p>All dwellings have good connectivity between main living areas and private open space.</p> |
| | <p>Be designed to avoid reliance on borrowed light to habitable rooms.</p> | <p>✓ Principle met</p> <p>No borrowed light proposed.</p> |
| | <p>Ensure that balconies and habitable room windows are designed and located to reduce the need for excessive screening.</p> | <p>NA. No balconies proposed.</p> |
| | <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> | <p>NA. All dwellings have ground level living.</p> |

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

2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)

Clause 22.09-3.3 Design principles for Incremental Change Areas – General Residential Zone (GRZ)

| Titles & Objectives | Principles | Principle met/Principle not met/NA |
|---|--|---|
| Preferred housing type | The preferred housing type for the Incremental Change Area is medium density. | <p>✓ Principle met Medium density is proposed.</p> |
| Building Height | The preferred maximum building height for land within the GRZ1 and GRZ2 is up to 2 storeys, including ground level. | <p>✓ Principle met Maximum 3 storeys proposed.</p> |
| Landscaping | Residential development should use landscaping to create a landscaped character, particularly canopy trees in front and rear gardens; and to protect the outlook of adjoining properties | <p>✓ Principle met with conditions A detailed landscape plan has not been provided, but can be required as a permit conditions. The plans show adequate space for substantial landscaping and canopy trees throughout the development.</p> |
| Setbacks, front boundary and width | Parking, paving and car access within the front boundary setback should be limited in order to maximise the opportunity for soft landscaping and prevent the over dominance of carports and garages in the street. | <p>✓ Principle met Adequate space would be provided along each side of the accessway to accommodate landscaping and canopy tree planting.</p> |
| Private open space | Residential development should provide secluded private open space at the side or rear of each dwelling to avoid the need for excessive screening or high front fencing. | <p>✓ Principle met Private open space is located at the site or rear.</p> |
| Bulk & Built | Residential development should: | |

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

ORDINARY COUNCIL MEETING - MINUTES

2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)

| | | |
|--------------------|--|---|
| <p>Form</p> | <p>Ensure that the built form respects the scale of existing prevailing built form character and responds to site circumstances and streetscape;</p> | <p>* Principle not met. Condition required</p> <p>A small amount of double storey attached forms is considered appropriate due to the site context.</p> <p>The surrounding emerging built form is characterised by attached forms with some separation at upper level for every three to four dwellings. The building on the school site to the south east is large scale bulky form at a height of approximately 13.3 metres. Therefore, it is considered that the proposal for double storey dwellings with some upper storey attached form provides an acceptable design response in the context of the neighbouring sites.</p> <p>However, it is considered appropriate to require permit conditions to ensure an appropriate amount of upper level separation is provided at this interface with the Green Wedge Zone to the west.</p> <p>Permit conditions can require additional upper level separation for the rows of townhouses in the northern section of the site. It is considered that additional breaks in these rows is required to achieve the neighbourhood character envisaged by Clause 22.09.</p> <p>In addition, permit conditions can require building envelopes and a Memorandum of Common Provisions registered on title for the vacant lots. These restrictions will require no upper storeys to be located on the boundary (with the exception of lot 65 and 66), resulting in upper level separation for every vacant lot.</p> |
|--------------------|--|---|

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

ORDINARY COUNCIL MEETING - MINUTES

2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)

| | | |
|--|---|---|
| | <p>Provide separation between dwellings at the upper level;</p> <p>Retain spines of open space at the rear of properties to maximise landscaping opportunities and protect private secluded open space;</p> <p>Position more intense and higher elements of built form towards the front and centre of a site, transitioning to single storey elements to the rear of the lot.</p> <p>The rearmost dwelling on a lot should be single storey to ensure the identified future character of the area and the amenity of adjoining properties is respected by maximising landscaping opportunities and protecting adjoining private secluded open space.</p> <p>Two storey dwellings to the rear of a lot may be considered where:</p> <ul style="list-style-type: none"> • The visual impact of the building bulk does not adversely affect the identified future character of the area; • Overlooking and/or overshadowing does not adversely affect the amenity of neighbouring properties; • The building bulk does not adversely affect the planting and future growth of canopy trees to maturity; • Sufficient side and rear boundary landscaping can be provided to screen adjoining properties; • Upper storey components are well recessed from adjoining sensitive interfaces. | <p>* Principle not met. Condition required As above</p> <p>NA. This is a large redevelopment site located within the Keysborough Development Plan area. The immediately surrounding land is emerging a new neighbourhood character, set out by Clause 22.09, unlike the existing residential areas of Noble Park and Springvale, this is a greenfield development site and there are no existing dwellings on neighbouring properties requiring protection of a spine of open space.</p> <p>NA. This is a large redevelopment site located within the Keysborough Development Plan area. The immediately surrounding land is emerging a new neighbourhood character, set out by Clause 22.09, unlike the existing residential areas of Noble Park and Springvale, this is a greenfield development site and there are no existing dwellings on neighbouring properties requiring protection of a spine of open space.</p> <p>NA. This is a large redevelopment site located within the Keysborough Development Plan area. The immediately surrounding land is emerging a new neighbourhood character, set out by Clause 22.09, unlike the existing residential areas of Noble Park and Springvale, this is a greenfield development site and there are no existing dwellings on neighbouring properties requiring protection of a spine of open space.</p> |
|--|---|---|

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

2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)

| | | |
|--|--|---|
| | <p>Residential development should be well articulated through the use of contrast, texture, variation in forms, materials and colours.</p> | <p>Principle met with conditions Conditions are required to ensure the garages to the common laneway are provided with variation in forms, colours and textures.</p> |
|--|--|---|

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

2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)

STATUTORY PLANNING APPLICATIONS

**TOWN PLANNING APPLICATION - NO. 182 CHAPEL ROAD,
KEYSBOROUGH (PLANNING APPLICATION NO. PLN20/0213)**

ATTACHMENT 3

CLAUSE 52.06 ASSESSMENT

PAGES 7 (including cover)

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

2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (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.

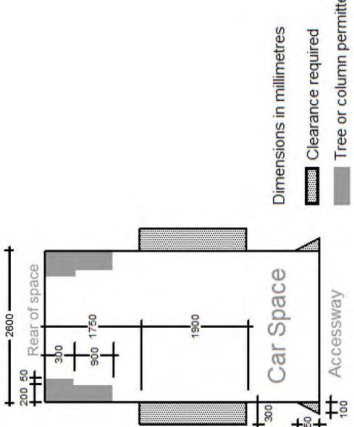
| Design Standards | Assessment | Requirement met/Requirement not met/NA |
|--------------------------------|--|---|
| Design standard 1 - Accessways | Accessways must: | ✓ Standard met |
| | <ul style="list-style-type: none"> Be at least 3 metres wide. | Common accessway is 7-7.3m. Driveways are at least 3m wide. |
| | <ul style="list-style-type: none"> Have an internal radius of at least 4 metres at changes of direction or intersection or be at least 4.2 metres wide. | ✓ Standard met |
| | <ul style="list-style-type: none"> Allow vehicles parked in the last space of a dead-end accessway in public car parks to exit in a forward direction with one manoeuvre. | ✓ Standard met Common accessway is 7-7.3m. Vehicles can exit forwards. |
| | <ul style="list-style-type: none"> Provide at least 2.1 metres headroom beneath overhead obstructions, calculated for a vehicle with a wheel base of 2.8 metres. | ✓ Standard met |
| | <ul style="list-style-type: none"> If the accessway serves four or more car spaces or connects to a road in a Transport Zone 2 or Transport Zone 3, the accessway must be designed to that cars can exit the site in a forward direction. | ✓ Standard met Vehicles can exit forwards |
| | <ul style="list-style-type: none"> Provide a passing area at the entrance at least 5 metres wide and 7 metres long if the accessway serves ten or more car parking spaces and is either more than 50 metres long or connects to a road in Transport Zone 2 or Transport Zone 3. | ✓ Standard met Passing area not required. |
| | <ul style="list-style-type: none"> Have a corner splay or area at least 50 percent clear of visual obstructions extending at least 2 metres along the frontage road from the edge of an exit lane and 2.5 metres along the exit lane from the frontage, to provide a clear view of pedestrians on the footpath of the frontage road. The area clear of visual obstructions may include an adjacent entry or exit lane where more than one lane is provided, or adjacent landscaped areas, provided the landscaping in those areas is less than 900mm in height. | Standard met subject to conditions Permit conditions can ensure that mailboxes are provided clear of the corner splay area. |
| | <ul style="list-style-type: none"> If an accessway to four or more car parking spaces is from land in a Transport Zone 2 or Transport Zone 3, the access to the car spaces must be at least 6 metres from the road carriageway. | ✓ Standard met |

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

2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)

| | <p>If entry to the car space is from a road, the width of the accessway may include the road.</p> | <p>✓ Standard met</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|--|---|------------------|-----------------|------------------|----------|-------|-------|-------|-----|-------|-------|-------|-----|-------|-------|-------|-----|-------|-------|-------|--|-------|-------|-------|--|-------|-------|-------|--|-------|-------|-------|-----------------------|
| <p>Design standard 2 – Car parking spaces</p> | <p>Car parking spaces and accessways must have the minimum dimensions as outlined in Table 2.</p> <p>Table 2: Minimum dimensions of car parking spaces and accessways</p> <table border="1" data-bbox="336 869 635 1550"> <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 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Parallel | 3.6 m | 2.3 m | 6.7 m | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 45° | 3.5 m | 2.6 m | 4.9 m | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 60° | 4.9 m | 2.6 m | 4.9 m | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 90° | 6.4 m | 2.6 m | 4.9 m | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | 5.8 m | 2.8 m | 4.9 m | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | 5.2 m | 3.0 m | 4.9 m | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | 4.8 m | 3.2 m | 4.9 m | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)

| | |
|---|--|
| <p>✓ Standard met</p> | <p>A wall, fence, column, tree, tree guard or any other structure that abuts a car space must not encroach into the area marked 'clearance required' on Diagram 1, other than:</p> <ul style="list-style-type: none"> • A column, tree or tree guard, which may project into a space if it is within the area marked 'tree or column permitted' on Diagram 1. • A structure, which may project into the space if it is at least 2.1 metres above the space. <p>Diagram 1 Clearance to car parking spaces</p>  <p>Dimensions in millimetres ■ Clearance required ■ Tree or column permitted</p> |
| <p>✓ Standard met Garages are at least 6m x 3.5m or 6m x 5.5m. Bin storage areas are clear of the car spaces.</p> | <p>Car spaces in garages or carports must be at least 6 metres long and 3.5 metres wide for a single space and 5.5 metres wide for a double space measured inside the garage or carport.</p> |
| <p>✓ Standard met</p> | <p>Where parking spaces are provided in tandem (one space behind the other) an additional 500mm in length must be provided between each space.</p> |
| <p>✓ Standard met All dwellings provided with a garage.</p> | <p>Where two or more car parking spaces are provided for a dwelling, at least one space must be under cover.</p> |
| <p>✓ Standard met</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 - MINUTES

2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)

| <p>Design standard 3: Gradients</p> | <p>Accessway grades must not be steeper than 1:10 (10 per cent) within 5 metres of the frontage to ensure safety for pedestrians and vehicles. The design must have regard to the wheelbase of the vehicle being designed for; pedestrian and vehicular traffic volumes; the nature of the car park; and the slope and configuration of the vehicle crossover at the site frontage. This does not apply to accessways serving three dwellings or less.</p> <p>Ramps (except within 5 metres of the frontage) must have the maximum grades as outlined in Table 3 and be designed for vehicles travelling in a forward direction.</p> | <p>NA. No ramps proposed.</p> | | | | | | | | | | | | | |
|---|--|-------------------------------|----------------|---------------|------------------|-------------------|-----------|-----------------------|-------------|----------------------------------|-------------------|-----------|-----------------------|-----------|--|
| <p>Design standard 4: Mechanical parking</p> | <p>Table 3: Ramp gradients</p> <table border="1" data-bbox="400 875 608 1547"> <thead> <tr> <th>Type of car park</th> <th>Length of ramp</th> <th>Maximum grade</th> </tr> </thead> <tbody> <tr> <td rowspan="2">Public car parks</td> <td>20 metres or less</td> <td>1:5 (20%)</td> </tr> <tr> <td>longer than 20 metres</td> <td>1:6 (16.7%)</td> </tr> <tr> <td rowspan="2">Private or residential car parks</td> <td>20 metres or less</td> <td>1:4 (25%)</td> </tr> <tr> <td>longer than 20 metres</td> <td>1:5 (20%)</td> </tr> </tbody> </table> <p>Where the difference in grade between two sections of ramp or floor is greater than 1:8 (12.5 per cent) for a summit grade change, or greater than 1:6.7 (15 per cent) for a sag grade change, the ramp must include a transition section of at least 2 metres to prevent vehicles scraping or bottoming.</p> <p>Plans must include an assessment of grade changes of greater than 1:5.6 (18 per cent) or less than 3 metres apart for clearances, to the satisfaction of the responsible authority.</p> <p>Mechanical parking may be used to meet the car parking requirement provided:</p> <ul style="list-style-type: none"> At least 25 per cent of the mechanical car parking spaces can accommodate a vehicle clearance height of at least 1.8 metres. Car parking spaces the require the operation of the system are not allowed to visitors unless used in a valet parking situation. The design and operation is to the satisfaction of the responsible authority. | Type of car park | Length of ramp | Maximum grade | Public car parks | 20 metres or less | 1:5 (20%) | longer than 20 metres | 1:6 (16.7%) | Private or residential car parks | 20 metres or less | 1:4 (25%) | longer than 20 metres | 1:5 (20%) | <p>NA. No ramps proposed.</p> <p>NA. No ramps proposed.</p> <p>NA. No ramps proposed.</p> <p>NA. No mechanical parking proposed.</p> <p>NA. No mechanical parking proposed.</p> <p>NA. No mechanical parking proposed.</p> |
| Type of car park | Length of ramp | Maximum grade | | | | | | | | | | | | | |
| Public car parks | 20 metres or less | 1:5 (20%) | | | | | | | | | | | | | |
| | longer than 20 metres | 1:6 (16.7%) | | | | | | | | | | | | | |
| Private or residential car parks | 20 metres or less | 1:4 (25%) | | | | | | | | | | | | | |
| | longer than 20 metres | 1:5 (20%) | | | | | | | | | | | | | |

ORDINARY COUNCIL MEETING - MINUTES

2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)

| | | |
|---|--|---|
| <p>Design standard 5: Urban design</p> | <p>Ground level car parking, garage doors and accessways must not visually dominate public space.</p> | <p>Standard met with conditions A streetscape elevation of the garage doors facing the common laneway have not been provided, however, permit conditions will require every third dwelling in this section to the west of Lane A-LA2 and Lane LA 1 to consist of an alternative garage door and garage roof form to maintain a level of visual interest and articulation to the overall built form.</p> <p>In addition, the dwellings in the northern section of the site, on the eastern side, have no ground level habitable room windows facing the laneway and linear park. Garages dominate this streetscape. Permit conditions can require every second to be provided with a single garage and tandem car space arrangement, and a ground floor habitable room window which has an outlook to the street. Car spaces must be designed in accordance with Design Standard 2 of Clause 52.06-9 and secluded private open space areas must have a minimum dimension of 5.0m;</p> |
| <p>Design standard 6: Safety</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>Design of new internal streets in developments must maximise on street parking opportunities.</p> <p>Car parking must be well lit and clearly signed.</p> | <p>✓ Standard met</p> <p>✓ Standard met</p> <p>✓ Standard met</p> <p>Standard met with conditions</p> |

ORDINARY COUNCIL MEETING - MINUTES

2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)

| | | |
|--|---|--|
| | <p>The design of car parks must maximise natural surveillance and pedestrian visibility from adjacent buildings.</p> | <p>Standard met with conditions The dwellings in the northern section of the site, on the eastern side, have no ground level habitable room windows facing the laneway and linear park. Garages dominate this streetscape. Permit conditions can require every second to be provided with a single garage and tandem car space arrangement, and a ground floor habitable room window which has an outlook to the street. Car spaces must be designed in accordance with Design Standard 2 of Clause 52.06-9 and secluded private open space areas must have a minimum dimension of 5.0m;</p> |
| | <p>Pedestrian access to car parking areas from the street must be convenient.</p> | <p>✓ Standard met</p> |
| | <p>Pedestrian routes through car parking areas and building entries and other destination points must be clearly marked and separated from traffic in high activity parking areas.</p> | <p>✓ Standard met</p> |
| <p>Design standard 7: Landscaping</p> | <p>The layout of car parking areas must provide for water sensitive urban design treatment and landscaping.</p> | <p>Standard met with conditions A detailed landscape plan has not been provided, but can be required as a permit conditions.</p> |
| | <p>Landscaping and trees must be planted to provide shade and shelter, soften the appearance of ground level car parking and aid in the clear identification of pedestrian paths.</p> | <p>Standard met with conditions A detailed landscape plan has not been provided, but can be required as a permit conditions.</p> |
| | <p>Ground level car parking spaces must include trees planted with flush grilles. Spacing of trees must be determined having regard to the expected size of the selected species at maturity.</p> | <p>Standard met with conditions A detailed landscape plan has not been provided, but can be required as a permit conditions.</p> |

2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)

STATUTORY PLANNING APPLICATIONS

**TOWN PLANNING APPLICATION - NO. 182 CHAPEL ROAD,
KEYSBOROUGH (PLANNING APPLICATION NO. PLN20/0213)**

ATTACHMENT 4

CLAUSE 55 ASSESSMENT

PAGES 32 (including cover)

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

2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)

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

Clause 55.02-1 Neighbourhood character objectives

| Title & Objective | Standard (Summarised) | Standard Met/Standard Not Met/NA |
|-------------------|--|---|
| Standard B1 | The design response must be appropriate to the neighbourhood and the site. | <p>x Standard not met, however permit conditions will resolve non-compliance</p> <p>See Clause 22.09 assessment.</p> <p>A small amount of double storey attached forms is considered appropriate due to the site context.</p> <p>The surrounding emerging built form is characterised by attached forms with some separation at upper level for every three to four dwellings. The building on the school site to the south east is large scale bulky form at a height of approximately 13.3 metres. Therefore, it is considered that the proposal for double storey dwellings with some upper storey attached form provides an acceptable design response in the context of the neighbouring sites.</p> <p>However, it is considered appropriate to require permit conditions to ensure an appropriate amount of upper level separation is provided at this interface with the Green Wedge Zone to the west.</p> <p>Permit conditions can require building envelopes and a Memorandum of Common Provisions registered on title for the vacant lots. These restrictions will require no upper storeys to be located on the boundary (with the exception of lot 65 and 66), resulting in upper level separation for every vacant lot.</p> <p>In addition, permit conditions can require additional upper level separation for the rows of townhouses in the northern section of the site. It is considered that additional breaks in these rows is required to achieve the neighbourhood character envisaged by Clause 22.09.</p> |
| | The proposed design response must respect the existing or preferred neighbourhood character and respond to the features of the site. | <p>✓ Standard met</p> <p>As above</p> |

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

2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)

| | |
|----------------------------|---|
| Decision Guidelines | Any relevant neighbourhood character objective, policy or statement set out in this scheme. The neighbourhood and site description. The design response. |
| Objectives | To ensure that the design respects the existing neighbourhood character or contributes to a preferred neighbourhood character. To ensure that development responds to the features of the site and the surrounding area. |

Clause 55.02-2 Residential policy objectives

| | | |
|------------------------------|--|---|
| Title & Objective | Standards | Standard Met/Standard Not Met/NA |
| Standard E2 | 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. | Standard met The written assessment submitted with the application assessing the proposal against the State and Local Policy and Clause 55 adequately responds to Policy. |
| Decision Guidelines | The PPF and the LPPF including the MSS and local planning policies. The design response. | |
| Objectives | To ensure that residential development is provided in accordance with any policy for housing in the 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. | |

Clause 55.02-3 Dwelling diversity objective

| | | |
|------------------------------|--|--|
| Title & Objective | Standards | Standard Met/Standard Not Met/NA |
| Standard E3 | Developments of ten or more dwellings should provide a range of dwelling sizes and types, including: <ul style="list-style-type: none"> Dwellings with a different number of bedrooms. At least one dwelling that contains a kitchen, bath or shower, and a toilet and wash basin at ground floor level. | Standard Met/Standard Not Met/NA x Standard not met, however permit conditions will resolve non-compliance The proposal provides limited dwelling diversity with the majority of dwellings comprising four bedrooms. Permit conditions will require 4% of the dwellings (6 dwellings) to comprise of two bedroom housing typologies to ensure a range of dwelling types are provided to accommodate a variety of household types and meet market demand for family homes in Keysborough, comprising twelve housing typologies. |
| Objective | To encourage a range of dwellings sizes and types in developments of ten or more dwellings. | |

ORDINARY COUNCIL MEETING - MINUTES

2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)

Clause 55.02-4 Infrastructure objectives

| Title & Objective | Standards | Standard Met/Standard Not Met/NA |
|----------------------------|--|---|
| Standard B4 | <p>Development should be connected to reticulated services, including reticulated sewerage, drainage, electricity and gas, if available.</p> <p>Development should not unreasonably exceed the capacity of utility services and infrastructure, including reticulated services and roads.</p> <p>In areas where utility services or infrastructure have little or no spare capacity, developments should provide for the upgrading of or mitigation of the impact on services or infrastructure.</p> | <p>Standard met, subject to conditions The development will be required to be connected to reticulated services in accordance with the requirements of the relevant authorities. Permit conditions can ensure drainage design is appropriate and will not impact on neighbouring properties.</p> <p>Standard met, subject to conditions The proposal would be required to provide appropriate landscaping & infrastructure to assist with water runoff as to ensure appropriate services are provided. Permit conditions can ensure drainage design is appropriate and will not impact on neighbouring properties.</p> <p>Standard met, subject to conditions The large site is currently occupied by one building. Permit conditions can ensure drainage design is appropriate and will not impact on neighbouring properties.</p> |
| Decision Guidelines | <p>The capacity of the existing infrastructure.</p> <p>In the absence of reticulated sewerage, the capacity of the development to treat and retain all wastewater in accordance with the SEPP (Waters of Victoria) under the EPA 1970.</p> <p>If the drainage system has little or no spare capacity, the capacity of the development to provide for stormwater drainage mitigation or upgrading of the local drainage system.</p> | |
| Objectives | <p>To ensure development is provided with appropriate utility services and infrastructure.</p> <p>To ensure development does not unreasonably overload the capacity of utility services and infrastructure.</p> | |

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2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)

| Clause 55.02-5 Integration with the street objective | | Standard Met/Standard Not Met/NA |
|--|---|---|
| Title & Objective | Standards | |
| Standard B5 | Developments should provide adequate vehicle and pedestrian links that maintain or enhance local accessibility. | Standard met There is adequate pedestrian and vehicle links throughout the development. A footpath provides access from the Chapel Road frontage, through the development, to the reserve to the north. |
| | Developments should be oriented to front existing and proposed streets. | Standard met All dwellings would be oriented to front the internal street network with the exception of the dwellings fronting Chapel Road and the dwellings fronting the rear tree reserve The dwellings fronting the reserve is considered acceptable as to encourage pedestrian and cycling activity. |
| | High fencing in front of dwellings should be avoided if practicable. | x Standard not met, however permit conditions will resolve non-compliance Not detailed on plans, permit conditions will ensure front fences do not exceed 1.2m |
| | Development next to existing public open space should be laid out to complement the open space. | x Standard not met, however permit conditions will resolve non-compliance Permit conditions will require a fence detail to provide an appropriate design response abutting the Keysborough Golf Course to the west and Reserve to the north. |
| Decision Guidelines | Any relevant urban design objective, policy or statement set out in this scheme. The design response. | |
| Objective | To integrate the layout of development with the street. | |

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2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)

| <p>Clause 55.03-1 Street setback objective Title & Objective</p> | <p>Standard Met/Standard Not Met/NA</p> | | | | | | | | | | | | | | | |
|--|--|---|---|--|--|----------------|--|---|----------------|---|--|----------------|--------------------------|--|---|---|
| <p>Standard B6</p> <p>Walls of buildings should be set back from streets at least the distance specified in a schedule to the zone:</p> <p>RGZ: 5 metres or as per Table B1, whichever is the lesser.</p> <p>GRZ: 7.5 metres or as per Table B1, whichever is the lesser.</p> <p>NRZ: 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 Transport Zone 2 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 or 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 Transport Zone 2 and 4 metres for other streets.</td> <td>Front walls of new development fronting the side street or a corner site should be setback at least the same distance as the setback of the front wall or 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 Transport Zone 2 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 or 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 Transport Zone 2 and 4 metres for other streets. | Front walls of new development fronting the side street or a corner site should be setback at least the same distance as the setback of the front wall or any existing building on the abutting allotment facing the side street or 3 metres, whichever is the lesser. Side walls of new development on a corner site should be setback the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 2 metres, whichever is the lesser. | <p>Standard not met</p> <p>The buildings on the adjoining sites are setback 8m from the front boundary. Therefore, the standard requires a front street setback of 7.5 metres.</p> <p>No proposed dwellings have a frontage to Chapel Road.</p> <p>While the proposed dwellings do not achieve a front setback of 7.5 metres to the proposed Council road or the proposed common property road, it is considered that the proposal is an appropriate response to the site context, subject to conditions. A mix of 2.4m - 5m street setbacks proposed for each dwelling would be consistent with the setbacks previously approved for developments within the area. Permit conditions will require the garage of each dwelling (except the rear loaded product) to have a minimum setback of 5m to provide for a tandem space.</p> |
| 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 Transport Zone 2 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 or 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 Transport Zone 2 and 4 metres for other streets. | Front walls of new development fronting the side street or a corner site should be setback at least the same distance as the setback of the front wall or 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>Decision</p> | <p>Any relevant neighbourhood character objective, policy or statement set out in this scheme.</p> <p>While the proposed dwellings do not achieve a front</p> | | | | | | | | | | | | | | | |

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2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)

| | | |
|--------------------------|---|---|
| <p>Guidelines</p> | <p>The design response.</p> <p>Whether a different setback would be more appropriate taking into account the prevailing setbacks of existing buildings on nearby lots.</p> <p>The visual impact of the building when viewed from the street and from adjoining properties.</p> <p>The value of retaining vegetation within the front setback.</p> | <p>setback of 7.5 metres to the proposed Council road or the proposed common property road, it is considered that the proposal is an appropriate response to the site context, subject to conditions. A mix of 2.4m - 5m street setbacks proposed for each dwelling would be consistent with the setbacks previously approved for developments within the area. Permit conditions will require the garage of each dwelling (except the rear loaded product) to have a minimum setback of 5m to provide for a tandem space. This is consistent with other developments in the area</p> |
| <p>Objective</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>As discussed above, subject to conditions requiring the garage to be setback 5m (with the exception of the rear loaded product), it is considered that the proposal respects the emerging neighbourhood character of the area.</p> |


ORDINARY COUNCIL MEETING - MINUTES

2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)

| Clause 55.03-2 Building height objective | | Standard Met/Standard Not Met/NA |
|--|--|---|
| Title & Objective | Standards | |
| Standard B7 | <p>The maximum building height should not exceed the maximum height specified in the zone, schedule to the zone or an overlay that applies to the land.</p> <p>RGZ: 13.5 metres <i>discretionary maximum</i> (refer Clause 32.07-8 for details)</p> <p>GRZ: 11 metres / 3 storeys <i>mandatory maximum</i> (refer Clause 32.08-9)</p> <p>NRZ: 9 metres / 2 storeys <i>mandatory maximum</i> (refer Clause 32.09-9)</p> <p>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>Maximum 6.9m, two storeys</p> <p>N/A</p> <p>✓ Standard met</p> <p>The surrounding buildings are predominantly double storey in height. Therefore, it is considered that the proposal for double storey dwellings is consistent with the building height in the wider area.</p> |
| Decision Guidelines | <p>Any relevant neighbourhood character objective, policy or statement set out in this scheme.</p> <p>Any maximum building height specified in the zone, a schedule to the zone or an overlay applying to the land.</p> <p>The design response.</p> <p>The effect of the slope of the site on the height of the building.</p> <p>The relationship between the proposed building height and the height of existing adjacent buildings.</p> <p>The visual impact of the building when viewed from the street and from adjoining properties.</p> <p>To ensure that the height of buildings respects the existing or preferred neighbourhood character</p> | |
| Objective | | |

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2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)

| | | |
|---|---|--|
| <p>Clause 55.03-3 Site coverage objective Title & Objective</p> <p>Standard B8</p> | <p>The site area covered by buildings should not exceed:</p> <ul style="list-style-type: none"> • The maximum site coverage specified in a schedule to the zone, or • If no maximum site coverage is specified in a schedule to the zone, 60 per cent. <p>GRZ: 60% (none specified)</p> | <p>Standard Met/Standard Not Met/NA</p> <p>x Standard not met, however permit conditions will resolve non-compliance</p> <p>The housing typology (60RT24-1, 60RT24-3, 60RT24-4 & 80RT25-2) in the northwest corner of the site provides site coverages between 65% to 69%. These typologies make up 33 of the 102 dwellings (32%) of the dwellings.</p> <p>It is worth noting permit conditions to facilitate dwelling diversity, will reduce the number of non-compliance dwellings by 6, as two bedroom housing typologies are recommended to be provided particularly in this area, thereby reducing the floor plate.</p>  |
| <p>Decision Guidelines</p> | <p>Any relevant neighbourhood character objective, policy or statement set out in this scheme.</p> <p>The design response.</p> <p>The 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>Lots which vary from the standard front areas of public open space which offer high levels of recreation and amenity opportunities for residents.</p> <p>Permit conditions will require a variation to each garage door and roof form to break up perceptions of the built form.</p> <p>Additionally, six dwellings comprising a two bedroom typology with upper floor separation are proposed via permit condition as per the dwelling diversity standard above.</p> |

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2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)

| | | |
|--|---|--|
| <p>Objective</p> | <p>To ensure that the site coverage respects the existing or preferred neighbourhood character and responds to the features of the site.</p> | <p>✓ Objective met, subject to conditions For the reasons above, the proposal meets the objective of Clause 55.03-3.</p> |
| <p>Clause 55.03-4 Permeability and stormwater management objectives</p> | | |
| <p>Title & Objective</p> | <p>Standards</p> | <p>Standard Met/Standard Not Met/NA</p> |
| <p>Standard B9</p> | <p>The site area covered by the pervious surfaces should be at least:</p> <ul style="list-style-type: none"> The minimum areas specified in a schedule to the zone, or If no minimum is specified in a schedule to the zone, 20 per cent of the site. <p>GR22: 20% (none specified)</p> <p>The stormwater management system should be designed to:</p> <ul style="list-style-type: none"> Meet the current best practice performance objectives for stormwater quality as contained in the Urban Stormwater - Best Practice Environmental Management Guidelines (Victorian Stormwater Committee, 1999). Contribute to cooling, improving local habitat and providing attractive and enjoyable spaces | <p>Minimum is 29%</p> <p>Permit conditions can ensure drainage design is appropriate and will not impact on neighbouring properties.</p> |
| <p>Decision Guidelines</p> | <p>The design response.</p> <p>The existing site coverage and any constraints imposed by existing development.</p> <p>The capacity of the drainage network to accommodate additional stormwater.</p> <p>The capacity of the site to absorb run-off.</p> <p>The practicality of achieving the minimum site coverage of pervious surfaces, particularly on lots of less than 300 square metres.</p> <p>Whether the owner has entered into an agreement to contribute to off-site stormwater management in lieu of providing an on-site stormwater management system.</p> | |
| <p>Objectives</p> | <p>To reduce the impact of increased stormwater run-off on the drainage system.</p> <p>To facilitate on-site stormwater infiltration.</p> <p>To encourage stormwater management that maximises the retention and reuse of stormwater.</p> | |

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2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)

| Clause 55.03-5 Energy efficiency objectives | | Standard Met/Standard Not Met/NA |
|---|--|---|
| Title & Objective Standard B10 | Standards Buildings should be: <ul style="list-style-type: none"> Oriented to make appropriate use of solar energy. Sited and designed to ensure that the energy efficiency of existing dwellings on adjoining lots is not unreasonably reduced. Sited and designed to ensure that the performance of existing rooftop solar energy systems on dwellings on adjoining lots in a General Residential Zone, Neighbourhood Residential Zone or Township Zone are not unreasonably reduced. The existing rooftop solar energy system must exist at the date the application is lodged. | ✓ Standard met Where possible, the habitable room windows and SPOS of the proposed development are on the north to enable solar access. Due to the orientation of the site, it is not possible for all dwellings to face north. As such, dwellings have maximised alternative solar access where possible. The proposed setbacks for the development would not unreasonably reduce the energy efficiency of neighbouring lots. |
| | Living areas and private open space should be located on the north side of the development, if practicable. | ✓ Standard met As previously stated, it is impractical to provide all proposed dwellings with living areas and private open space on the north side, but this has been maximised from the site layout. |
| | Developments should be designed so that solar access to north-facing windows is maximised. | ✓ Standard met The number of north-facing windows has been maximised. |
| Decision Guidelines | The design response. | |
| | The size, orientation and slope of the lot. | |
| | The existing amount of solar access to abutting properties. | |
| Objectives | The availability of solar access to north-facing windows on the site. | |
| | 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. | |

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2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)

| Clause 55.03-6 Open space objective | | Standard Met/Standard Not Met/NA |
|-------------------------------------|--|--|
| Title & Objective | Standards | |
| Standard B11 | <p>If any public or communal open space is provided on site, it should:</p> <ul style="list-style-type: none"> • Be substantially fronted by dwellings, where appropriate. • Provide outlook for as many dwellings as practicable. • Be designed to protect any natural features on the site. • Be accessible and useable. | <p>Standard met</p> <p>The public open space proposed will be fronted by dwellings and provide outlook for dwellings.</p> |
| Decision Guidelines | <p>Any relevant plan or policy for open space in the SPPF and the LPPF, including the MSS and local planning policies.</p> <p>The design response.</p> | |
| Objective | 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 | | Standard Met/Standard Not Met/NA |
| Title & Objective | Standards | |
| Standard B12 | <p>Entrances to dwellings and residential buildings should not be obscured or isolated from the street and internal accessways.</p> <p>Planting which creates unsafe spaces along streets and accessways should be avoided.</p> <p>Developments should be designed to provide good lighting, visibility and surveillance of car parks and internal accessways.</p> | <p>Standard met</p> <p>All dwelling entries visible from the street.</p> <p>Standard met</p> <p>Canopy tree planting has been maximised along the internal road network without compromising safety.</p> <p>Standard met with condition</p> <p>Street lighting would be required as a condition of any permit. In addition, there are a significant amount of dwellings with no ground level habitable room windows facing the street or internal accessways. Permit conditions can require some of these dwellings to be amended to be a single garage with tandem space, so that additional frontage can be given to a habitable room window.</p> |
| Decision Guidelines | Private spaces within developments should be protected from inappropriate use as public thoroughfares. | Standard met |
| Objectives | The design response. | Fencing layout ensures the protection of private spaces. |
| | To ensure the layout of development provides for the safety and security of residents and property. | |

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2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)

| Clause 55.03-8 Landscaping objectives | | Standard Met/Standard Not Met/NA |
|---------------------------------------|--|---|
| Title & Objective | Standards | |
| Standard B13 | <p>The landscape layout and design should:</p> <ul style="list-style-type: none"> Protect any predominant landscape features of the neighbourhood. Take into account the soil type and drainage patterns of the site. Allow for intended vegetation growth and structural protection of buildings. In locations of habitat importance, maintain existing habitat and provide for new habitat for plants and animals. Provide a safe, attractive and functional environment for residents. <p>Development should provide for the retention or planting of trees, where these are part of the character of the neighbourhood.</p> <p>Development should provide for the replacement of any significant trees that have been removed in the 12 months prior to the application being made</p> <p>The landscape design should specify landscape themes, vegetation (location and species), paving and lighting.</p> <p>Development should meet any additional landscape requirements specified in a schedule to the zone.</p> <p>All schedules to all residential zones: <i>“70% of ground level front setback, and side and rear setbacks, planted with substantial landscaping and canopy trees.”</i></p> | <p>Standard met with conditions A detailed landscape plan has not been provided, but can be required as a permit conditions.</p> <p>Standard met with conditions A plan showing retention of native trees can be requested as a permit condition.</p> <p>Standard met with conditions A detailed landscape plan has not been provided, but can be required as a permit conditions.</p> <p>Standard met A 4.0m wide tree reserve and the private open space of all dwellings abutting Chapel Road would be provided along the site's frontage. Side and rear setbacks are appropriate to accommodate canopy tree planting and substantial landscaping.</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> | |
| Objectives | To encourage development that respects the landscape character of the neighbourhood. | |

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2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)

| | | |
|---|---|--|
| | <p>To encourage development that maintains and enhances habitat for plants and animals in locations of habitat importance.</p> <p>To provide appropriate landscaping.</p> <p>To encourage the retention of mature vegetation on the site.</p> | |
| <p>Clause 55.03-9 Access objective</p> | <p>Standards</p> | <p>Standard Met/Standard Not Met/NA</p> |
| <p>Standard B14</p> | <p>The width of accessways or car spaces should not exceed:</p> <ul style="list-style-type: none"> • 33 per cent of the street frontage, or • if the width of the street frontage is less than 20 metres, 40 per cent of the street frontage. <p>No more than one single-width crossover should be provided for each dwelling fronting a street.</p> <p>The location of crossovers should maximise retention of on-street car parking spaces.</p> <p>The number of access points to a road in a Transport Zone 2 or Transport Zone 3 should be minimised.</p> <p>Developments must provide for access for service, emergency and delivery vehicles.</p> | <p>✓ Standard met One accessway provided off Chapel Road</p> <p>✓ Standard met As above</p> <p>Not applicable As above</p> <p>✓ Standard met Only one access off Chapel Road.</p> <p>✓ Standard met</p> |
| <p>Decision Guidelines</p> | <p>The design response.</p> <p>The impact on neighbourhood character.</p> <p>The reduction of on-street car parking spaces.</p> <p>The effect on any significant vegetation on the site and footpath.</p> | |
| <p>Objectives</p> | <p>To ensure the number and design of vehicle crossovers respects the neighbourhood character.</p> | |

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2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)

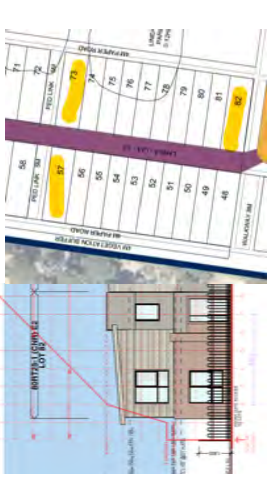
| Clause 55.03-10 Parking location objectives | | Standard Met/Standard Not Met/NA |
|---|---|--|
| Title & Objective | Standards | |
| Standard B15 | <p>Car parking facilities should:</p> <ul style="list-style-type: none"> • Be reasonably close and convenient to dwellings and residential buildings. • Be secure. • Be well ventilated if enclosed. <p>Shared accessways or car parks of other dwellings and residential buildings should be located at least 1.5 metres from the windows of habitable rooms. This setback may be reduced to 1 metre where there is a fence at least 1.5 metres high or where window sills are at least 1.4 metres above the accessway.</p> | <p>✓ Standard met Direct access to dwelling from garage</p> |
| Decision Guidelines | The design response. | <p>✓ Standard met Minimum setback of 1.8m for habitable room windows abutting the accessway</p> |
| Objectives | <p>To provide convenient parking for residents and visitors vehicles.</p> <p>To protect residents from vehicular noise within developments.</p> | |

2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)

| | | |
|---|--|---|
| <p>Clause 55.04-1 Side and rear setbacks objective</p> | <p>Standards</p> | <p>Standard Met/Standard Not Met/NA</p> |
| <p>Standard B17</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"> At least the distance specified in a schedule to the zone, or NRZ1: "A building wall opposite an area of secluded private open space or a window to a living room of an existing dwelling should be setback a minimum of 2 metres." If no distance is specified in a schedule to the zone, 1 metre, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres. <p>Diagram B1 Side and rear setbacks</p> <p>Diagram B1 Side and rear setbacks</p> | <p>x Standard not met</p> <p>Corner sites Lot 57, 73, 82 do not comply</p> <p>WEST ELEVATION 1:150</p> |

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2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)

| | | |
|-----------------------------------|---|---|
| | <p>Sunblinds, verandahs, porches, eaves, fascias, gutters, masonry chimneys, flues, pipes, domestic fuel or water tanks, and heating or cooling equipment or other services may encroach not more than 0.5 metres into the setbacks of this standard.</p> <p>Landings having an area of not more than 2 square metres and less than 1 metre high, stairways, ramps, pergolas, shade sails and carports may encroach into the setbacks of this standard.</p> |  |
| <p>Decision Guidelines</p> | <p>Any relevant neighbourhood character objective, policy or statement set out in this scheme.</p> <p>The design response.</p> <p>The 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>There are no existing dwellings within the vicinity of these lots. The lots are located adjacent to the internal access road, and areas of communal open space and not near any sensitive areas such as habitable room windows or secluded private open space areas. Substantial landscaping is proposed via permit conditions to ensure the communal open space areas abutting these lots have a high level of amenity.</p> |
| <p>Objectives</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> | <p>✓ Objective met For the reasons above, the proposal is considered to meet the objectives of Clause 55.04-1.</p> |

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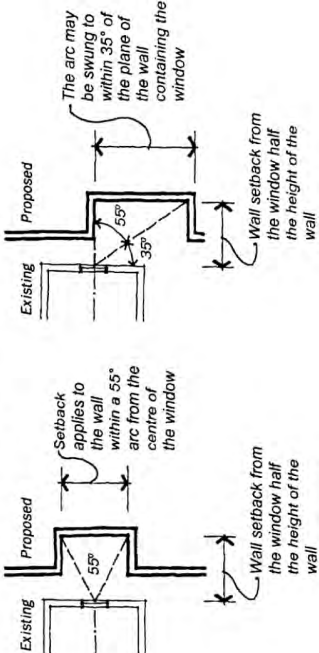
2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)

| Clause 55.04-2 Walls on boundaries objective | | Standard Met/Standard Not Met/NA |
|--|--|---|
| Title & Objective | Standards | |
| Standard B18 | <p>A new wall constructed on or within 200mm of a side or rear boundary of a lot or a carport constructed on or within 1 metre of a side or rear boundary of lot should not abut the boundary:</p> <ul style="list-style-type: none"> • For a length of more than the distance specified in the schedule to the zone; or • If no distance is specified in a schedule to the zone, for a length of more than: <ul style="list-style-type: none"> - 10 metres plus 25 per cent of the remaining length of the boundary of an adjoining lot, or - Where there are existing or simultaneously constructed walls or carports abutting the boundary on an abutting lot, the length of the existing or simultaneously constructed walls or carports, whichever is the greater. <p>A new wall or carport may fully abut a side or rear boundary where slope and retaining walls or fences would result in the effective height of the wall or carport being less than 2 metres on the abutting property.</p> <p>A building on a boundary includes a building set back up to 200mm from a boundary.</p> <p>The height of a new wall constructed on or within 200 mm of a side or rear boundary or a carport constructed on or within 1 metre of a side or rear boundary should not exceed an average of 3.2 metres with no part higher than 3.6 metres unless abutting a higher existing or simultaneously constructed wall.</p> | <p>Standard met ✓ Standard met No walls on boundary of the subject site.</p> |
| Decision Guidelines | Any relevant neighbourhood character objective, policy or statement set out in this scheme. | Not applicable |
| | The design response. | |
| | The extent to which walls on boundaries are part of the neighbourhood character. | |
| | The impact on the amenity of existing dwellings. | |
| | 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. | |
| | The orientation of the boundary that the wall is being built on. | |
| | The width of the lot. | |
| Objectives | The extent to which the slope and retaining walls or fences reduce the effective height of the wall. | Not applicable |
| | Whether the wall abuts a side or rear lane. | |
| | The need to increase the wall height to screen a box gutter. | |
| | 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. | |

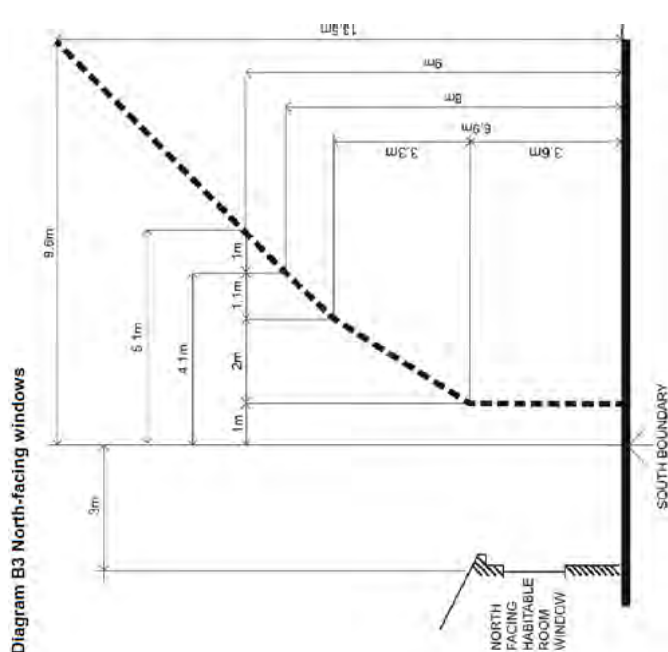
Clause 55.04-3 Daylight to existing windows objective

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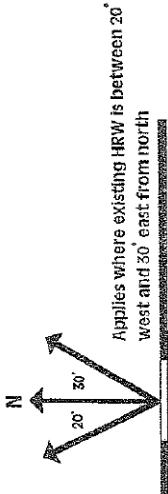
2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)

| Title & Objective | Standards | Standard Met/Standard Not Met/NA |
|-----------------------------------|--|--|
| <p>Standard B19</p> | <p>Buildings opposite an existing habitable room window should provide for a light court to the existing window that has a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky. The calculation of the area may include land on the abutting lot.</p> <p>Walls or 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>Diagram B2 Daylight to existing windows</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>✓ Standard met No habitable room windows on abutting lots within close proximity of the subject site.</p> <p>✓ Standard met</p> |
| <p>Decision Guidelines</p> | <p>The design response.</p> <p>The extent to which the existing dwelling has provided for reasonable daylight access to its 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>Objective</p> | | |

2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)

| | |
|--|---|
| <p>Clause 55.04-4 North-facing windows objective</p> <p>Title & Objective</p> <p>Standard B20</p> | <p>Standard Met/Standard Not Met/NA</p> <p>✓ Standard met No north facing windows on abutting lots within 3 metres of the boundary.</p> <p>If a north-facing habitable room window of an existing dwelling is within 3 metres of a boundary on an abutting lot, a building should be setback from the boundary 1 metre, plus 0.6 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres, for a distance of 3 metres from the edge of each side of the window.</p> <p>Diagram B3 North-facing windows</p>  <p>Standard Met/Standard Not Met/NA</p> <p>A north facing window is a window with an axis perpendicular to its surface orientated north 20 degrees west to north 30 degrees east.</p> |
|--|---|

2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)

| | | |
|--|---|--|
| |  <p>Applies where existing HRW is between 20° west and 30° east from north</p> | |
| Decision Guidelines | <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> | |
| Objective | | |
| Clause 55.04-5 Overshadowing open space objective | | |
| Title & Objective | <p>Standards</p> <p>Where sunlight to the secluded private open space of an existing dwelling is reduced, at least 75 per cent, or 40 square metres with a minimum dimension of 3 metres, whichever is the lesser area, of the secluded private open space should receive a minimum of five hours of sunlight between 9am and 3pm on 22 Sept.</p> <p>If existing sunlight to the secluded private open space of an existing dwelling is less than the requirements of this standard, the amount of sunlight should not be further reduced.</p> | <p>Standard Met/Standard Not Met/NA</p> <p>✓ Standard met Proposed dwellings are well setback. No overshadowing.</p> <p>✓ Standard met Proposed dwellings are well setback. No overshadowing.</p> |
| Decision Guidelines | <p>The design response.</p> <p>The impact on the amenity of existing dwellings.</p> <p>Existing sunlight penetration to the secluded private open space of the existing dwelling.</p> <p>The time of day that sunlight will be available to the secluded private open space of the existing dwelling.</p> <p>The effect of a reduction in sunlight on the existing use of the existing secluded private open space.</p> <p>To ensure buildings do not significantly overshadow existing secluded private open space.</p> | |
| Objective | | |

2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)

| <p>Clause 55.04-6 Overlooking objective Title & Objective</p> | <p>Standards</p> | <p>Standard Met/Standard Not Met/NA</p> |
|---|--|--|
| <p>Standard B22</p> | <p>A habitable room window, balcony, terrace, deck or patio should be located and designed to avoid direct views into the secluded private open space of an existing dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio. Views should be measured within a 45 degree angle from the plane of the window or perimeter of the balcony, terrace, deck or patio, and from a height of 1.7 metres above floor level.</p> <p>Diagram B4 Overlooking open space</p> | <p>✓ Standard met Proposed dwellings are well setback. No overlooking</p> |
| <p>A habitable room window, balcony, terrace, deck or patio with a direct view into a habitable room window of existing dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio should be either:</p> <ul style="list-style-type: none"> • Offset a minimum of 1.5 metres from the edge of one window to the edge of the other. • Have sill heights of at least 1.7 metres above floor level. | | |

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2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)

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

Clause 55.04-7 Internal views objective

| Title & Objective | Standards | Standard Met/Standard Not Met/NA |
|------------------------------|---|---|
| Standard B23 | Windows and balconies should be designed to prevent overlooking of more than 50 per cent of the secluded private open space of a lower-level dwelling or residential building directly below and within the same development. | Standard met No dwellings directly below. |
| Decision Guidelines | The design response. | |
| Objective | To limit views into the secluded private open space and habitable room windows of dwellings and residential buildings within a development. | |

2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)

| Clause 55.04-8 Noise impacts objectives | | Standard Met/Standard Not Met/NA |
|---|---|--|
| Title & Objective | Standards | |
| Standard B24 | Noise sources, such as mechanical plant, should not be located near bedrooms of immediately adjacent existing dwellings. | ✓ Standard met No noise sources apparent |
| | 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. | ✓ Standard met No noise sources apparent |
| | Dwellings and residential buildings close to busy roads, railway lines or industry should be designed to limit noise levels in habitable rooms. | ✓ Standard met No noise sources apparent |
| Decision Guidelines | The design response. | |
| Objectives | To contain noise sources within development that may affect existing dwellings. | |
| | To protect residents from external noise. | |

| Clause 55.05-1 Accessibility objective | | Standard Met/Standard Not Met/NA |
|--|--|---|
| Title & Objective | Standards | |
| Standard B25 | The dwelling entries of the ground floor of dwellings and residential buildings should be accessible or able to be easily made accessible to people with limited mobility. | ✓ Standard met Dwelling entries include a small step. Amenities provided at ground level. |
| | To encourage the consideration of the needs of people with limited mobility in the design of developments. | |

| Clause 55.05-2 Dwelling entry objective | | Standard Met/Standard Not Met/NA |
|---|---|--|
| Title & Objective | Standards | |
| Standard B26 | Entries to dwellings and residential buildings should: <ul style="list-style-type: none"> • Be visible and easily identifiable from streets and other public areas. • Provide shelter, a sense of personal address and a transitional space around the entry. | ✓ Standard met All dwelling entries would be visible from the street/pedestrian walkways and identifiable via the porch, providing shelter and sense of address. |
| | Objective | To provide each dwelling or residential building with its own sense of identity. |

ORDINARY COUNCIL MEETING - MINUTES

2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)

| Clause 55.05-3 Daylight to new windows objective | | Standard Met/Standard Not Met/NA |
|--|--|--|
| Title & Objective | Standards | |
| Standard B27 | <p>A window in a habitable room should be located to face:</p> <ul style="list-style-type: none"> An outdoor space clear to the sky or a light court with a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky, not including land on an abutting lot, or A verandah provided it is open for at least on third of its perimeter, or A carport provided it has two or more open sides and is open for at least on third of its perimeter. | <p>✓ Standard met</p> <p>Adequate clearance for habitable room windows.</p> |
| Decision Guidelines | The design response. | |
| Objective | <p>Whether there are other windows in the habitable room which have access to daylight.</p> <p>To allow adequate daylight into new habitable room windows.</p> | |

| Clause 55.05-4 Private open space objective | | Standard Met/Standard Not Met/NA |
|---|------------------|----------------------------------|
| Title & Objective | Standards | |

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2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)

| <p>Standard B28</p> | <p>A dwelling or residential building should have private open space of an area and dimensions specified in a schedule to the zone.</p> <p>GRZ2: "As per the B28 40 sq m requirement, with the 25 sq m of secluded private open space at ground level having a <u>minimum dimension of 5 metres</u>; 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>x Standard not met, however permit conditions will resolve non-compliance</p> <p>All dwelling types propose ground floor open space and convenient access from a living room. All dwellings meet the minimum total POS requirement of 40sqm and the minimum SPOS area of 25sqm, however, not all have been provided with a minimum dimension of 5 metres. Permit conditions can ensure the minimum dimension of 5m is provided.</p> | | | | | | | | | | | | | | | | |
|--|--|--|--------------|--------------------|--------------------------------------|-----------------------------------|--------------------------------------|--|--------------------------------------|---|---------------------------------------|-----------------------------------|--|--|--------------------------------------|-----------------------------------|--------------------------------------|--|
| <table border="1"> <thead> <tr> <th data-bbox="394 683 418 840">Housing Type</th> <th data-bbox="394 362 418 683">Private open space</th> </tr> </thead> <tbody> <tr> <td data-bbox="418 683 518 840">Double Storey Townhouse – (60RT24-1)</td> <td data-bbox="418 362 518 683">Total POS – 51sqm SPOS – 39sqm</td> </tr> <tr> <td data-bbox="518 683 622 840">Double Storey Townhouse – (60RT24-3)</td> <td data-bbox="518 362 622 683">Lot 51, 52, 62, 63, 64, 69, 70, 74 and 75 Total POS – 45sqm SPOS – 33sqm</td> </tr> <tr> <td data-bbox="622 683 726 840">Double Storey Townhouse – (60RT24-4)</td> <td data-bbox="622 362 726 683">Lot 53, 54, 61, 71, 78, 79 Total POS – 44sqm SPOS – 32sqm</td> </tr> <tr> <td data-bbox="726 683 829 840">Double Storey Townhouse – (75FT 30-1)</td> <td data-bbox="726 362 829 683">Total POS – 99sqm SPOS – 83sqm</td> </tr> <tr> <td data-bbox="829 683 933 840">Double Storey Townhouse – (80RT25-2 (CNR))</td> <td data-bbox="829 362 933 683">Lots 48, 57, 58, 72, 73, 82 Total POS – 70sqm SPOS – 33sqm Minimum dimension of 4.5m</td> </tr> <tr> <td data-bbox="933 683 1037 840">Double Storey Townhouse – (85FT25-1)</td> <td data-bbox="933 362 1037 683">Total POS – 80sqm SPOS – 66sqm</td> </tr> <tr> <td data-bbox="1037 683 1233 840">Double Storey Townhouse – (10FT25-1)</td> <td data-bbox="1037 362 1233 683">Total POS – 102.8sqm SPOS – 80sqm Lot 18 and 19– Total POS – 68.9sqm SPOS – 46sqm Minimum dimension of 4.5m & 4.7m</td> </tr> </tbody> </table> | | | Housing Type | Private open space | Double Storey Townhouse – (60RT24-1) | Total POS – 51sqm SPOS – 39sqm | Double Storey Townhouse – (60RT24-3) | Lot 51, 52, 62, 63, 64, 69, 70, 74 and 75 Total POS – 45sqm SPOS – 33sqm | Double Storey Townhouse – (60RT24-4) | Lot 53, 54, 61, 71, 78, 79 Total POS – 44sqm SPOS – 32sqm | Double Storey Townhouse – (75FT 30-1) | Total POS – 99sqm SPOS – 83sqm | Double Storey Townhouse – (80RT25-2 (CNR)) | Lots 48, 57, 58, 72, 73, 82 Total POS – 70sqm SPOS – 33sqm Minimum dimension of 4.5m | Double Storey Townhouse – (85FT25-1) | Total POS – 80sqm SPOS – 66sqm | Double Storey Townhouse – (10FT25-1) | Total POS – 102.8sqm SPOS – 80sqm Lot 18 and 19– Total POS – 68.9sqm SPOS – 46sqm Minimum dimension of 4.5m & 4.7m |
| Housing Type | Private open space | | | | | | | | | | | | | | | | | |
| Double Storey Townhouse – (60RT24-1) | Total POS – 51sqm SPOS – 39sqm | | | | | | | | | | | | | | | | | |
| Double Storey Townhouse – (60RT24-3) | Lot 51, 52, 62, 63, 64, 69, 70, 74 and 75 Total POS – 45sqm SPOS – 33sqm | | | | | | | | | | | | | | | | | |
| Double Storey Townhouse – (60RT24-4) | Lot 53, 54, 61, 71, 78, 79 Total POS – 44sqm SPOS – 32sqm | | | | | | | | | | | | | | | | | |
| Double Storey Townhouse – (75FT 30-1) | Total POS – 99sqm SPOS – 83sqm | | | | | | | | | | | | | | | | | |
| Double Storey Townhouse – (80RT25-2 (CNR)) | Lots 48, 57, 58, 72, 73, 82 Total POS – 70sqm SPOS – 33sqm Minimum dimension of 4.5m | | | | | | | | | | | | | | | | | |
| Double Storey Townhouse – (85FT25-1) | Total POS – 80sqm SPOS – 66sqm | | | | | | | | | | | | | | | | | |
| Double Storey Townhouse – (10FT25-1) | Total POS – 102.8sqm SPOS – 80sqm Lot 18 and 19– Total POS – 68.9sqm SPOS – 46sqm Minimum dimension of 4.5m & 4.7m | | | | | | | | | | | | | | | | | |

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2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)

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

2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)

| | | |
|---|--|---|
| <p>Clause 55.05-5 Solar access to open space objective</p> | <p>Standards</p> <p>The private open space should be located on the north side of the dwelling or residential building, if appropriate.</p> | <p>Standard Met/Standard Not Met/NA</p> <p>✓ Standard met The SPOS of 85 of the 102 dwellings will have a northern orientation.</p> |
| <p>Standard B29</p> | <p>The southern boundary of secluded private open space should be set back from any wall on the north of the space at least $(2 + 0.9h)$ metres, where 'h' is the height of the wall.</p> <p>Diagram B5 Solar access to open space</p> | <p>✓ Standard met</p> |
| <p>Diagram B5 Solar access to open space</p> | | |
| <p>Decision Guidelines</p> | <p>The design response. The useability and amenity of the secluded private open space based on the sunlight it will receive.</p> | |
| <p>Objective</p> | <p>To allow solar access into the secluded private open space of new dwellings and residential buildings.</p> | |

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2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)

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| <p>Clause 55.05-6 Storage objective</p> <p>Title & Objective</p> <p>Standard B30</p> <p>Objective</p> | | <p>Standard Met/Standard Not Met/NA</p> <p>✓ Standard met</p> <p>Each dwelling would have adequate storage facilities</p> |
| <p>Standards</p> <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>Clause 55.06-1 Design detail objective</p> <p>Title & Objective</p> <p>Standard B31</p> | | <p>Standard Met/Standard Not Met/NA</p> <p>Standard met with conditions</p> <p>The twelve housing typologies have a variety of façades, roof forms, materials and colours.</p> <p>However, it is noted that a streetscape elevation of the garage doors facing the common laneway have not been provided. Permit conditions will require every third dwelling in this section to the west of Lane A-LA2 and Lane LA1 to consist of an alternative garage door and garage roof form to maintain a level of visual interest and articulation to the overall built form.</p> <p>Some dwellings have rear loaded vehicle access which provides all habitable room windows to the street or reserve at the ground floor.</p> <p>In addition, the dwellings to the east of Lane A- LA2 propose a double garage and entry door, with limited articulation of the built form. Permit conditions will require every second dwelling to the east of Lane A – LA2, to provide a single garage and tandem car space arrangement, and ground floor habitable room windows which have an outlook to the street.</p> <p>Standard met with conditions</p> <p>it is noted that a streetscape elevation of the garage doors facing the common laneway have not been provided. Permit conditions can require variation of the materials and finishes to the garage doors to provide the variation in materials sought by Clause 22.09 preferred neighbourhood character.</p> |
| <p>Standards</p> <p>The design of buildings, including:</p> <ul style="list-style-type: none"> • Façade articulation and detailing, • Window and door proportions, • Roof form, and • Verandahs, eaves and parapets, <p>should respect the existing or preferred neighbourhood character.</p> <p>Garages and carports should be visually compatible with the development and the existing or preferred neighbourhood character.</p> | | |
| <p>Decision Guidelines</p> <p>Any relevant neighbourhood character objective, policy or statement set out in this scheme.</p> <p>The design response.</p> | | |

ORDINARY COUNCIL MEETING - MINUTES

2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)

| | <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>To encourage design detail that respects the existing or preferred neighbourhood character.</p> | | | | | | | |
|--|--|---|----------------------------|-------------------------------|----------|---------------|------------|---|
| Objective | | | | | | | | |
| Clause 55.06-2 Front fences objective | | | | | | | | |
| Title & Objective | Standards | Standard Met/Standard Not Met/NA | | | | | | |
| Standard B32 | <p>The design of front fences should complement the design of the dwelling or residential building and any front fences on adjoining properties.</p> <p>A front fence within 3 metres of a street should not exceed:</p> <ul style="list-style-type: none"> The maximum height specified in a schedule to the zone, or <p>All schedules to all residential zones:</p> <p>"Maximum 1.5 metre height in streets in Transport Zone Category 2 1.2 metre maximum height for other streets"</p> <ul style="list-style-type: none"> If no maximum height is specified in a schedule to the zone, the maximum height specified in Table B3. <p>Table B3 Maximum front fence height</p> <table border="1" data-bbox="758 958 850 1608"> <thead> <tr> <th>Street Context</th> <th>Maximum front fence height</th> </tr> </thead> <tbody> <tr> <td>Streets in a Transport Zone 2</td> <td>2 metres</td> </tr> <tr> <td>Other streets</td> <td>1.5 metres</td> </tr> </tbody> </table> | Street Context | Maximum front fence height | Streets in a Transport Zone 2 | 2 metres | Other streets | 1.5 metres | <p>Standard met No high front fences proposed. Low permeable fences proposed.</p> <p>Standard met No high front fences proposed. Low permeable fences proposed.</p> |
| Street Context | Maximum front fence height | | | | | | | |
| Streets in a Transport Zone 2 | 2 metres | | | | | | | |
| Other streets | 1.5 metres | | | | | | | |
| Decision Guidelines | <p>Any relevant neighbourhood character objective, policy or statement set out in this scheme.</p> <p>The design response.</p> <p>The setback, height and appearance of front fences on adjacent properties.</p> <p>The extent to which slope and retaining walls reduce the effective height of the front fence.</p> <p>Whether the fence is needed to minimise noise intrusion.</p> | | | | | | | |
| Objective | <p>To encourage front fence design that respects the existing or preferred neighbourhood character.</p> | | | | | | | |

ORDINARY COUNCIL MEETING - MINUTES

2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)

| Clause 55.06-3 Common property objectives | | Standard Met/Standard Not Met/NA |
|---|--|---|
| Title & Objective | Standard B33 | <p>Standard met</p> <p>Common property includes:</p> <ul style="list-style-type: none"> • Internal roads; • Visitor car parking; • Landscaped areas along private roads; • communal open space |
| | Developments should clearly delineate public, communal and private areas. | |
| | Common property, where provided, should be functional and capable of efficient management. | <p>Standard met</p> <p>All common property would be capable of efficient management.</p> |
| Objectives | To ensure that communal open space, car parking, access areas and site facilities are practical, attractive and easily maintained. | |
| | To avoid future management difficulties in areas of common ownership. | |

ORDINARY COUNCIL MEETING - MINUTES

2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)

| Clause 55.06-4 Site services objectives | | Standard Met/Standard Not Met/NA |
|---|--|--|
| Title & Objective | Standards | |
| Standard B34 | The design and layout of dwellings and residential buildings should provide sufficient space (including easements where required) and facilities for services to be installed and maintained efficiently and economically. | <p>✓ Standard met The location of new easements would be determined by the relevant authorities as part of the referral process.</p> |
| | Bin and recycling enclosures, mailboxes and other site facilities should be adequate in size, durable, waterproof and blend in with the development. | <p>Standard met with conditions No common mailboxes have been provided. Permit conditions will require mailboxes to be shown.</p> |
| | Bin and recycling enclosures should be located for convenient access by residents. | <p>✓ Standard met The location of bins would be adequate and capable of being transferred to the designated collection points. The provision of waste collection would be via a private contractor.</p> |
| | Mailboxes should be provided and located for convenient access as required by Australia Post. | <p>✓ Standard met</p> |
| Decision Guidelines | The design response. | |
| Objectives | To ensure that site services can be installed and easily maintained. | |
| | To ensure that site facilities are accessible, adequate and attractive. | |

2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)

STATUTORY PLANNING APPLICATIONS

**TOWN PLANNING APPLICATION - NO. 182 CHAPEL ROAD,
KEYSBOROUGH (PLANNING APPLICATION NO. PLN20/0213)**

ATTACHMENT 5

CLAUSE 56 ASSESSMENT

PAGES 14 (including cover)

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

2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)

| Attachment 4: Assessment Table – Residential Subdivision (Clause 56) 182 Chapel Road, KEYSBOROUGH VIC 3173 | | |
|--|---|---|
| OBJECTIVE | STANDARD | RESPONSE |
| <p>C1.56.02-1 - Strategic Implementation To ensure that the layout and design of a subdivision is consistent with and implements any objective, policy, strategy or plan for the area set out in this scheme.</p> | <p>Standard C1 Application must be accompanied by a written statement that describes how the subdivision is consistent with and implements any relevant growth area, activity centre, housing, access and mobility, community facilities, open space and recreation, landscape (including any native vegetation precinct plan) and urban design objective, policy, strategy or plan for the area.</p> | <p>A planning assessment report prepared by Human Habitats in respect of the proposal has been submitted with the application. The report submits that the subdivision is consistent with relevant policies in the Greater Dandenong Planning Scheme as well as the Development Plan that applies to the area. The subdivision provides for a medium density style of residential development. Accessible to existing local shopping and community facilities, the subject site is a suitable candidate for residential development given its proximity to the existing residential community in the area.</p> <p>The proposed layout and design of the subdivision is appropriate for the envisaged residential development of the land.</p> |
| <p>Clause 56.03-1 Compact and walkable neighbourhoods To create compact neighbourhoods that are oriented around easy walking distances to activity centres, schools and community facilities, public open space and public transport. To allow easy movement through and between neighbourhoods for all people.</p> | <p>Standard C1 A subdivision should implement any relevant growth area or any approved land-use and development strategy, plan or policy for the area set out in this scheme. An application for subdivision must include a plan of the layout of the subdivision that:</p> <ul style="list-style-type: none"> • Meets the objectives (if relevant to the class of subdivision specified in the zone) of: <ul style="list-style-type: none"> – Clause 56.03-2 Activity centres – Clause 56.03-3 Planning for community facilities – Clause 56.04-1 Lot diversity and distribution – Clause 56.06-2 Walking and cycling network – Clause 56.06-3 Public transport network – Clause 56.06-4 Neighbourhood street network • Shows the 400 metre street walking distance around each existing or proposed bus stop, 600 metres street walking distance around each existing or proposed tram stop and 800 metres street walking distance around each existing or proposed railway station and shows the estimated | <p>The proposed subdivision layout is consistent with the layout for the proposed development and would facilitate walking through connections to the existing street network of Chapel Road and the rear drainage reserve. The layout of the subdivision would respond to the Development Plan and provides for:</p> <ul style="list-style-type: none"> - Access to existing Activity Centres. - Walking distances to existing bus stops although it is noted that additional stops will be made available as the development plan area progresses. - Lot density and variety. - Walking and cycling networks will be provided as the overall area progresses through subdivision. |

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

ORDINARY COUNCIL MEETING - MINUTES

2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)

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| <p>Clause 56.03-2 Activity Centre</p> | <p>number of dwellings within those distances.</p> <ul style="list-style-type: none"> Shows the layout of the subdivision in relation to the surrounding area. Is designed to be accessible for people with disabilities. <p>Standard C3 A subdivision should implement any relevant activity centre strategy, plan or policy for the area set out in this scheme. Subdivision should be supported by activity centres that are:</p> <ul style="list-style-type: none"> Accessible by neighbourhood and regional walking and cycling networks. Served by public transport that is connected to the regional public transport network. Located at public transport interchange points for the convenience of passengers and easy connections between public transport services. Located on arterial roads or connector streets. Of appropriate size to accommodate a mix of uses that meet local community needs. Oriented to support active street frontages, support street-based community interaction and pedestrian safety. | <p>This proposal is only part of the overall subdivisions proposed for the area. It includes 102 lots out of the estimated/potential 1500 lots in the locality. The proposed subdivision would provide a walkable connection through to the activity centre via the Chapel Road. The site would have access to bus stops located on Chapel Road. It is considered that the proposal satisfies the strategies implied by the Development Plan.</p> |
| <p>Clause 56.03-3 Planning for community facilities</p> | <p>Standard C4 A subdivision should:</p> <ul style="list-style-type: none"> Implement any relevant regional and local community facility strategy, plan or policy for the area set out in this scheme. Locate community facilities on sites that are in or near activity centres and public transport. <p>School sites should:</p> <ul style="list-style-type: none"> Be integrated with the neighbourhood and located near activity centres. Be located on walking and cycling networks. Have a bus stop located along the school site boundary Have student drop-off zones, bus parking and on-street parking in addition to other street functions in abutting streets. Adjoin the public open space network and community sporting and other recreation facilities. Be integrated with community facilities. Be located on land that is not affected by physical, environmental or other constraints. <p>Schools should be accessible by the Principal Public Transport Network in Metropolitan Melbourne and on</p> | <p>A number of existing community facilities such as primary schools, churches, major open spaces and retail facilities are conveniently located in the wider area. In addition, it is noted that the Development Plan provides for future facilities within the overall area. As the current proposal is a small portion of the overall potential residential development in the area, it would be unreasonable to require all the facilities to be provided at this time. In addition, the Development Contributions Plan provides when and how these facilities are to be provided.</p> |

ORDINARY COUNCIL MEETING - MINUTES

2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)

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| | <p>the regional public transport network outside Metropolitan Melbourne. Primary schools should be located on connector streets and not on arterial roads. New State Government school sites must meet the requirements of the Department of Education and Training and about at least two streets with sufficient widths to provide student drop-off zones, bus parking and on-street parking in addition to other street functions.</p> | |
| <p>Clause 56.03-4 Built Environment</p> | <p>Standard C5 The built environment should:</p> <ul style="list-style-type: none"> • Implement any relevant urban design strategy, plan or policy for the area set out in this scheme. • Provide living and working environments that are functional, safe and attractive. • Provide an integrated layout, built form and urban landscape. • Contribute to a sense of place and cultural identity. <p>An application should describe the identity and character to be achieved and the elements that contribute to that identity and character.</p> | <p>The proposed subdivision would allow for a built environment which provides a functional, safe and attractive living environment for future residents which would be integrated with surrounding residential subdivisions (approved or yet to be approved).</p> |
| <p>Clause 56.03-5 - Neighbourhood Character To design subdivisions that respond to neighbourhood character.</p> | <p>Standard C6 Subdivision should:</p> <ul style="list-style-type: none"> • Respect the existing neighbourhood character or achieve a preferred neighbourhood character consistent with any relevant neighbourhood character objective, policy or statement. • Respond to and integrate with the surrounding urban environment. • Protect significant vegetation and site features. | <p>NA. Does not apply to a subdivision of 60 or more lots.</p> |
| <p>Clause 56.05-1. Lot Diversity and distribution To achieve housing densities that support compact and walkable neighbourhoods and the efficient provision of public transport services. To provide higher housing densities within walking distance of activity centres. To achieve increased housing densities in designated growth areas. To provide a range of lot sizes to suit a variety of dwelling and household types.</p> | <p>Standard C7 A subdivision should implement any relevant housing strategy, plan or policy for the area set out in this scheme. Lot sizes and mix should achieve the average net residential density specified in any zone or overlay that applies to the land or in any relevant policy for the area set out in this scheme. A range and mix of lot sizes should be provided including lots suitable for the development of:</p> <ul style="list-style-type: none"> • Single dwellings. • Two dwellings or more. • Higher density housing. • Residential buildings and Retirement villages. <p>Unless the site is constrained by topography or other</p> | <p>It is considered that the proposed density and lot diversity would support compact and walkable neighbourhoods, with links that will flow through the surrounding area also adding to that walkability. The site is located immediately north of the Keysborough Activity Centre and could accommodate a medium density development.</p> |

ORDINARY COUNCIL MEETING - MINUTES

2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)

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| <p>Clause 56.04-2 - Lot Area and Building Envelopes To provide lots with areas and dimensions that enable the appropriate siting and construction of a dwelling, solar access, private open space, vehicle access and parking, water management, easements and the retention of significant vegetation and site features.</p> | <p>site conditions, lot distribution should provide for 95 per cent of dwellings to be located no more than 400 metre street walking distance from the nearest existing or proposed bus stop, 600 metres street walking distance from the nearest existing or proposed tram stop and 800 metres street walking distance from the nearest existing or proposed railway station. Lots of 300 square metres or less in area, lots suitable for the development of two dwellings or more, lots suitable for higher density housing and lots suitable for Residential buildings and Retirement villages should be located in and within 400 metres street walking distance of an activity centre.</p> <p>Standard C8</p> <ul style="list-style-type: none"> • Lots less than 300m² should be accompanied by information that shows that the lots are consistent or contain a building envelope consistent with a development approved under the scheme, or that a dwelling may be constructed on each lot in accordance with the requirements of this scheme. • Lots of between 300 and 500m² should contain a building envelope that is consistent with a development of the lot approved under this scheme; or, if no development has been approved, contain a rectangle building envelope measuring 10m x 15m, or 9m x 15m if a boundary wall is nominated as part of the building envelope. • Lots greater than 500m² should be able to contain a 10m x 15m rectangle, and may contain a building envelope. • A building envelope may specify or incorporate any relevant siting and design requirement. Any requirement should meet the relevant standards of Clause 54 unless the objectives of the standard are met and the building envelope is shown as a restriction on a plan of subdivision, or is specified as a covenant in an agreement under Section 173 of the Act. • Lot dimensions and building envelopes should protect solar access and allow for the energy rating requirements of the Building Regulations to be achieved; existing or proposed easements; and, significant vegetation and site features. <p>Standard C9 Unless the site is constrained by topography or other site conditions, at least 70% of lots should have appropriate solar orientation.</p> | <p>Objective met with conditions The proposal includes a development component for all lots less than 300sqm. Permit conditions can ensure that the development is completed prior to SOC or a S173 agreement is entered. For all lots more than 300sqm, permit conditions can require building envelopes to be provided at least measuring 10m x 15m, or 9m x 15m if a boundary wall is nominated as part of the building envelope. In addition, permit conditions can require additional restrictions (MPC) to ensure the Clause 55.09 and Clause 54 requirements can be met.</p> |
| <p>Clause 56.04-3 - Solar Orientation of Lots To provide good solar orientation of lots and solar access for future dwellings.</p> | <p>Objective met All lots have a north south or east west alignment. Dwellings have been designed to maximise solar access.</p> | |

ORDINARY COUNCIL MEETING - MINUTES

2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)

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| <p>Clause 56.04-4 Street orientation To provide a lot layout that contributes to community social interaction, personal safety and property security.</p> | <p>Lots have appropriate solar orientation when:</p> <ul style="list-style-type: none"> The long axis of lots are within the range north 20 degrees west to north 30 degrees east, or east 20 degrees north to east 30 degrees south. Lots between 300m² and 500m² are proposed to contain dwellings that are built to the boundary, the long axis of the lots should be within 30 degrees east and 20 degrees west of north. Dimensions of lots are adequate to protect solar access to the lot, taking into account likely dwelling size and the relationship of each lot to the street. <p>Standard C10 Subdivision should increase visibility and surveillance by:</p> <ul style="list-style-type: none"> Ensuring lots front all roads and streets and avoid the side or rear of lots being oriented to connector streets and arterial roads. Providing lots of 300 square metres or less in area and lots for 2 or more dwellings around activity centres and public open space. Ensuring streets and houses look onto public open space and avoiding sides and rears of lots along public open space boundaries. Providing roads and streets along public open space boundaries. | <p>Conditions required. The lots have been designed and oriented to facilitate social interaction, personal safety and property security, as appropriate. A condition can require an MCP to be registered on title with specific design requirements for the lots abutting public open space.</p> |
| <p>Clause 56.04-5 - Common Area To identify common areas and the purpose for which the area is commonly held. To ensure the provision of common area is appropriate and that necessary management arrangements are in place. To maintain direct public access throughout the neighbourhood street network.</p> | <p>Standard C11 An application to subdivide land that creates common land must be accompanied by a plan and a report identifying:</p> <ul style="list-style-type: none"> The common area to be owned by the body corporate, including any streets and open space. The reasons why the area should be commonly held. Lots participating in the body corporate. The proposed management arrangements including maintenance standards for streets and open spaces to be commonly held. | <p>✓ Standard met, subject to conditions The subdivision of land which creates common property has been accompanied by a development plan. The development plan demonstrates an acceptable layout of common property that can be managed by a body corporate. The internal road network of the development lot must be held in common property as it does not meet Council's standards for a collector road. Permit conditions can require all common property to be constructed in accordance with the development plans prior to SOC. Permit conditions can require a plan of subdivision to show liability entitlement for the common property.</p> |

2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)

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| <p>CI.56.05-1 - Integrated Urban Landscape</p> <ul style="list-style-type: none"> To provide attractive and continuous landscaping in streets and public open spaces that contribute to the character and identity of new neighbourhoods and urban places or to existing or preferred neighbourhood character in existing urban areas. To incorporate natural and cultural features in the design of streets and public open space where appropriate. To protect and enhance native habitat and discourage the planting and spread of noxious weeds. To provide for integrated water management systems and contribute to drinking water conservation. | <p>Standard C12</p> <p>An application that creates streets or public open space should be accompanied by a landscape design that:</p> <ul style="list-style-type: none"> Implement any relevant streetscape, landscape, urban design or native vegetation precinct plan, strategy or policy for the area. Create attractive landscapes that visually emphasise streets and public open spaces. Respond to site and context description. Maintain significant vegetation where possible. Take account of the physical features of the land. Protect and enhance significant features. Protect and link areas of significant local habitat. Support integrated water management systems with appropriate landscape design techniques for managing urban run-off including wetlands and other water sensitive urban design features in streets and public open space. Promote use of drought tolerant and low maintenance plants and avoid species likely to spread into the surrounding environment. Ensure landscaping supports surveillance and provides shade in streets, parks and public open space. Develop appropriate landscapes for public open space including areas for passive and active recreation, the exercising of pets, playgrounds and shaded areas. Provide for walking and cycling networks. Provide appropriate pathways, signage, fencing, public lighting and street furniture. Create low maintenance, durable landscapes that are capable of a long life. <p>The landscape design must include a maintenance plan that sets out maintenance responsibilities, requirements and costs.</p> | <p>Condition required</p> <p>A landscape plan is required to be prepared for such planting within the public realm, which will ensure its consistency with Council's standards and specifications.</p> |
| <p>CI.56.05-2 - Public Open Space Provision</p> <ul style="list-style-type: none"> To provide a network of quality, well-distributed, multi-functional and cost-effective public open space that includes local parks, active open space, linear parks and trails and links to regional open space. To provide a network of public open space that caters for a broad range of users. To encourage healthy and active communities. | <p>C13</p> <p>The provision of public open space should:</p> <ul style="list-style-type: none"> Implement any relevant open space plan, strategy or policy for the area. Provide a network of well-distributed neighbourhood public open space that includes: local parks within 400m safe walking distance of at least 95% of all dwellings; additional small local parks or public squares in activity centres and higher density residential areas; active open space of at least 8 hectares in area within 1km of 95% of all dwellings; and, linear parks and trails along waterways, | <p>The Keysborough South Public Open Space Policy forms an Appendix to the Development Plan.</p> <p>A public open space land contribution of 10.2% or 0.41 ha of land is required, with the remaining 9.8% as cash contribution.</p> <p>The plans show a vegetation buffer along the north and west boundaries, as well as along Chapel Road. This equates to approximately 0.41ha and is as shown in the Keysborough South Development Plan. Permit conditions can ensure that the plan of subdivision shows 0.41ha of public open space vested to Council.</p> |

ORDINARY COUNCIL MEETING - MINUTES

2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)

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| <ul style="list-style-type: none"> To provide adequate unencumbered land for public open space and integrate any encumbered land with the open space network. To ensure land provided for public open space can be managed in an environmentally sustainable way and contributes to the development of sustainable neighbourhoods. | <p>vegetation corridors and road reserves within 1km of 95% of all dwellings.</p> <ul style="list-style-type: none"> Be provided along foreshores, streams and permanent water bodies. Be linked to existing or proposed future public open spaces where appropriate. Integrate with floodways and encumbered land accessible for public recreation. Be suitable for the intended use. Be of an area and dimension to allow easy adaptation to different uses. Maximise passive surveillance. Be integrated with urban water management systems, waterways and other water bodies. Incorporate natural and cultural features where appropriate. | <p>The plan also shows an additional area of public open space to be transferred to Council as a 'linear park'. This area is approximately 0.185ha and is in addition to the required public open space land contribution. This additional land contribution does not negate the need for the permit holder to pay 9.8% of the land value in cash contribution. Therefore, it is considered appropriate to include permit conditions to require the 10.2% land contribution and the 9.8% cash contribution to be made.</p> <p>It is considered that the proposal adequately covers this requirement and addresses the requirement of Public Open Space throughout the overall site.</p> |
| <p>CI.56.06-1 - Integrated Mobility</p> <ul style="list-style-type: none"> To achieve an urban structure where compact and walkable neighbourhoods are clustered to support larger activity centres on the Principal Public Transport Network in Metropolitan Melbourne and on the regional public transport network outside Metropolitan Melbourne. To provide for walking (including persons with impaired mobility), cycling, public transport and other motor vehicles in an integrated manner. To contribute to reduced car dependence, improved energy efficiency, improved transport efficiency, reduced greenhouse gas emissions and reduced air pollution. <p>CI.56.06-2 - Walking and Cycling Network</p> <ul style="list-style-type: none"> To contribute to community health and well being by encouraging walking and cycling as part of the daily lives of residents, employees and visitors. To provide safe and direct movement through and between neighbourhoods by pedestrians and cyclists. To reduce car use, greenhouse gas emissions and air pollution. | <p>C14</p> <p>An application for a subdivision must include a plan of the layout of the neighbourhood that meets the objectives of:</p> <ul style="list-style-type: none"> Clause 56.06-2 Walking and cycling network. Clause 56.06-3 Public transport network. Clause 56.06-4 Neighbourhood street network. | <p>The assessment of the Development Plan required these matters to be considered in the overall context of the Keysborough South Stages 2 & 3 Development Plan.</p> <p>The Development Plan identifies the location of bus stops and the street network.</p> <p>The subdivision would be consistent with these documents.</p> |
| <p>CI.56.06-2 - Walking and Cycling Network</p> <ul style="list-style-type: none"> To contribute to community health and well being by encouraging walking and cycling as part of the daily lives of residents, employees and visitors. To provide safe and direct movement through and between neighbourhoods by pedestrians and cyclists. To reduce car use, greenhouse gas emissions and air pollution. | <p>C15</p> <p>The walking and cycling network should be designed to:</p> <ul style="list-style-type: none"> Implement any relevant regional and local walking and cycling strategy, plan or policy for the area. Link to existing pedestrian and cycling networks. Provide safe walkable distances to activity centres, community facilities, public transport stops and public open spaces. Provide interconnected and continuous network of safe, efficient and convenient footpaths, shared paths, cycle paths and cycle lanes based primarily on the network of arterial roads, neighbourhood streets and regional public open spaces. Provide direct cycling routes for regional journeys to major activity centres, community facilities, public | <p>The Keysborough South Development Plan – Stages 2 & 3 considers the walking and cycling network.</p> <p>The development plan requires walking/cycling paths to provide links with surrounding networks to maintain or improve access to key pedestrian destinations and active and passive open space areas. Keysborough South Neighbourhood Activity Centre to the south east and the reserve to the north is considered to be a key pedestrian destination.</p> <p>It is noted that the proposal does include a network of footpaths for use by the owners occupiers and visitors of the subject site to connect from Chapel Road through to the vegetation buffers and linear park.</p> |

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2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)

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| <p>Cl.56.06-3 - Public Transport Network</p> <ul style="list-style-type: none"> To provide an arterial road and neighbourhood street network that supports a direct, efficient and safe public transport system. To encourage maximum use of public transport. | <p>transport and other regional activities and for regional recreational cycling.</p> <ul style="list-style-type: none"> Ensure safe street and road crossings including the provision of traffic controls where required. Provide an appropriate level of priority for pedestrians and cyclists. Have natural surveillance along streets and from abutting dwellings and be designed for personal safety and security particularly at night. <p>Be accessible to people with disabilities.</p> <p>C-16</p> <p>The public transport network should be designed to:</p> <ul style="list-style-type: none"> Implement any relevant public transport strategy, plan or policy for the area. Connect new public transport routes to existing and proposed routes to the satisfaction of the relevant public transport authority. Provide for public transport links between activity centres and other locations that attract people using the Principal Public Transport Network in Metropolitan Melbourne and the regional public transport network outside Metropolitan Melbourne. <p>Locate regional bus routes principally on arterial roads and locate local bus services principally on connector streets.</p> | <p>The Development Plan has adequately addressed the public transport network.</p> <p>The Plan indicates the potential location of bus stops and the routes will connect to existing services in the future.</p> |
| <p>Cl.56.06-4 - Neighbourhood Street Network</p> <p>To provide for direct, safe and easy movement through and between neighbourhoods for pedestrians, cyclists, public transport and other motor vehicles using the neighbourhood street network.</p> | <p>C-17</p> <p>The neighbourhood street network must:</p> <ul style="list-style-type: none"> Take account of the existing mobility network of arterial roads, neighbourhood streets, cycle paths, cycle paths, footpaths and public transport routes. Provide clear physical distinctions between arterial roads and neighbourhood street types. Comply with the Roads Corporation's arterial road access management policies. Provide an appropriate speed environment and movement priority for the safe and easy movement of pedestrians and cyclists and for accessing public transport. Provide safe and efficient access to activity centres for commercial and freight vehicles. Provide safe and efficient access to all lots for service and emergency vehicles. Provide safe movement for all vehicles. <p>Incorporate any necessary traffic control measures and traffic management infrastructure.</p> | <p>A minimum width of 6.5m is proposed for common property street network. This is sufficient for vehicle and pedestrian access.</p> <p>Appropriate space for landscaping is proposed.</p> <p>All corner splays are provided where there are road intersections.</p> |

ORDINARY COUNCIL MEETING - MINUTES

2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)

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| <p>CI.56.06-5 - Walking and Cycling Network Detail</p> <ul style="list-style-type: none"> To design and construct footpaths, shared path and cycle path networks that are safe, comfortable, well constructed and accessible for people with disabilities. To design footpaths to accommodate wheelchairs, prams, scooters and other footpath bound vehicles. | <p>C18</p> <p>Footpaths, shared paths, cycle paths and cycle lanes should be designed to:</p> <ul style="list-style-type: none"> Be part of a comprehensive design of the road or street reservation. Be continuous and connect. Provide for public transport stops, street crossings for pedestrians and cyclists and kerb crossovers for access to lots. Accommodate projected user volumes and mix. Meet the requirements of Table C1. Provide pavement edge, kerb, channel and crossover details that support safe travel for pedestrians, footpath bound vehicles and cyclists, perform required drainage functions and are structurally sound. Provide appropriate signage. Be constructed to allow access to lots without damage to the footpath or shared path surfaces. Be constructed with a durable, non-skid surface. Be of a high quality and durability to ensure safe passage, discharge or urban runoff, preservation of all weather access, a reasonable, comfortable riding quality and a minimum 20 year life span. <p>Be accessible to people with disabilities and include tactile ground surface indicators, audible signals and kerb ramps required for the movement of people with disabilities.</p> | <p>The proposed private road width has been considered and is appropriate.</p> |
| <p>CI.56.06-6 - Public Transport Network Detail</p> <ul style="list-style-type: none"> To provide for the safe, efficient operation of public transport and the comfort and convenience of public transport users. To provide public transport stops that are accessible to people with disabilities. | <p>C19</p> <p>Bus priority measures must be provided along arterial roads forming part of the existing or proposed Principal Public Transport Network in Metropolitan Melbourne to the requirements of the relevant road authority.</p> <p>Road alignment and geometry along bus routes should provide for the efficient, unimpeded movement of buses and the safety and comfort of passengers.</p> <p>The design of public transport stops should not impede the movement of pedestrians.</p> <p>Bus and tram stops should have:</p> <ul style="list-style-type: none"> Surveillance from streets and adjacent roads. Safe street crossing conditions. Safe pedestrian crossings on arterial roads and at schools including the provision of traffic controls as required by the roads authority. Continuous hard pavement from the footpath to the kerb. Sufficient lighting and paved, sheltered waiting areas for forecast user volume at neighbourhood centres, schools and other locations with expected | <p>The Keysborough South Development Plan – Stages 2 & 3 indicated potential bus services and indicative bus stop locations throughout the area.</p> |

ORDINARY COUNCIL MEETING - MINUTES

2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)

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| <p>CI.56.06-7 - Neighbourhood Street Network Detail To design and construct street carriageways and verges so that the street geometry and traffic speeds provide an accessible and safe neighbourhood street system for all users.</p> | <p>high patronage. <ul style="list-style-type: none"> Appropriate signage. Public transport stops and associated waiting areas should be accessible to people with disabilities and include tactile ground surface indicators, audible signals and kerb ramps.</p> | <p>Common property street network is proposed. The common property roads consist of a 7m wide lane, a 6.5m wide lane and an 11.5m wide lane. Footpaths are provided within the development to connect the development to Chapel Road and the public open space.</p> |
| <p>C20 Street The design of streets and roads should: <ul style="list-style-type: none"> Meet the requirements of Table C1. Where the widths of access lanes, access places, and access streets do not comply with those requirements the requirements of the relevant fire authority and roads authority must be met. Where the widths of connector streets do not comply the requirements of the relevant public transport authority must be met. Provide street blocks that are generally between 120m and 240m in length and generally between 60m to 120m in width to facilitate pedestrian movement and control traffic speed. Have verges of sufficient width to accommodate footpaths, street tree planting, lighting, utility needs etc. Have street geometry appropriate to the street type and function. Provide a low speed environment while allowing road users to proceed without unreasonable inconvenience or delay. Provide a safe environment for all street users. Ensure intersection layouts clearly indicate the travel path and priority of movement for pedestrians, cyclists and vehicles. Provide a minimum 5m x 5m corner splay at junctions with arterial roads and 3m x 3m splay at other junctions unless a variation achieves safe sight lines across corners. Ensure streets are of sufficient strength. Ensure street pavements are of sufficient quality and durability. Ensure carriageways of planned arterial roads are designed to the requirements of the relevant road authority. Ensure carriageways of neighbourhood streets are designed for a minimum 20 year life span. Provide pavement edges, kerbs, channel and crossover details designed to perform the required integrated water management functions, delineate the edge of the carriageway, provide efficient and comfortable access and contribute to street design. Provide for safe and efficient collection of waste and </p> | <p>C20 The design of streets and roads should: <ul style="list-style-type: none"> Meet the requirements of Table C1. Where the widths of access lanes, access places, and access streets do not comply with those requirements the requirements of the relevant fire authority and roads authority must be met. Where the widths of connector streets do not comply the requirements of the relevant public transport authority must be met. Provide street blocks that are generally between 120m and 240m in length and generally between 60m to 120m in width to facilitate pedestrian movement and control traffic speed. Have verges of sufficient width to accommodate footpaths, street tree planting, lighting, utility needs etc. Have street geometry appropriate to the street type and function. Provide a low speed environment while allowing road users to proceed without unreasonable inconvenience or delay. Provide a safe environment for all street users. Ensure intersection layouts clearly indicate the travel path and priority of movement for pedestrians, cyclists and vehicles. Provide a minimum 5m x 5m corner splay at junctions with arterial roads and 3m x 3m splay at other junctions unless a variation achieves safe sight lines across corners. Ensure streets are of sufficient strength. Ensure street pavements are of sufficient quality and durability. Ensure carriageways of planned arterial roads are designed to the requirements of the relevant road authority. Ensure carriageways of neighbourhood streets are designed for a minimum 20 year life span. Provide pavement edges, kerbs, channel and crossover details designed to perform the required integrated water management functions, delineate the edge of the carriageway, provide efficient and comfortable access and contribute to street design. Provide for safe and efficient collection of waste and </p> | <p>Common property street network is proposed. The common property roads consist of a 7m wide lane, a 6.5m wide lane and an 11.5m wide lane. Footpaths are provided within the development to connect the development to Chapel Road and the public open space.</p> |

ORDINARY COUNCIL MEETING - MINUTES

2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)

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| <p>Clause 56.06-8 - Lot Access To provide for safe vehicle access between roads and lots.</p> | <p>recycling materials from lots. Be accessible to people with disabilities.</p> | <p>Objective met Only one access from Chapel Road (Road Zone Category 2) is proposed. Lots fronting Chapel Road have vehicle access to the rear. The proposed accessway servicing the rear loaded lots is defined as an Access Lane. The minimum road width of 5.5 metres, no verge and no footpath is appropriate to meet the requirements of Table 1 under Clause 56.06-8. Not all lots less than 300sqm with frontage less than 7.5m are provided with rear or side access, however, each lot is provided with acceptable and safe vehicle access.</p> |
| <p>Standard C21 Vehicle access to lots abutting arterial roads should be provided from service roads, side or rear access lanes, access places or access streets where appropriate and in accordance with the access management requirements of the relevant roads authority. Vehicle access to lots of 300m² or less in area and lots with a frontage of 7.5m or less should be provided via rear or side access lanes, places or streets. The design and construction of a crossover should meet the requirements of the relevant road authority.</p> | <p>C21 The supply of drinking water must be: <ul style="list-style-type: none"> Designed and constructed in accordance with the requirements and to the satisfaction of the relevant water authority. Provided to the boundary of all lots in the subdivision to the satisfaction of the relevant water authority.</p> | <p>The application has been referred to South East Water who require potable water supply to the lots to their satisfaction, which will ensure that these objectives are satisfied.</p> |
| <p>CI.56.07-1 - Drinking Water Supply <ul style="list-style-type: none"> To reduce the use of drinking water. To provide an adequate, cost-effective supply of drinking water. </p> | <p>C22 <ul style="list-style-type: none"> Designed, constructed and managed in accordance with the requirements and to the satisfaction of the relevant water authority. Provided to the boundary of all lots in the subdivision where required by the relevant water authority.</p> | <p>As previously noted the application has been referred to South East Water. Any reused and recycled water will need to meet their requirements.</p> |
| <p>CI.56.07-2 - Reused and Recycled Water To provide for the substitution of drinking water for non-drinking purposes with reused and recycled water.</p> | <p>C23 <ul style="list-style-type: none"> Designed, constructed and managed in accordance with the requirements and to the satisfaction of the relevant water authority, Environment Protection Authority and Department of Human Services. Provided to the boundary of all lots in the subdivision where required by the relevant water authority.</p> | <p>South East Water requires appropriate sewerage provisions to be supplied to each lot to their satisfaction, which will ensure that this objective is satisfied.</p> |
| <p>CI.56.07-3 - Waste Water Management To provide a waste water system that is adequate for the maintenance of public health and the management of effluent in an environmentally friendly manner.</p> | <p>C24 <ul style="list-style-type: none"> Designed, constructed and managed in accordance with the requirements and to the satisfaction of the relevant water authority and the Environment Protection Authority. Consistent with any relevant approved domestic waste water management plan. Retriculated waste water systems must be provided to the boundary of all lots in the subdivision where required by the relevant water authority.</p> | |

ORDINARY COUNCIL MEETING - MINUTES

2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)

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| <p>CI.56.07-4 - Urban Run-Off Management</p> <ul style="list-style-type: none"> To minimise damage to properties and inconvenience to residents from urban run-off. To ensure that the street operates adequately during major storm events and provides for public safety. <p>To minimise increases in stormwater run-off and protect the environmental values and physical characteristics of receiving waters from degradation by urban run-off.</p> | <p>C25</p> <p>The urban stormwater management system must be:</p> <ul style="list-style-type: none"> Designed and managed in accordance with the requirements and to the satisfaction of the relevant drainage authority. Designed and managed in accordance with the requirements and to the satisfaction of the water authority where reuse of urban run-off is proposed. Designed to meet the current best practice performance objectives for stormwater quality as contained in the Urban Stormwater – Best Practice Environmental Management Guidelines (Victorian Stormwater Committee 1999) as amended. Designed to ensure that flows downstream of the subdivision site are restricted to pre-development levels unless increased flows are approved by the relevant drainage authority and there are no detrimental downstream impacts. <p>The stormwater management system should be integrated into the overall development.</p> | <p>The applicant submits that all stormwater drainage systems would be designed in accordance with the requirements of relevant authorities.</p> <p>Conditions have been proposed by Melbourne Water to address this matter.</p> |
| <p>CI.56.08-1 - Site Management</p> <ul style="list-style-type: none"> To protect drainage infrastructure and receiving waters from sedimentation and contamination. To protect the site and surrounding area from environmental degradation or nuisance prior to and during construction of subdivision works. <p>To encourage the re-use of materials from the site and recycled materials in the construction of subdivisions where practicable.</p> | <p>C26</p> <p>A subdivision application must describe how the site will be managed prior to and during the construction period and may set out requirements for managing:</p> <ul style="list-style-type: none"> Erosion and sediment. Dust. Run-off. Litter, concrete and other construction wastes. Chemical contamination. Vegetation and natural features planned for retention. <p>Recycled material should be used for the construction of streets, shared paths and other infrastructure where practicable.</p> | <p>A Site Environmental Management Plan would be required to be submitted as a condition of any permit to be granted to ensure these objectives are met.</p> |
| <p>CI.55.09-1 - Shared Trenching</p> <ul style="list-style-type: none"> To maximise the opportunities for shared trenching. <p>To minimise constraints on landscaping within street reserves.</p> <p>Clause 56.09-2 – Electricity, Telecommunications and Gas</p> <p>To provide public utilities to each lot in a timely, efficient and cost effective manner.</p> <p>To reduce greenhouse gas emissions by supporting generation and use of electricity from renewable sources.</p> | <p>C27</p> <p>Reticulated services for water, gas, electricity and telecommunications should be provided in shared trenching to minimise construction costs and land allocation for underground services.</p> <p>C28</p> <p>The electricity supply system must be designed in accordance with the requirements of the relevant electricity supply agency and be provided to the boundary of all lots.</p> <p>Arrangements that support the generation or use of renewable energy are encouraged.</p> <p>The telecommunication system must be designed in accordance with the requirements of the relevant telecommunications servicing agency and should be</p> | <p>The application was referred to the relevant water, gas, electricity and telecommunications authorities, with services to be provided to meet their requirements. It is considered that given this is a newly subdivided area that trenching throughout the sites would be minimised.</p> <p>Conditions required.</p> <p>The application was referred to United Energy and Multinet Gas in relation to these provisions. It is considered that the supply of electricity, telecommunications and gas can be supplied to the lots to the satisfaction of these authorities to ensure these objectives are met. Relevant permit conditions will be placed on any permit to be granted.</p> |

ORDINARY COUNCIL MEETING - MINUTES

2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)

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| | <p>consistent with any approved strategy, policy or plan for the provision of advance telecommunications infrastructure. This must be provided to the boundary of all lots. Where available, the reticulated gas supply system must be designed in accordance with the requirements of the relevant gas supply agency and be provided to the boundary of all lots.</p> | |
| <p>C1.56.09-3 – Fire Hydrants To provide fire hydrants and fire plugs in positions that enable fire fighters to access water safely, effectively and efficiently.</p> | <p>C29 Fire hydrants should be provided a minimum distance of 120m from the rear of each lot and no more than 200m apart. Hydrants and plugs must be compatible with the relevant fire service equipment. Where the provision does not comply with these requirements, fire hydrants must be provided to the satisfaction of the relevant fire authority.</p> | <p>Conditions required. The application was referred to CFA. CFA have specified permit conditions for hydrants. Conditions would be included on any permit to be granted.</p> |
| <p>C1.56.09-4 – Public Lighting</p> <ul style="list-style-type: none"> ▪ To provide public lighting to ensure the safety of pedestrians, cyclists and vehicles. ▪ To provide pedestrians with a sense of personal safety at night. <p>To contribute to reducing greenhouse gas emissions and to saving energy.</p> | <p>C30 Public lighting should be provided to streets, footpaths, public telephones, public transport stops and to major pedestrian and cycle paths including public open spaces likely to be used at night. Public lighting should be designed in accordance with the relevant Australian Standards. Public lighting should be consistent with any strategy, policy or plan for the use of renewable energy and energy efficient fittings.</p> | <p>Conditions required. Lighting will be required to be installed within the development.. Details would be required via a condition of any permit to be granted.</p> |

3 QUESTION TIME - PUBLIC

Question

Matthew Kirwan, Noble Park

It has now been 18 months since the new Greater Dandenong Reconciliation Action Plan was endorsed in draft form but a final one has not been endorsed by Council. In that time other Councils have written new Reconciliation Action Plans and have had them in operation. When will Greater Dandenong Council finalise theirs and what are the reasons for the long delay?

Response

Martin Fidler, Director Community Services

The draft Greater Dandenong Reconciliation Action Plan was endorsed by Council on 14 September 2020 and it was provisionally endorsed by Reconciliation Australia with amendments in January 2021. Formal endorsement by Reconciliation Australia required approved artwork to be completed and local artist delays in decision by the Victorian Aboriginal Heritage Council to appoint Bunurong Land Council as traditional owners from 1 July 2021 triggered further necessary consultations on the draft. Following these required processes, the final version was approved by Reconciliation Australia on 17 December 2021 and in line with COVID guidelines including invitation limitations, a launch was conducted at the Springvale "Waa and Buln Buln Corroboree" fire pit this morning. Where COVID restrictions have permitted, actions from the January 2020 provisionally approved plan had begun to be implemented and regular monthly consultation meetings with the Bunurong Land Council began in October 2021. The plan is available on Council's website.

Question

Matthew Kirwan, Noble Park

How is planning for the Webster Street level crossing removal progressing with the State Government and what open space connection improvements between Dandenong Park and Woodcock Reserve, particularly the northern side are the Council lobbying for?

Response

Paul Kearsley, Director Business, Engineering and Major Projects

With regards to the Webster Street crossing, Council had discussions with the Level Crossing Removal Project (LXRP) two years ago regarding early consideration of that project. They then advised that they were focusing as priorities on the South Gippsland grade separation, the Greens Roads grade separation and the duplication of the Cranbourne line. We understand regarding Webster Street, Dandenong, one of their statements identifies removal by 2025. Now that we understand that a significant number of those projects along the railway line have been completed or very close to completion, we expect the LXRP in the next couple of months to re-engage with Council regarding plans for Webster Street. It is at that particular time that the open-space connection improvements and the re-alignment of the bike path that Mr Kirwan referred to will be added into those discussions. Hopefully the items can then be brought to Council at a Councillor Briefing Session prior to the commencement of works.

3 QUESTION TIME - PUBLIC (Cont.)

Question

Gaye Guest, Keysborough

Will Council ask the State Government to not exempt Sandown from the windfall tax as mooted in a media article last week especially as it is an election year, before it becomes a conundrum for our community and then Council blames State Government for not having stronger rules in place?

Will Council protect the residents of the City of Greater Dandenong (CGD) from future heavy, dense housing developments at both ends of Corrigan and Chapel Roads and everything in between? Another 7,500 dwellings plus 15,000 plus cars with no adequate public transport will cripple Noble Park and Keysborough. Sandown needs to be preserved as open space as this area of CGD only has 4-5% open space unlike our neighbours that have cramped living conditions because there is supposedly more open space. We expect Council to start standing up to these developers to preserve resident amenity.

Response

Jody Bosman, Director City Planning, Design and Amenity

The rules which levy the windfall gains tax or exempt developers from it are already gazetted and that cannot be changed. Whether Sandown is exempt or not is not a decision for Council but for Treasury to determine. However, I can advise that Council is currently engaged with the State Government and advocating to a wide range of Members of Parliament in advocating for acceptance that a share of the windfall gains tax levied by any rezoning, not just this one but by any rezoning, is spent in the area and on the projects in the area in which that rezoning has taken place. Any rezoning of Sandown will follow a process which will include soliciting community submissions to Council as part of the information which Council will take into account as part of the decision-making milestones it is required to undertake as part of that process.

Question

Gaye Guest, Keysborough

Tonight, in the Agenda, Council is considering another dense development for Chapel Road, Keysborough. A former Council colleague argued strongly against other dense developments in this area when he was a councillor and negotiated for better living conditions, so plans were modified slightly. Will Council go back to the drawing board with this new proposal and work a better deal for the local community? The dense developments that are being built at the moment - Aspire, Calibre, 220 Chapel Road, Chapel on Homely and the housing developments along Tyers Lane in Keysborough do nothing to add to the ambience of residential amenity. The road network cannot cope with the traffic volumes and certainly will not when residents move into these dwellings. Five hundred plus homes with no adequate onsite parking.

Will Council go back to the developer and advocate for better living conditions where there is sufficient open green space and more carparking, as residents are now getting fined for parking on the curb as roads are so narrow; or cars hanging over driveways because no one uses garages to park cars anymore? Why should we be subjected to inferior housing development estates when now is the

3 QUESTION TIME - PUBLIC (Cont.)

time to enforce some strict policies and conditions? No one wants another 452 Chapel Road in their local precinct. Residents expect Council and Council officers to stand up on this one and not quote bad State Government planning laws. It just does not cut the mustard anymore.

Response

Jody Bosman, Director City Planning, Design and Amenity

Obviously, this particular item has already served before Council and a decision taken, but I must say that Council officers have worked on this application for nearly two years to ensure a design that is appropriate. This work has seen the proposal altered significantly from the original proposal of 140 lots down to 102 lots. In addition, considerable work was undertaken to provide vegetation buffers along Chapel road and the northern and western boundaries to protect many trees in order to provide a linear park within the development for residents to enjoy. The results of this work is vastly improved by the outcome on which may have been approved through the VCAT process and obviously, that VCAT process is something that the developer will still consider. It is also important to note that whether certain residents agree or not, Council is legally required to assist planning applications in accordance with the Planning Scheme and the Planning Scheme is effectively owned and controlled by the State Government. One of the key drivers of the planning scheme is to ensure a mix of housing stock is available to minimise social impacts such as homelessness, family violence etc. It is a complex matter. This results in certain applications being denser than others. Should Council decide to make decisions that are not in accord with the Planning Scheme, it places itself at risk of costs at VCAT and potential sanctions from the State Government. The matter as I say, has served earlier in the Council agenda and a decision is taken. That is the response I provide to Ms Guest in respect of the question asked.

Question

Gaye Guest, Keysborough

As per a media release our Local Government Area (LGA) seems to be a target in every corner of the municipality at the moment. When will Council and Councillors lobby our State Government to tighten laws to protect our waterways, open spaces, tree canopy cover and residential amenity? Will Council work with residents to bring better outcomes for our LGA rather than giving into ludicrous proposals as being mooted by Springvale Botanical Cemetery? "Cheap" is not a term that is endearing to anyone. Are we so cheap that we allow inferior developments - housing, industrial and environmental to ruin what was once a pristine area full of river red gums and native flora and fauna to help protect our extensive water ways? It is about time we started to work collaboratively not as individuals or select groups. It is a significant election year so let us use it for much better outcomes than always accepting second best options.

Response

Jody Bosman, Director City Planning, Design and Amenity

I am going to answer the question generically in respect of environment and our record in environment. Council continually advocates to the State Government and other agencies to protect the environment and ensure the Planning Scheme contains the relevant controls to create a high level of residential amenity. Greater Dandenong is a leading Council in this space with its Residential Development and

3 QUESTION TIME - PUBLIC (Cont.)

Neighbourhood Character Local Policy in the Planning Scheme, setting one of the highest bars for residential outcomes in Victoria. This Policy was only able to be embedded in the Planning Scheme as a result of significant advocacy and work by this Council with State Government to have it included.

Council also has several leading environmental policies and strategies, including the Climate and Emergency Strategy, Sustainable Buildings Policy and Urban Forest Strategy. All of these or all of the above strategic work has been developed through various partnerships, including with the community of Greater Dandenong. That said, we do note that there is always more work to do and Council will be utilising this strategic work done to date to leverage outcomes as part of its advocacy campaign for the upcoming elections.

Question

Matthew Kirwan, Noble Park

Referring to Agenda Item 4.1.1: Q2 2021-22 Quarterly Performance Report specifically page 146, what actions from the Hemmings Street Precinct Action Plan have been completed, in progress and which ones are to be undertaken in 2022?

Response

Martin Fidler, Director Community Services

Actions to date are that Council has secured an additional \$700,000 through the State Government as part of the Empowering Communities initiative. Timelines for community consultation and infrastructure works have been confirmed. A ministerial Hemmings Street precinct community forum and workshop will be held on 17 March this year. Officers meet with the Department of Justice on a fortnightly basis to progress implementation of the action plan. More specific details and timelines are included on Council's website under Hemmings Street Precinct Action Plan Community Safety Project.

4 OFFICERS' REPORTS - PART TWO

4.1 POLICY AND STRATEGY

4.1.1 Q2 2021-22 Quarterly Performance Report

| | |
|----------------------|---|
| File Id: | A8437575 |
| Responsible Officer: | Executive Manager Communications and Customer Service |
| Attachments: | Q2 Quarterly Performance Report Financial Report - 1 July 2021 to 31 December 2021 |

1. Report Summary

This report details Council's progress for the period 1 October to 31 December 2021 against performance targets outlined in the Council Plan 2021-25 and the Mid-Year Budget 2021-22.

2. Recommendation Summary

This report recommends that Council notes the achievements against the Council Plan indicators and the Mid-Year Budget for the period ending 31 December 2021.

4.1.1 Q2 2021-22 Quarterly Performance Report (Cont.)

3. Background

Council formally adopted the Council Plan 2021-25 and Annual Plan 2021-22 on Monday 25 October 2021, and the Mid-Year Budget on 13 December 2021.

The Council Plan 2021-25 outlines the vision and objectives of the current Council over the four years of its term in office. This document guides service delivery, innovation and good governance, and provides the foundation for the corporate planning framework for all business activities. The Council Plan also guides the budget, service delivery priorities and the continuous improvement of our services.

The Council Plan 2021-25 is made available to residents through the Customer Service Centres, libraries and on Council's website at www.greaterdandenong.vic.gov.au

Progress against performance targets for the period 1 October to 31 December 2021 is outlined in two components of this report.

Part 1 – The Quarterly Performance Report details the achievements for the Council Plan Indicators from the Council Plan 2021-25.

Part 2 – The Financial Report is designed to inform Councillors of the results of operations for the period 1 July to 31 December 2021 including financial performance against the Mid-Year Budget adopted by Council on Monday 13 December 2021.

Part 1 and Attachment 1: Quarterly Performance Report for the period 1 October to 31 December 2021

Performance highlights against the Council Plan strategic objectives include:

A socially connected, safe and healthy city

- Two new COVIDsafe roles were established in the areas of arts and heritage and social support. The Stay Connected social support program commenced in October with volunteers contacting isolated clients.
- The Municipal Scan project addressing climate change risk to health and wellbeing was completed.
- Council's Public Space CCTV system and program are being maintained in accordance with all policies, procedures and agreements.
- A grant application, partnering with Play Australia, to roll out Street Play in 2022 was successful.
- Planning and design for the Keysborough South Community Hub is well advanced in preparation for the construction tendering phase.
- Family Services have engaged 40 families and 91 children, providing a total 2,498 contact hours of support.
- 200 families enrolled in the 20 supported playgroups.
- The Cultural and Linguistically Diverse (CALD) Kindergarten Project has supported 171 children and their families to enrol for early start kindergarten, referral to Playgroup, Maternal and Child Health and Immunisation Services.

4.1.1 Q2 2021-22 Quarterly Performance Report (Cont.)

A city that respects and celebrates diversity, our history and the arts

- In December the 2021-23 Innovate Reconciliation Action Plan (RAP) was fully endorsed by Reconciliation Australia
- Children's Services hosted its sixth annual Children's Forum with 140 students from 15 primary schools attending.
- The Spirit of Snow Fest was delivered in August and December, via a series of neon light installations on Saturday and Sunday nights in Springvale, Noble Park and Dandenong.
- Progress on the development of the Council Gender Equality Action Plan continued, with findings of the Council survey, audit and consultation on each of the key topics summarised and submitted to the committee to inform the development of the draft Action Plan.
- 33 events were held at the Drum Theatre, including 23 performances, 1,542 performers and participants and an audience total of 3,965 people.

A city of accessible, vibrant centres and neighbourhoods

- The Hemmings Street public artwork (co-design with Dandenong West Primary Students) was successfully launched.
- Streetscape work for Douglas Street was recently completed and officially opened.
- The Dandenong Wellbeing Centre project is progressing to program. The Schematic design phase has been achieved but still to be formally endorsed before proceeding to detailed design.
- The State Government has funded an investigation to improve accessibility and safety at Dandenong station.
- Council assisted TAC with their VMS Road Safety projects in November and December. This comprised of drug and alcohol road safety messages to educate motorists for a period of approximately two weeks for each VMS deployment.

A green city committed to a sustainable future

- Key activities of the Climate Emergency Strategy and Action Plan included completion of the Municipal Health and Wellbeing Scan, delivery of the CIP climate change self-assessment mechanism and facilitation of two climate workshops with local school children through the Children's Festival and Children's Forum.
- Planning continues for the delivery of the 2022 Sustainability Festival. Dates and locations have been locked in and initial external partners have been approached with finalisation of involvement scheduled for January.
- High Risk Waste Site officers continue to do great work with close to 100 premises inspected resulting in intervention actions of some sort.
- Council adopted the Greater Dandenong Public Open Space Contribution and Subdivision Contribution Requirements and Calculations Plan 2021.
- 85 per cent of the open space projects are now underway and at various stages of implementation.

4.1.1 Q2 2021-22 Quarterly Performance Report (Cont.)

A city that supports entrepreneurship, quality education and employment outcomes

- 17 referrals were made by Council's Community Development Support Officer to Victorian funded employment programs with nine people securing paid employment as a result.
- Youth and Family Services facilitated a range of programs to build young people's leadership capacity and enhance community participation, including the Young Leaders program, Noble Park Youth Committee, Holiday Activities Committee, FReeZA events committee and FReeZA 'Inquisitive Minds' workshop series.
- The Libraries continued to deliver both in person and online programs where COVID-19 restrictions have allowed. This included virtual and in person language and literacy appointments and programs with 487 attendees.
- Online Library Tech assistance incorporating the Digital certificate Help desk as part of the COVID-19 recovery assisted over 1,500 people to gain a digital vaccination certificate.
- EDU has continued to promote sustainability initiatives by including articles in Talking Business and the monthly e-news on reducing plastic waste and promoting the Small Business Energy Saver Program.

A Council that demonstrates leadership and a commitment to investing in the community

- Funding has been secured to support the employment of a team of Officers to support Monash Health in increasing the vaccination rates of the Greater Dandenong community.
- The capital works program is progressing well with 70 per cent of the projects complete, under construction or being procured.
- COVID compliance at businesses was at 48 per cent on the first visit, 83 per cent after a second visit and 99 per cent compliant on the third visit, demonstrating the importance of this program and the additional support our business community requires.
- Council's 10 year Long Term Financial Plan satisfied the requirements of the Local Government Act 2020 and was adopted by Council at its meeting on 25 October 2021.

Part 2 and Attachment 2: Financial Report for the period 1 July to 31 December 2021

The attached financial report is designed to inform Councillors of the results of operations for the period 1 July 2021 to 31 December 2021 including financial performance against the Mid-Year Budget adopted by Council on 13 December 2021.

The financial report incorporates a set of Financial Statements and a Directorate Analysis of financial performance by Business Unit. The following are contained in the Attachment:

- Income Statement
- Balance Sheet
- Cash Flow Statement
- Capital Expenditure Statement
- Capital Expenditure report
- Investment Report
- Directorate Analysis

ORDINARY COUNCIL MEETING - MINUTES

4.1.1 Q2 2021-22 Quarterly Performance Report (Cont.)

Whilst the Financial Statements are prepared in accordance with Australian Accounting Standards, they contain several items which are “non-cash” in nature such as depreciation on assets and the written down (book) value of assets sold. They also exclude capital expenditure, new borrowings and loan repayments and as such, these Statements do not provide an accurate indication of the surplus/deficit cash position within a financial year.

The table on the following page provides a management accounting summary of the financial performance for the period 1 July 2021 to 31 December 2021 which removes non-cash items and adds back cash items that are excluded from the financial statements.

**Management Accounting Summary
for the period 1 July 2021 to 31 December 2021**

| Description | YEAR TO DATE | | | FULL YEAR | | |
|---|---------------|-----------------|----------------------|-----------------|-----------------|----------------------|
| | ACTUAL | MID YEAR BUDGET | VARIANCE | MID YEAR BUDGET | ORIGINAL BUDGET | VARIANCE |
| | \$'000 | \$'000 | Fav(unfav) \$'000 | \$'000 | \$'000 | Fav(unfav) \$'000 |
| Income Statement | | | | | | |
| Income | 109,152 | 107,540 | 1,612 | 245,867 | 235,462 | 10,405 |
| Expenditure | 97,780 | 101,835 | 4,055 | 215,831 | 204,057 | (11,774) |
| Net surplus - ongoing operations | 11,372 | 5,705 | 5,667 | 30,036 | 31,405 | (1,369) |
| Management Accounting reconciliation | | | | | | |
| <i>Add back (less) non cash items</i> | | | | | | |
| Depreciation | 16,612 | 16,612 | - | 33,237 | 33,277 | 40 |
| Amortisation - right of use assets | 299 | 299 | - | 604 | 604 | - |
| Amortisation - intangible assets | 50 | 50 | - | 100 | 60 | (40) |
| Contributions non-monetary assets | -- | - | - | (10,000) | (10,000) | - |
| Prior year capital expenditure unable to be capitalised | 582 | - | 582 | - | - | - |
| Written down value of assets sold/disposed | 31 | 120 | (89) | 301 | 301 | - |
| Sub total | 17,574 | 17,081 | 493 | 24,242 | 24,242 | - |
| Net operating surplus | 28,946 | 22,786 | 6,160 | 54,278 | 55,647 | (1,369) |
| <i>Add/less non operating cash items</i> | | | | | | |
| Capital expenditure | 15,425 | 18,476 | 3,051 | 90,738 | 63,362 | (27,376) |
| Net transfers to (from) reserves | (225) | 186 | 411 | (5,319) | (5,656) | (337) |
| Repayment of borrowings | 1,671 | 1,671 | - | 3,372 | 3,372 | - |
| Proceeds from borrowings | - | - | - | - | (6,120) | (6,120) |
| Repayment of lease liabilities | 286 | 345 | 59 | 689 | 689 | - |
| Sub total | 17,157 | 20,678 | 3,521 | 89,480 | 55,647 | (33,833) |
| Cash surplus (deficit) | 11,789 | 2,108 | 9,681 | (35,202) | - | (35,202) |
| Accumulated surplus brought forward | - | - | - | 35,202 | - | 35,202 |
| Surplus (deficit) position | 11,789 | 2,108 | 9,681 | - | - | - |

4.1.1 Q2 2021-22 Quarterly Performance Report (Cont.)

Results for the period 1 July 2021 to 31 December 2021

The overall management accounting result (after removing non-cash items) for the period 1 July 2020 to 31 December 2021 shows a favourable variance between the budget and actual of \$9.68 million. The variance is due to a favourable surplus from ongoing operations, caused mainly by lower than anticipated operating expenditure, combined with a favourable capital expenditure variance of \$3.05 million.

Capital expenditure is \$15.43 million to 31 December 2021 (with a further \$31.86 million committed).

2021-22 Budget and the COVID-19 pandemic

The 2021-22 Annual Budget was largely based on a return to some degree of economic normality. At the time of the preparation of the budget, it was not anticipated that Lockdown 6 would occur in July/August 2021. Council's finances continue to be impacted by COVID-19 and Lockdown 6 restrictions - most significantly on Council's revenue (statutory fees and fines, user fees, rental and interest income).

The Mid-Year Budget Review was conducted and endorsed by Council on 13 December 2021. This report now incorporates the outcomes of the Mid-Year Budget Review. In summary, COVID-19 financial losses for 2021-22 are estimated at nearly \$4 million. Reducing this unfavourable outcome are favourable non-COVID-19 related budget adjustments (\$730,000) and the surplus available at 30 June 2021 (\$1.88 million). The balance of \$1.35 million has been transferred from the Major Projects Reserve where Council had prudently transferred \$2 million dollars to this reserve as a COVID-19 contingency fund in 2020-21.

The financial impact of COVID-19 will continue to be closely monitored and any permanent variances identified subsequent to the Mid-Year Budget Review will be reflected in the full year forecast. The forecast review is expected to be completed in March 2022.

INCOME

Income for the period ended 31 December 2021 is \$1.61 million favourable against budget. This is primarily due to the following:

Grants – operating (\$1.26 favourable) – Receipt of unbudgeted grant funding for COVID-Safe Outdoor Activation (\$575,000), Pandemic Local Partnerships – phase 2 (\$279,000), New Directions – Mothers and Babies (\$172,000) and Waste Management (\$167,000), combined with additional funding received for Family Day Care (\$716,000) and grant funding received earlier than anticipated for Maternal and Child Health (\$112,000)

These favourable variances are partly offset by lower than anticipated grant funding based on target achievement for Home and Community Care (\$822,000) and Sleep and Settling Initiative (\$139,000).

User fees (\$316,000 favourable) – Mainly due to higher fee income from parking ticket machines/meters than expected to date (City Planning, Design and Amenity \$281,000).

4.1.1 Q2 2021-22 Quarterly Performance Report (Cont.)

Rates and charges (\$108,000 favourable) – Favourable variance due to higher than anticipated income from supplementary rates (Non-Directorate \$104,000).

EXPENDITURE

Actual expenditure at 31 December 2021 against the budget is favourable by \$4.06 million. The major variances are in employee costs and materials and services.

Employee costs (\$2.89 million favourable) – This favourable variance is mainly due to staff recruitment occurring later than planned and a delay in commencement of grant funded projects (Community Services \$2.13 million, Corporate Services \$285,000, City Planning, Design and Amenity \$214,000, Engineering Services \$136,000 and Greater Dandenong Business \$110,000). Of the overall \$2.89 million employee costs favourable variance, \$2.16 million relates to grant funded programs which require an acquittal (predominantly in Community Services).

Materials and services (\$1.43 million favourable) – The major items contributing to this favourable variance are:

- Administration costs (\$521,000) – lower than anticipated expenditure across a range of accounts including promotions, community education, postage/courier, printing/stationery, Council publications, fuel, postage, advertising and events (Community Services \$350,000, Corporate Services \$89,000, City Planning, Design and Amenity \$36,000 and Non-Directorate \$27,000).
- Utilities (\$439,000) – mainly due to lower than anticipated electricity and water costs to date (Engineering Services \$340,000 and Corporate Services \$72,000).
- Materials, maintenance and services (\$285,000) – mainly due to lower than anticipated expenditure for materials, delay in receipt of invoices and commencement of projects (Community Services \$188,000, Community Services \$188,000 and City Planning, Design and Amenity \$98,000).

Prior year capital expenditure unable to be capitalised (non-cash) (\$582,000 unfavourable) – This unfavourable variance is due to works in progress (prior year capital expenditure) that is not able to be capitalised to the asset register because it is not capital in nature, does not meet the capitalisation threshold or relates to non-Council owned assets (Corporate Accounting \$582,000). This is an accounting entry that does not impact on Council's cash position. Examples of non-capital expenditure includes asset relocation, asset removal/demolition, operating services, projects cancelled, repairs and maintenance expenditure, studies/surveys and concept planning.

Bad and doubtful debts (\$296,000 favourable) – Lower than anticipated bad and doubtful debt expenditure to date (City Planning, Design and Amenity \$292,000).

Capital expenditure

Total capital expenditure at 31 December 2021 was \$15.43 million. A further \$31.86 million remains committed at the end of December. The capital works program comprises of asset renewal, expansion, upgrade and the investment in new assets.

4.1.1 Q2 2021-22 Quarterly Performance Report (Cont.)

4. Proposal

That Council notes the progress against performance targets outlined in the Council Plan 2021-25 for the period 1 October to 31 December 2021 and the Financial Report for the period 1 July to 31 December 2021.

5. Financial Implications

The financial position of the Council will be monitored against the approved Mid-Year Budget to ensure that Council achieves its financial goals.

6. Consultation

The Chief Executive Officer, Directors and staff responsible for reporting were consulted. Council's Finance Department has prepared the financial statements and all other attachments with feedback from Business Unit Managers.

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.
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:

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

4.1.1 Q2 2021-22 Quarterly Performance Report (Cont.)

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 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.

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.

This report addresses the following principles:

- a. the municipal community is to be engaged in strategic planning and strategic decision making;
- b. the transparency of Council decisions, actions and information is to be ensured.

And also takes into account the following supporting principles:

- a. the community engagement principles (section 56);
- b. the public transparency principles (section 58);
- c. the strategic planning principles (section 89);
- d. the financial management principles (section 101);
- e. the service performance principles (section 106).

The Quarterly Performance Report provides details on Council's progress against its key strategic objectives to ensure accountability and transparency of its actions.

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.

4.1.1 Q2 2021-22 Quarterly Performance Report (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.

The content/topic/issue (of this report) is purely administrative in nature and does not benefit any one gender group over any other. The Council Plan itself was the subject of a Gender Impact Assessment and all strategic objectives and key priorities were developed to ensure that all genders were represented.

11. 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 outlines progress against some of Council's overarching climate change and sustainability actions for 2021-22. The Council Plan highlights key activities which impact Council's Declaration on a Climate and Ecological Emergency, Council's Climate Change Emergency Strategy 2020-2030 and the requirements of the *Local Government Act 2020*.

12. Related Council Policies, Strategies or Frameworks

This report forms part of Council's Integrated Planning Framework and is in accordance with Council's policy of providing regular information and feedback to Council and the community about Council's financial position.

13. Conclusion

Greater Dandenong City Council provides a performance report against organisational objectives and its financial position on a quarterly basis. The reporting procedures and systems in place provide Councillors and the community with the opportunity to monitor progress against Council Plan Indicators. This ensures that all resources are managed effectively and accountably.

14. Recommendation

That Council notes the progress against the performance targets outlined in the Council Plan 2021-25 for the period 1 October to 31 December 2021 and the Financial Report for the period 1 July to 31 December 2021.

4.1.1 Q2 2021-22 Quarterly Performance Report (Cont.)

MINUTE 382

Moved by: Cr Rhonda Garad
Seconded by: Cr Sophie Tan

That Council notes the progress against the performance targets outlined in the Council Plan 2021-25 for the period 1 October to 31 December 2021 and the Financial Report for the period 1 July to 31 December 2021.

CARRIED

4.1.1 Q2 2021-22 Quarterly Performance Report (Cont.)

POLICY & STRATEGY

Q2 2021-22 QUARTERLY PERFORMANCE REPORT

ATTACHMENT 1

**QUARTERLY PERFORMANCE REPORT
1 OCTOBER – 31 DECEMBER 2019**

PAGES 63 (including cover)

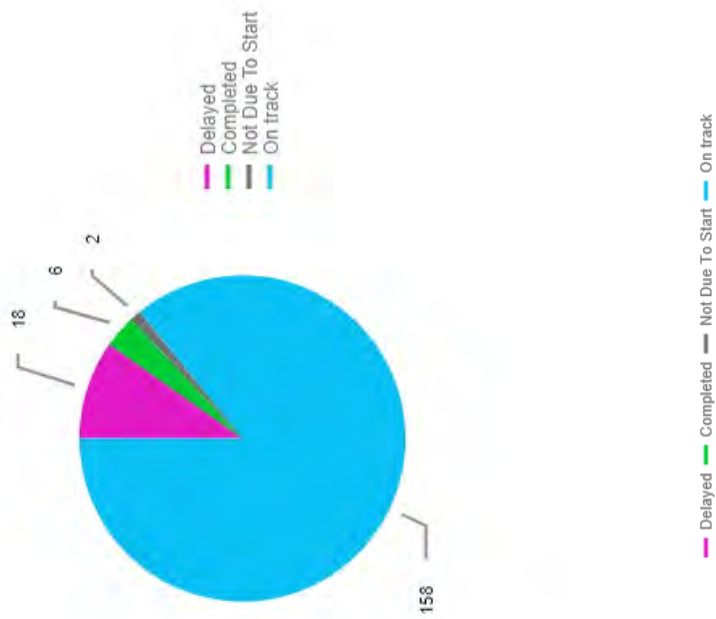
If the details of the attachment are unclear please contact Governance on 8571 5235.

4.1.1 Q2 2021-22 Quarterly Performance Report (Cont.)



4.1.1 Q2 2021-22 Quarterly Performance Report (Cont.)

Q2 Performance Summary October – December 2021



ORDINARY COUNCIL MEETING - MINUTES

4.1.1 Q2 2021-22 Quarterly Performance Report (Cont.)





Strategic Objective 1: A socially connected, safe and healthy city

| Priority | Action | Progress | Status |
|--|---|---|-------------------|
| Deliver and support initiatives that raise community awareness of harmful alcohol, tobacco and other drugs use | <p>Deliver initiatives that raise young people's awareness of drug and alcohol related harms</p> <p>Enhance strategic partnerships and collaboration to address negative impacts of alcohol use and sales</p> | <p>Youth and Family Services launched #Dont4You, a social media campaign about Alcohol and Other Drugs. Five posts were shared on Facebook and Instagram, promoting information and strategies to minimise harm and educate young people on how to keep themselves and their peers safe when using alcohol and drugs (total 1,405 contacts)</p> <p>Youth and Family Services also facilitated one Party Safe workshop at a local secondary school, educating students about safe drinking practices (35 contacts)</p> <p>Council continues to collaborate with the South East Consortium of Alcohol and Drug Agencies (SECADA), enliven, Victoria Police, and Maroondah, Casey, and Knox Councils to scope priorities and project objectives to adjust the parameters of the original South East Melbourne Group of Councils GIS mapping and database. Council continues to act in an advisory capacity on enliven's new Local Drug Action Team that aims to increase resilience and reduce isolation amongst vulnerable communities through a community gardens project. Council is also collaborating in a Community of Practice group with the Alcohol and Drug Foundation, Monash Health, Australian Cancer Councils, and Monash, Deakin, Curtin and Latrobe universities to collectively advocate for stronger legislative controls to reduce and prevent harms associated with the provision of packaged liquor to private and public properties and events. Particularly, through the growing emergence of online, warehouse/factory, and restaurant/café outlets sales.</p> | <p>●</p> <p>●</p> |

■ Delayed
 ■ Completed
 ■ Not Due To Start
 ■ On track

ORDINARY COUNCIL MEETING - MINUTES





4.1.1 Q2 2021-22 Quarterly Performance Report (Cont.)

| Priority | Action | Progress | Status |
|---|---|--|--|
| Enhance understanding of, and compliance with alcohol and tobacco regulations within the city | Work with Monash Health to support the community with greater access to and uptake of smoking cessation supports | Planning with Monash Health continued to identify local opportunities to improve communication and enable greater community access to smoking cessation resources such as Quitline and CALD-appropriate Communities and Programs to promote and amplify QuitVic community-focused campaigns for Q3. |  |
| | Coordinate tobacco control activities to meet service and funding requirements in accordance with the Municipal Association of Victoria service agreement | The Public Health Unit was able to have a stronger focus on the tobacco activity earlier in the year, allowing Council to focus on the higher priorities as Victoria came out of lock down. This has resulted in no tobacco activities being conducted in Q2, however the unit is on track to complete its targets in line with the service agreement due mid 2022. |  |
| | Support liquor licensees and collaborate with other authorities to implement policy and legislation to reduce alcohol harms in the community | The Greater Dandenong Liquor Licensees Accord group met in December 2021 and discussed the economic impact that COVID-19 has had on their businesses and, with the reduction in restrictions, the ability to hire enough staff. Police will work closely with licensees to mitigate the effects of inadequate staffing levels and general community job losses. Six liquor license planning permit applications were assessed to ensure the proposed venues would comply with Responsible Service of Alcohol standards and Council's Alcohol Management Policy and Guidelines. |  |
| | Update Council's Local Law, when required, to ensure it is meeting the community's expectations regarding alcohol controls in the public realm | Local Law 2 was adopted by Council in September 2021. |  |

 Delayed
  Completed
  Not Due To Start
  On track

ORDINARY COUNCIL MEETING - MINUTES





4.1.1 Q2 2021-22 Quarterly Performance Report (Cont.)

| Priority | Action | Progress | Status |
|---|---|---|---|
| Ensure Council's services and supports are inclusive of people with a disability and their carers | Continue to advocate and support local residents with a disability to successfully find paid employment through participating in the Australian Network on Disability (AND)'s "Stepping Into" paid internship program and promoting its success to the local business economy | Ongoing participation in the Australian Network on Disability's programs has led to support and interest across all departments in Council. The Disability Advisory Committee continues to advocate for employment options in the local area. Council supported the employment of people with a disability through the appointment of an intern working in the Waste area. |  |
| | Explore ways that greater support can be provided to the carers of people with a disability | Extended lockdowns have partially delayed this project however consultation with carers is underway with a variety of support options and activities identified. Council received additional grant funding through "Supporting Carers Locally" and Community Care is working with Carers Vic to implement additional support options. |  |
| Improve participation and access to sport and recreation activities to support active living | Provide support and information to residents on how to access the NDIS to help maximise their understanding and knowledge | Through participating in and leading networks, including the Southern Region Disability Alliance and the CALD Disability Network, people in the community are supported to access information about the NDIS and other services available. The Disability e-news was distributed to 300+ residents and services promoting information about the NDIS. International Day for People with a Disability was celebrated on 3 December which also provided an opportunity to promote and educate about disability supports including the NDIS. |  |
| | Complete and execute outstanding and new Joint Use Agreements between the Department of Education and City of Greater Dandenong. | A Joint Use Agreement proposal was completed with Lyndale Secondary College and Council is waiting on the college to execute the document which will then be sent to the Department of Education. Negotiations are continuing with Keysborough College. Silverton Primary School has received a draft Joint Use Agreement and Council is awaiting a response from the Principal. |  |

 Delayed
  Completed
  Not Due To Start
  On track

ORDINARY COUNCIL MEETING - MINUTES





4.1.1 Q2 2021-22 Quarterly Performance Report (Cont.)

| Priority | Action | Progress | Status |
|---|--|--|---|
| Increase and promote meaningful volunteering opportunities within Council and recruit, support and recognise Council Volunteers | Implement the year two actions of the 'Make Your Move' Greater Dandenong Physical Activity Strategy to improve health outcomes for our diverse and multicultural community | The Make Your Move Year 2 actions are progressing. Quarterly reporting on actions is required and monthly meetings are occurring to keep track of how actions are progressing and to share information within the Sport and Recreation team. |  |
| | Continue to support, train and recognise Council volunteers through regular events | Council volunteers have been engaged and informed on return to volunteering plans, assisted to complete legal and organisational requirements, and provided information on additional supports available to them. A letter and token of appreciation was provided to recognise their commitment to the community. Meals on Wheels volunteers resumed in December with contactless deliveries. Over 20 applicants were assessed to engage them into volunteering in the future, and registration of new volunteers to support wildlife conservation has continued. |  |
| | Increase COVID-Safe opportunities for volunteering within Council programs including social links for isolated community members | Two new COVID safe roles were established in the areas of arts and heritage and social support. The Stay Connected social support program commenced in October with volunteers contacting isolated clients. On review, clients reported that the service provided them with valuable support during a difficult time. The Arts and Heritage program also received additional support from experienced volunteers through online research. |  |
| | Support community initiatives that promote meaningful volunteering opportunities | The Greater Dandenong Volunteer Resource Service has provided COVIDsafe services. Agencies have identified nine new COVIDsafe roles which have been added. A total of 97 prospective volunteers were interviewed for referral to services. Five workshops were delivered for volunteers. |  |

 Delayed
  Completed
  Not Due To Start
  On track

ORDINARY COUNCIL MEETING - MINUTES



4.1.1 Q2 2021-22 Quarterly Performance Report (Cont.)

| Priority | Action | Progress | Status |
|---|--|--|---|
| | Utilise volunteers to help raise community awareness on the positive impact of physical activity | Officers have engaged with ambassadors, however due to COVID-19 vaccination mandates now in place three have resigned their positions. Position descriptions and other applicable documentation is being collected to complete the remaining participants commitment to the campaign. A photo shoot and media release have been scheduled for February and March on Council's website. |  |
| Increase emergency, crisis, transitional housing accommodation and support to address the needs of persons who are homeless in the public domain | Investigate the feasibility of implementing a 'Functional Zero' model of homelessness in Greater Dandenong | Further discussions have occurred with the Launch Housing Functional Zero management team and internal Council staffing resources have been allocated. A stakeholder mapping exercise is nearly complete with stakeholders to be engaged in January regarding their involvement and participation in the initiative. |  |
| Increase meaningful engagement and facilitate collaboration and partnerships to enhance the health, wellbeing and resilience of the Greater Dandenong community | Develop an Anti-Poverty Strategy through community consultation and partnership with local community agencies and organisations | The online financial hardship survey was completed in October 2021. Further consultation is being conducted with partner agencies to engage with community members with lived experience of poverty by the end of January 2022. Consultation findings and related learning will be utilised in a future forum to progress development of the Anti-Poverty Strategy and ensure it accounts for current and emerging effects of COVID-19 on the Greater Dandenong community. |  |
| | Partner with Melbourne City FC and City in the Community to develop and deliver aligned programs that focus on community outreach, engagement, participation and business networking | Planning of priority programs continues and initiatives are set to be implemented in early 2022 including (but not limited to) the City Football School at Tatterson Park and a joint VicHealth funding application (between CGD and MCFC). The implementation of programs in 2021 has been delayed due to COVID-19 restrictions. |  |

 Delayed
  Completed
  Not Due To Start
  On track

ORDINARY COUNCIL MEETING - MINUTES




4.1.1 Q2 2021-22 Quarterly Performance Report (Cont.)

| Priority | Action | Progress | Status |
|----------|---|--|---|
| | Support community initiatives to increase healthy eating and promote healthy lifestyles and settings within the city | Promoted and supported initiatives with various local health agencies and service partners. These included planning of the 2022 South East Melbourne Feed Happiness social media campaign; contributed to a feasibility study into a regional scale-up of the Cardinia Food Circles initiative with the South East Leadership Prevention Group; launch of Monash Health's Healthy Sports Club program and participation in the South East Food and Nutrition Network. |  |
| | Support community initiatives to raise awareness of the increased health risks related to climate change particularly in vulnerable individuals | <p>Completion of the Municipal Scan project addressing climate change risk to health and wellbeing is a key outcome of Q2. The Municipal Scan included the following reports:</p> <ol style="list-style-type: none"> 1. Climate change impacts on health and wellbeing in Greater Dandenong 2. Climate change and health equity in Greater Dandenong 3. Greater Dandenong - Climate change, health and wellbeing profile 2021 - indicator summary 4. Roles and responsibilities for public health and wellbeing planning with climate change - CGD 5. Climate change and health and wellbeing services CGD 6. Key issues and recommendations for 2021-25 in Greater Dandenong <p>The Sustainability Planning team will partner with Community Services to embed these findings into Council's operational and decision-making processes to enhance understanding of the interconnections between health and climate change in the community.</p> |  |

 Delayed
  Completed
  Not Due To Start
  On track

ORDINARY COUNCIL MEETING - MINUTES




4.1.1 Q2 2021-22 Quarterly Performance Report (Cont.)

| Priority | Action | Progress | Status |
|----------|---|--|---|
| | Support engagement, transparency and accessibility of Council's grant programs | <p>Promotion of Council's upcoming grant rounds has commenced through Council's community grants e-newsletter, SmartyGrants database and website. Programs are accessible, with results transparently presented on Council website.</p> <p>Good practice examples of projects have been prepared and included in grant promotion in the December edition of Greater Dandenong Council News (GDCN), and further stories to be shared via social media and future editions of GDCN.</p> |  |
| | Support the establishment and transition of South East Leisure in the management of Council's major aquatic and recreation facilities | <p>Weekly meetings have been set up with South East Leisure and will continue. The South East Leisure CEO attends meetings with Council's Senior Leisure Facilities Officer and has commenced meeting with the Dandenong Basketball Association.</p> |  |
| | Support the implementation of the Greater Dandenong Social Prescribing Network Pilot initiatives through regular network meeting attendance and linkage with other Council service programs | <p>Regular Network Committee meetings continue with Council's Community Care Department and Community Advocacy Unit represented. Engagement with allied health professionals in GP clinics have occurred encouraging ongoing referrals. Friendship/chatty Cafe's have been established as a soft entry stepping stone to other programs (Springvale and Dandenong North). Consideration of establishing a Social Prescribing Activities Network that would meet every three months. Terms of Reference have been drafted and are to be reviewed further in early 2022.</p> |  |

 Delayed
  Completed
  Not Due To Start
  On track

ORDINARY COUNCIL MEETING - MINUTES





4.1.1 Q2 2021-22 Quarterly Performance Report (Cont.)

| Priority | Action | Progress | Status |
|--|--|---|---|
| Increase space activation and social inclusiveness to reduce crime and anti-social behaviour in the public realm | Implement Council's Community Safety Plan 2015-22 | Implementation of public space activation events continue to be delayed due to COVID-19 lockdowns. A range of events and activations planned to take place from March 2022 have been outlined through online meetings with Council units, service agencies, the Department of Families, Fairness and Housing (DFFH), Department of Justice and Community Safety (DJCS), Victoria Police, traders and community members. These include community-based Crime Prevention Through Environmental Design (CPTED) audits of hotspot zones to assess perceptions of safety whilst building stakeholder and neighbourhood-level connections in the Hemmings Street Precinct, Springvale Hub outdoors area, and central Dandenong. |  |
| | Manage and maintain Council's CCTV Safe City program | Council's Public Space CCTV system and program are being maintained in accordance with all policies, procedures and agreements. Council has begun engaging with an external party for the review of the existing agreement and will look at formalising this contract in the future. Council have recently set up monthly reporting mechanisms with Victoria Police to enable Council to measure the effectiveness of the Safer City CCTV network. Reporting will also assist with future planning of the CCTV network. |  |
| | Promote physical and social activity in local streets including the roll out of a new Street Parties Framework | A grant application partnering with Play Australia for assistance in rolling out Street Play in 2022 was successful. |  |

 Delayed
  Completed
  Not Due To Start
  On track

ORDINARY COUNCIL MEETING - MINUTES






4.1.1 Q2 2021-22 Quarterly Performance Report (Cont.)

| Priority | Action | Progress | Status |
|--|---|--|---|
| Provide support for older residents by building healthy, respectful and inclusive communities and removing barriers to participation | Actively support and encourage older residents to understand the importance of maintaining social connections, assist senior's clubs and groups to recommence club activities together and increase the range and number of social activities provided by Council | Following the extended lockdown several day trips and seniors activities recommenced, however the current variant has hampered efforts to commence additional activities. Significant planning and consultation with older people has occurred with activities and supports ready to assist older people to focus on social connections when it is safe to do so. In the meantime, older people have been encouraged to once again connect digitally, through library programs or phone chat groups. |  |
| | Participate in consultations with the Commonwealth Government and the Aged Care sector regarding the design of the new Home Care Program that is being developed in response to the Royal Commission into Aged Care Quality and Safety to ensure that the needs of Greater Dandenong older residents are considered | From July 2023, the new Support at Home Program will replace the Commonwealth Home Support Program (CHSP). Engagement opportunities include representation to provide feedback to the the MAV Working Party. |  |
| | Undertake a review into the impacts of the new Home Care Program Model once announced on both the community and Council's role as a service provider for Council's consideration | Council is currently waiting Commonwealth Home Support Program contract extension and formal agreement. The new Support at Home Model transition is scheduled to commence in 2022, however the delay in receiving detail on the transition is impacting the business unit's ability to plan for service delivery. |  |
| | Undertake the Future Directions for Community Transport project | Implementation of this has been delayed due to the extended lockdown and whilst many bus services have resumed, additional transport options have not yet commenced. Consultation and research about the new bus loops has occurred with trials planned for Q3. Additional bus runs, day trips and support for seniors groups are also planned throughout 2022. |  |

 Delayed  Completed  Not Due To Start  On track

ORDINARY COUNCIL MEETING - MINUTES






4.1.1 Q2 2021-22 Quarterly Performance Report (Cont.)

| Priority | Action | Progress | Status |
|---|--|--|---|
| Provide welcoming and active community precincts that enable residents and visitors to connect, participate and celebrate | Commence the detailed design of the Dandenong Community Hub | Waiting on completion of the concept plan stage, due in early 2022 |  |
| | Finalise the concept design of the Dandenong Community Hub | The results of consultation and amended concept plans for the Dandenong Community Hub were presented at the Council Briefing Session on Monday 6 December 2021. Subsequently, Councillors have requested Council officers to now additionally engage the consultants to undertake further work 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. As this action represents a new body of work not detailed in the existing consultant's contract, it will take several months to finalise. Once completed the review work will be presented to Council for further discussion. |  |
| Support alliances and community initiatives to address gambling harm and promote sources of assistance | Implement the Springvale Community Hub Action Plan | The Action Plan has a number of items recently completed. With the easing of COVID-19 restrictions, actions that were delayed are now beginning to progress towards completion. |  |
| | Progress the construction of the Keysborough South Community Hub | Planning and design is well advanced in preparation for the construction tendering phase. |  |
| | Monitor and report gambling trends, as well as hazards of gambling and sources of assistance, to Council, community agencies, residents and other Councils | A report on sports and online gambling has been prepared and provided to relevant Council units and to other Councils. Planning has been undertaken with Gambler's Help Southern as part of a project to jointly develop information resources about gambling issues and sources of assistance in selected community languages. |  |

 Delayed
  Completed
  Not Due To Start
  On track

ORDINARY COUNCIL MEETING - MINUTES





4.1.1 Q2 2021-22 Quarterly Performance Report (Cont.)

| Priority | Action | Progress | Status |
|---|---|--|---|
| Support children, young people and their families to build greater social and family connections including a focus on vulnerable families | Oppose electronic gambling machine applications to the Commission for Liquor and Gambling Regulation, where instructed by Council | No applications by local gambling venues for additional electronic gambling machines have been received during this period. |  |
| | Support community-based initiatives to address gambling harm and inform residents about sources of assistance | Detailed planning of a collaborative project with Gambler's Help Southern has taken place to create in-language resources to inform selected cultural groups about the hazards of gambling and sources of assistance. |  |
| | Support the Alliance for Gambling Reform with its advocacy campaigns and data on gambling trends | Information about community contributions and monthly fluctuations in electronic gambling machine losses during the pandemic has been provided to the Alliance for Gambling Reform. Additionally, a brief report on trends and characteristics of sports and online gambling was prepared and shared with the Alliance to support its advocacy in this field. |  |
| | Deliver programs and services that support vulnerable families, including those at risk of or experiencing family violence | Family Services engaged and provided support to 40 new families, 91 children and 2,498.54 hours of contact support |  |
| | Support parents and their children to access the Supported Playgroup program and community playgroups | 200 families were supported in the supported playgroups program. Due to COVID-19 restrictions, families were engaged through online media platforms including phone calls, face time, and zoom. Supported Playgroups resumed in park settings from late November. A satisfaction survey took place for all supported playgroups at the end of term and the results show high levels of satisfaction with the supported playgroup program. Community playgroups in school and aged care settings have remained closed due to COVID-19 restrictions. |  |

 Delayed
  Completed
  Not Due To Start
  On track

ORDINARY COUNCIL MEETING - MINUTES






4.1.1 Q2 2021-22 Quarterly Performance Report (Cont.)

| Priority | Action | Progress | Status |
|---|---|--|---|
| Support the community and work with partner agencies to address and prevent family violence | Support vulnerable children to form social connections through the CALD Kindergarten Project | The Cultural and Linguistically Diverse (CALD) Kindergarten Project has supported 171 children and their families to enrol for early start kindergarten, referral to Playgroup, Maternal and Child Health and Immunisation Services. |  |
| | Deliver Youth United Against Family Violence initiatives in local school and community settings | Due to the COVID-19 lockdowns and schools' return to remote learning, Youth and Family Services were unable to deliver any family violence workshops this quarter. The team has however presented a 'taster session' for Council's Sports and Recreation department and have established a partnership, actioning a plan to roll out Family Violence workshops in local sporting clubs in 2022. Video resources were also utilized from the Youth United Against Family Violence project to create four social media posts, in recognition of White Ribbon Day and the 16 Days of Activism against Gender-based Violence. The posts incorporated messages to raise awareness of the different forms of family violence, support services, and strategies to be an active bystander and respond to disrespectful or abusive behaviour (1,524 contacts) |  |
| | Document, and report on, trends relating to family violence | Draft text for the family violence section of the Council website has been prepared and will be live in early 2022. |  |
| | Inform the community about the nature and impacts of family violence and sources of assistance | Council continued its participation and support for the Red Cross Forced Marriage Project, which aims to develop a foundation for the creation of strategies to address this issue among a range of cultural groups throughout Victoria. Draft text for the family violence section of the Council website has been prepared. |  |

 Delayed
  Completed
  Not Due To Start
  On track

ORDINARY COUNCIL MEETING - MINUTES




4.1.1 Q2 2021-22 Quarterly Performance Report (Cont.)

| Priority | Action | Progress | Status |
|--|--|--|---|
| Support the mental and physical health of children, young people and their families through preventative health initiatives and responsive interventions | Support community initiatives to address and prevent family violence | Council continued its participation in the Red Cross Forced Marriage Project, intended to inform and support efforts to prevent forced marriage among a range of cultural communities. |  |
| | Analyse the State Government response to the recommendations of the Royal Commission into Victoria's Mental Health System | A mental health pop up hub has been implemented in the South East as part of a COVID-19 response package from the Federal Government. Council is waiting on further announcements by the State and Federal Government re: funding on the Royal Commission on Mental Health |  |
| | Commence the delivery of health promotion modules of the VicHealth Local Government Partnership, to improve mental health, increase healthy eating and physical activity among children and young people | The delivery of health promotion modules from the VicHealth Local Government Partnership are on track with workshops secured for delivery in February, March and April. The Healthy Kids Advisors Initiative is to be launched in the region and Council officers have linked the Stephanie Alexander Kitchen Garden Foundation with information/resources to aid successful implementation. |  |
| | Continue the delivery of the Sleep and Settling Initiative expanding to all funded age groups | This project has been impacted by an increase in COVID-19 community transmission. Council has been unable to expand sessions to all age groups and has also experienced some recruitment issues. |  |
| | Deliver preventative health activities to Aboriginal and Torres Strait Islander families through the New Directions project | The Indigenous Australians' Health Program - New Directions Project team continue to deliver preventative health activities to Aboriginal and Torres Strait Islander families through the New Directions project. The Yarning Circles with Health Professionals and Cultural Elders Swimming Group has recommenced for Indigenous Mums and Bubs at Oasis Aquatic Centre |  |

 Delayed
  Completed
  Not Due To Start
  On track

ORDINARY COUNCIL MEETING - MINUTES



4.1.1 Q2 2021-22 Quarterly Performance Report (Cont.)

| Priority | Action | Progress | Status |
|----------|--|---|---|
| | Expand the Maternal and Child Health program to meet identified gaps in mental health, family violence and outreach | An outreach program has commenced, increasing contacts across the municipality. Family Violence and Mental Health positions are to be recruited in 2022. |  |
| | Monitor and report on the percentage of children fully vaccinated according to their age, through to five years old, according to the national immunisation register | The next quarter coverage report processed from 31 December is not yet available from Department of Health. |  |
| | Support the mental health of young people and families through providing flexible and responsive interventions and raising awareness of available supports | <p>Youth and Family Services have implemented a range of strategies and interventions to promote the mental health of young people and families this quarter including:</p> <ul style="list-style-type: none"> - 12 posts promoting mental health messages and support services on Youth Services' social media pages (14,096 contacts) - Facilitated two Greater Dandenong Youth Network meetings featuring topics relating to mental health - including body image, suicide pre- and post- intervention, and emerging challenges within the local Afghan community (140 contacts) - Youth Services staff have provided individual support to young people via phone check-ins (70 contacts) - Conducted interviews with 17 young people for the Happiness Project, identifying Grade 6 students' worries and concerns about transitioning to high school <p>Youth and Family Services' Mental Health Week event 'Nurture Self, Nurture Others' was cancelled in October due to COVID-19 (estimated 250 contacts). A calendar of activities and resources were developed in place of this, including four workshops to equip Year 7-8 students with resilience and self-care strategies, a social media campaign, and a fact sheet for local schools and services.</p> |  |

 Delayed
  Completed
  Not Due To Start
  On track

ORDINARY COUNCIL MEETING - MINUTES

4.1.1 Q2 2021-22 Quarterly Performance Report (Cont.)



| Priority | Action | Progress | Status |
|---|--|---|---|
| <p>Work with key partners to increase and support community access to affordable, healthy and culturally appropriate food, especially for vulnerable groups</p> | <p>Complete the Community Gardens Policy</p> <p>Work with the State Government and the Material Aid Consortium through the COVID-19 response</p> | <p>The Community Gardens on Council Owned Public Open Space Policy and the Community Gardens on Council Owned Public Open Space Guidelines were adopted by Council at the 13th September 2021 Council meeting.</p> <p>Material Aid Consortium agencies have continued to provide services through provision of food boxes, vouchers and hot meals to approximately 500 vulnerable community members per week. Agencies have continued to adapt service models under COVID-19 requirements. The Department of Family Fairness and Housing (DFFH) extended funding for material aid to the end of April 2022.</p> | <p></p> <p></p> |

 Delayed
  Completed
  Not Due To Start
  On track

ORDINARY COUNCIL MEETING - MINUTES

4.1.1 Q2 2021-22 Quarterly Performance Report (Cont.)


Strategic Objective 2: A city that respects and celebrates diversity, our history and the arts

| Priority | Action | Progress | Status |
|--|--|--|---|
| Advance the process of reconciliation to embed reconciliation across policy, business and community structures | Implement Council's Reconciliation Action Plan (RAP) | In December the 2021-23 Innovate Reconciliation Action Plan (RAP) was fully endorsed by Reconciliation Australia with some timeline and reporting dates shifted to correlate to a December 2023 end date. Council is in monthly consultation meetings with Bururong Land Council (as the Traditional Owners) and the RAP is scheduled for official launch in early January 2022. A Cultural protocol policy has been drafted and Bururong Land Council have been consulted regarding the delivery of cultural training. Promotion of Aboriginal Health Initiatives has occurred through the New Directions Mums and Bubs Program and Make Your Move Strategy Yarning initiative. |  |
| | Provide support to Early Years Services to develop their own RAP | Eight early years services and two primary schools in the City of Greater Dandenong with Reconciliation Action Plans are registered with the Narragunnawali Platform. Children's Services continues to deliver support to early years services and primary schools to connect to Aboriginal and Torres Strait Islander early years service providers, the Narragunnawali Platform and the Gathering Places to support the development of Reconciliation Action Plans. |  |

 Delayed
  Completed
  Not Due To Start
  On track

ORDINARY COUNCIL MEETING - MINUTES


4.1.1 Q2 2021-22 Quarterly Performance Report (Cont.)

| Priority | Action | Progress | Status |
|---|---|--|---|
| <p>Advocate for and assist People Seeking Asylum and Refugees living in the community</p> | <p>As Chair of the Local Government Mayoral Taskforce Supporting People Seeking Asylum advocate for the rights of people seeking asylum</p> | <p>As Chair of the Local Government Mayoral Taskforce Supporting People Seeking Asylum, Council has appointed Social Change Projects to manage the Back Your Neighbour advocacy campaign in the lead up to the next federal election. The campaign will primarily be asking the two major parties to provide a pathway to permanency for those categorised as Illegal Maritime Arrivals, and to provide this cohort with access to universal services. Three new Councils have also joined the Mayoral Taskforce - Casey, Nillumbik, Kingston - which now takes the total number of members to 37. A meeting between Mayor, Cr Jim Memeti and Minister Alex Hawke was conducted in December where discussions were had about providing people seeking asylum with a pathway to permanency.</p> |  |

■ Delayed
 ■ Completed
 ■ Not Due To Start
 ■ On track

ORDINARY COUNCIL MEETING - MINUTES





4.1.1 Q2 2021-22 Quarterly Performance Report (Cont.)

| Priority | Action | Progress | Status |
|---|--|--|---|
| <p>Deliver a range of festivals, events and programs across the city which celebrate the diversity of cultures within our community</p> | <p>Deliver exhibitions, performance events, and associated programs which celebrate the diversity of cultures within our community</p> | <p>In person delivery and larger programs were impacted by COVID-19 lockdowns at Walker Street Gallery and a number of community hirers at the Drum cancelled or were postponed during this period due to the large amount of uncertainty surrounding COVID-19 and the difficulty to attract participation in the current environment.</p> <p>The Past Present and Future exhibition opened in November - including 'Behind the scenes' online video; an artist video (Hung Lin) and an artist workshop (Kenny Pittock). These were promoted via the National Gallery of Victoria magazine as well as Artshub and the usual online and print avenues.</p> <p>The Seen portrait exhibition is planned for 2022 - artists are to portray a subject who lives, works or studies in the municipality.</p> <p>Sponsorship has been secured from IKEA for the HOME exhibition 2022.</p> <p>An application for a Walker St Gallery 2022 exhibition which will focus on South Indian Women was successful.</p> <p>The Dandenong Art Trail project working with First Nations artists to develop site specific concepts for artworks continued.</p> <p>The Springvale Community Hub Firepit project (including artwork) was a finalist in the Local Government Pro Awards for Excellence program.</p> <p>33 performances and other events took place at the Drum Theatre, engaging five dance schools and community groups.</p> |  |

■ Delayed
 ■ Completed
 ■ Not Due To Start
 ■ On track

ORDINARY COUNCIL MEETING - MINUTES


4.1.1 Q2 2021-22 Quarterly Performance Report (Cont.)

| Priority | Action | Progress | Status |
|----------|---|---|---|
| | <p>Deliver preventative health activities during NAIDOC and Reconciliation week activities</p> | <p>NAIDOC and Reconciliation week activities have been delayed due to COVID-19 lockdowns, continued planning is underway for future preventative health activities to be delivered. The Indigenous Australians' Health Program - New Directions Project will continue to participate in local and internal working groups to support future events.</p> |  |
| | <p>Deliver the annual Children's Forum</p> | <p>On Thursday 18 November Children's Services hosted its sixth annual Children's Forum, with 140 students in grades 4-6 from 15 primary schools attending. Due to COVID-19 restrictions the forum was held online.</p> |  |
| | <p>Deliver the following major events (subject to COVID-19 permissions):</p> <ul style="list-style-type: none"> - Spirit of SnowFest - Children's Festival and Little Day Out - New Year's Eve - Keysborough Big Picnic | <p>The Spirit of Snow Fest was delivered in August and December, via a series of neon light installations on Saturday and Sunday nights in Springvale, Noble Park and Dandenong.</p> <p>The Greater Dandenong Children's Festival was delivered as an online festival with 31 Workshops, with most fully or almost fully booked, and a number of additional workshops were added by popular demand. The most popular workshops included Reptile Encounters, K Pop dance Workshops, Magical Safari and Cooking Around the World. The Little Day Out was delivered as an online event named Little Night In, with an estimated 300 attendees.</p> |  |
| | <p>Support community led festivals and events which celebrate the diversity of cultures within our community</p> | <p>The following community led events were facilitated: Afghan pro-democracy rally, AFL Welcome to Footy (for Afghan refugees), the Aaha Food Market Festival and Cambodian community gathering in Multicultural Place. A number of community gatherings were planned and then later cancelled or postponed due to COVID-19.</p> |  |

 Delayed
  Completed
  Not Due To Start
  On track

ORDINARY COUNCIL MEETING - MINUTES


4.1.1 Q2 2021-22 Quarterly Performance Report (Cont.)

| Priority | Action | Progress | Status |
|--|---|--|--|
| <p>Empower communities and individuals to take action to prevent and reduce racism</p> | <p>Investigate and research the barriers to reporting racism and address these challenges</p> | <p>Greater Dandenong Council has continued to work in partnership with Victoria University and the City of Casey to explore ways to improve local support services and reporting pathways for residents who have and/or continue to experience racism or religious prejudice/discrimination. On Monday 6 December, an Anti-Racism Community Session was delivered to interested community members to share their experiences of racism, and ways in which racism can be addressed. This is the first of a series of community engagement forums which will endeavour to work with community in addressing issues associated with racism.</p> | <p></p> |

■ Delayed
 ■ Completed
 ■ Not Due To Start
 ■ On track

ORDINARY COUNCIL MEETING - MINUTES




4.1.1 Q2 2021-22 Quarterly Performance Report (Cont.)

| Priority | Action | Progress | Status |
|---|---|---|--|
| <p>Promote a socially cohesive, respectful and harmonious community</p> | <p>Deliver initiatives which support young people and families to feel safe and included in the community</p> | <p>Youth and Family Services have delivered a range of activities this quarter to support young people and families to feel safe and included, such as:</p> <ul style="list-style-type: none"> - Noble Park Youth Committee, where young people developed a community project - the Noble Park 'Big Day Out' (endorsed by the Noble Park Revitalisation Board) to enhance community perceptions of safety in Noble Park (40 contacts) - Greater Dandenong, My Place, My Community' Art Awards, which celebrated young people's connection to the community through artwork (35 contacts) <p>Youth Services shared a number of social media posts to promote safety and inclusion including:</p> <ul style="list-style-type: none"> - Beyond the Surface - a youth-generated body image campaign celebrating diversity and individual difference (10,128 contacts) - CGD Proudly Diverse - a youth-generated campaign challenging negative racial stereotypes (3,182 contacts) - Strength in Diversity - a series of profiles of local young people from multicultural backgrounds, celebrating their positive contributions volunteering in the community (12,441) - Trans Awareness Week - promoting tips to be a supportive ally (1,508 contacts) <p>Multiple events designed to enhance community safety and connection were cancelled this quarter due to COVID-19, including Youth and Family Services' soccer tournament (estimated 800 contacts) and the Springvale Hub Community Launch (estimated 500 contacts).</p> | <p></p> |

■ Delayed
 ■ Completed
 ■ Not Due To Start
 ■ On track

ORDINARY COUNCIL MEETING - MINUTES






4.1.1 Q2 2021-22 Quarterly Performance Report (Cont.)

| Priority | Action | Progress | Status |
|---|--|--|---|
| | Promote social cohesion and harmony through significant days of celebration and advocacy | Council Officers are on track to organise a free welcome event for new community members from Afghanistan, which is to take place on Sunday 20 February 2022. The event seeks to connect the wider Afghan community in the South East region, supporting arts, culture, wellbeing and connection. 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 from housing, employment, food and material aid sectors. A variety of stakeholders have already been engaged to ensure the event is culturally sensitive and promotes harmony and social cohesion amongst the different Afghan ethnic groups, as well as, the wider community. |  |
| Promote respect and equality of opportunity among people of all genders | Inform the community about gender equity issues and sources of assistance | Social media tiles in community languages have been prepared and provided to the Maternal and Child Health Unit for use as posters. Council officers have participated in regional planning in relation to women's sexual and reproductive health which is being undertaken by Women's Health in the south-east. |  |
| | Support community initiatives to advance gender equality, and report on related trends | Progress on the development of the Council Gender Equality Action Plan continued, with findings of the Council survey, audit and consultation on each of the key topics summarised and submitted to the committee to inform the development of the draft Action Plan. Support for, and participation in, the Red Cross Forced Marriage Project continued. Council participated in the development of a regional plan relating to sexual and reproductive health, being conducted by Women's Health in the south-east. |  |

 Delayed
  Completed
  Not Due To Start
  On track

ORDINARY COUNCIL MEETING - MINUTES



4.1.1 Q2 2021-22 Quarterly Performance Report (Cont.)

| Priority | Action | Progress | Status |
|--|---|---|--|
| Promote visibility and better social outcomes for LGBTIQA+ communities through the promotion of equal rights and opportunities | Promote visibility of LGBTIQA+ communities through significant days of celebration and advocacy | Permission has been obtained for staff representatives from Greater Dandenong Council to attend the Pride March on Sunday 6 February in St Kilda. The upcoming event provides an opportunity for Council to strengthen its relationship with LGBTIQA+ communities, by marching alongside them in solidarity. The Pride March will empower LGBTIQA+ employees to show pride and feel safe within their workplace, and it will also demonstrate to the general public that their organisation is queer-friendly. |  |
| Provide cultural facilities and infrastructure to meet the community's needs now and into the future | Complete and launch the Dandenong New Art Gallery | This project is behind schedule due to ongoing construction delays. Operational planning is on track and the first year exhibition program has been confirmed (subject to an opening date). |  |
| | Deliver on the Library Service Needs and Feasibility Study to ensure local library service requirements are met into the future | Planning and construction of the Keysborough South Community Hub continues. A grant application made to Department of Jobs, Precincts and Regions for a Feasibility Study for Noble Park Library Lounge as part of the Noble Park Revitalisation Project was successful. |  |
| | Progress the Precinct Energy Plant Creative Industries Hub development | This project has been delayed due to competing infrastructure priorities. Detailed design and a business case process are to be undertaken in 2022. Council advocacy of the project occurred with Creative Victoria (state government arts department) and consideration of funding opportunities has been discussed. |  |
| | Undertake a feasibility study for Civic Archive capacity expansion | The Feasibility Study is on hold at this time as it has not been approved to commence in the current Long Term Financial Plan. |  |

 Delayed
  Completed
  Not Due To Start
  On track

ORDINARY COUNCIL MEETING - MINUTES


4.1.1 Q2 2021-22 Quarterly Performance Report (Cont.)

| Priority | Action | Progress | Status |
|---|--|---|---|
| <p>Provide local and meaningful opportunities for creative and cultural participation, learning, enjoyment and expression</p> | <p>Deliver a vibrant, inclusive and high quality performing arts offering through the Drum that is celebrated for its role in arts development and engagement with our community</p> | <p>The Drum Theatre was closed for 39 per cent of this quarter due to the COVID-19 lockdown however was successful in presenting a range of events for regular hirers, in particular end of year concerts for schools, dance schools and community groups. This is an important segment of the local community who have spent much of the last two years engaging online and were thrilled to be able to have a live public outcome. During this period 33 events were held, including 23 performances, 1,542 performers and participants and an audience total of 3,965 people. The Drum was also able to present the Victoria State Ballet's The Nutcracker, which had been cancelled due to the last lockdown, and drew our devoted seniors audience back to celebrate Christmas with the final Encore show: 'I'll Be Home For Christmas with Rhonda Burchmore. This show was livestreamed and promoted to nursing homes and community centres in order to make it accessible to those unable to attend live theatre. The Drum also worked with Arts Centre Melbourne to host Metro Connect technical training for technicians from performing arts centres and the community.</p> |  |
| | <p>Deliver an accessible, inspiring and high quality visual arts offering through the Dandenong New Art exhibition and public program</p> | <p>The preparation of an exhibition and public art program is underway for the opening of Dandenong New Art. Exhibition programming in the first year will include HOME, First Nations program along with other contemporary artworks. A digital public art component and the complementary branding development are both progressing. Delivery has been delayed due to the delayed construction of the gallery.</p> |  |

■ Delayed
 ■ Completed
 ■ Not Due To Start
 ■ On track

ORDINARY COUNCIL MEETING - MINUTES


4.1.1 Q2 2021-22 Quarterly Performance Report (Cont.)

| Priority | Action | Progress | Status |
|----------|---|--|---|
| | Develop and implement the Arts and Cultural Heritage Strategy 2022-25 | The consultation phase of the Arts and Cultural Heritage Strategy took place during this quarter and included staff involvement in surveys, consultation and promoting participation to audiences, networks, and our creative community. Workshops were held around the major themes emerging with Spark Consultants. The draft strategy is now being prepared by consultants. |  |

■ Delayed
 ■ Completed
 ■ Not Due To Start
 ■ On track

ORDINARY COUNCIL MEETING - MINUTES



4.1.1 Q2 2021-22 Quarterly Performance Report (Cont.)

| Priority | Action | Progress | Status |
|----------|---|---|---|
| | <p>Nurture and showcase local arts, creativity and innovation</p> | <p>In person opportunities have been impacted by lockdowns. An Expression of Interest process has been undertaken for the Artist in Residence program at Heritage Hill for 2022. The successful artist will cover innovative photography practice.</p> <p>The Seen portrait exhibition is planned for 2022 which includes a call out to artists to portray a subject who lives/works/studies in municipality. This will include portraiture artists in residency and a workshop with local schools.</p> <p>Support continued for local arts groups and programs through use of the Walker St Gallery.</p> <p>Three QuickArts digital tutorial content pieces were created to share and inspire creative interaction and activity in an accessible format.</p> <p>The Walker Street Gallery sale process has been suspended to allow continued affordable community space for creative activity.</p> <p>Masquerade Youth Arts and several local dance schools were able to present end of year shows at the Drum Theatre, marking a massive achievement for the many young creatives, whether performance is a hobby or vocational aspiration. It develops skills in communication and confidence and enriches bonds and camaraderie. 23 performances were given by 1,540 young performers to audiences totalling 3,904.</p> |  |

■ Delayed
 ■ Completed
 ■ Not Due To Start
 ■ On track

ORDINARY COUNCIL MEETING - MINUTES




4.1.1 Q2 2021-22 Quarterly Performance Report (Cont.)

| Priority | Action | Progress | Status |
|---|---|--|---|
| <p>Record, protect, and promote community understanding of local history and heritage</p> | <p>Record, protect, and promote local heritage including support of the historical societies and related groups</p> | <p>Exhibitions and public programs launched the Reading, Writing and Arithmetic: Early Education in City of Greater Dandenong. Exhibition development and management is underway: A Floral muse (online and physical exhibition), Then and Now: Dandenong and surrounds exhibition and the Hart Family exhibition. Council continues to support the move of the Springvale and District Historical Society into the Springvale Community Hub. A funding application from National Library of Australia (NLA) for \$1,800 for Significance Assessment and Caring for Collections training sessions for historical societies/local collecting organisations was successful.</p> <p>Public programs included: An online program with Jack Martin, Assistant Manager Collection Management on how to undertake school research with Public Record Office Victoria online collections; an online exhibition and program included as part of October History Month; and the Royal Historical Society of Victoria program.</p> <p>The Ethive digital archive had 1,651 page views. The Civic and Cultural Heritage Collection and Acquisitions and Deaccession Working Group Terms of Reference and work group formation planning progressed.</p> |  |
| <p>Support community health and wellbeing through providing opportunities to connect and access programs and resources through welcoming library spaces, online and outreach services</p> | <p>Develop and implement the Library Services Strategy 2022-25</p> | <p>Consultation for the Library Service Strategy for 2022-25 was delivered by the consultants (Spark Strategy) during this quarter with the community, stakeholders and community partners being invited to participate. These findings are now being compiled and a draft report is being prepared.</p> |  |

 Delayed
  Completed
  Not Due To Start
  On track

4.1.1 Q2 2021-22 Quarterly Performance Report (Cont.)




Strategic Objective 3: A city of accessible, vibrant centres and neighbourhoods

| Priority | Action | Progress | Status |
|--|---|--|---|
| Advocate for affordable quality housing and legislated change in the operation of rooming houses | Advocate to the State Government to create a Local Government Task Force to address inconsistencies in the standards | Discussions between Officers and Consumer Affairs Victoria (CAV) has established a co-operative task force to tackle unlawful rooming houses and bring legal action against unlicensed operators. Officers have also been invited to assist CAV Policy Officers in developing new legislation regarding rooming houses in the coming 12 months. |  |
| Create safe, inclusive and well-designed public spaces which encourage community participation | Activate public spaces through public art initiatives; delivering, facilitating, maintaining and promoting public art in the city | This action has been impacted by COVID-19 restrictions and staffing vacancies. The Hemming St public artwork (co-design with Dandenong West Primary Students) was successfully launched. A public art audit is underway with the consultant undertaking site inspections of works. Planning is underway for a digital public art component for the new gallery. A joint application for state funding to refurbish the Pillars of Freedom in partnership with the Dandenong RSL is being prepared. |  |
| | Construct Stage 1 of the Vanity Lane pedestrian link in central Dandenong | The contract documentation, detailing all aspects of the project, is 95 per cent complete. Demolition of the fire damaged building has been delayed, therefore public tendering of the construction contract is proposed for the second quarter of 2022. A series of three interpretive signs celebrating the sites history have been developed in consultation with stakeholders and are ready for fabrication. |  |

 Delayed  Completed  Not Due To Start  On track

ORDINARY COUNCIL MEETING - MINUTES

4.1.1 Q2 2021-22 Quarterly Performance Report (Cont.)

| Priority | Action | Progress | Status |
|--|---|--|--|
| | Create safer public spaces through applying Crime Prevention Through Environmental Design (CPTED) principles such as prompt removal of graffiti and litter, the use of targeted CCTV, and public lighting | The Community Advocacy and Activities Centres Revitalisation teams have commenced development of a series of Crime Prevention Through Environmental Design (CPTED) Audits, titled 'Culture, Safety and Your Space' trails. These are designed to obtain feedback on public perceptions of safety in hotspot zones across three Central Activities Districts (CADs) and the Hemmings St Precinct. Community engagement with residents, traders, young and older persons, CALD and/or other group representatives will aim to ensure their participation in walking/bus-tour trails. This will provide baseline evaluation data for Council and its three State Government-funded projects that are assisting to install safety-oriented infrastructure and build sustainable community cohesion in the area. Council units are collaborating together and also consulting with stakeholders to progress development and/or enhancement of CCTV systems in Boyd Lane, Walker Street Car Park and the Hemmings Street Precinct, whilst installation of a CCTV system funded by one of the grants will be installed in the Springvale Community Hub. |  |
| Deliver improved amenity and a range of quality streetscapes and public places that build pride, respond to and respect the unique qualities of the activity centres and meet current and future needs | Continue renewal of quality streetscapes such as Douglas Street, Noble Park and Railway Parade, Noble Park Implement and monitor the 10 Year Infrastructure Plan for Activity Centres | Streetscape work for Douglas Street was recently completed and officially opened. The planning for Railway Parade is underway. Project bids have been completed for the 2022-23 financial year. The 10 year activity centre program was recently reviewed to reflect future budget impacts associated with major projects. |   |

 Delayed
  Completed
  Not Due To Start
  On track

ORDINARY COUNCIL MEETING - MINUTES



4.1.1 Q2 2021-22 Quarterly Performance Report (Cont.)

| Priority | Action | Progress | Status |
|---|---|---|--|
| Encourage investment and infrastructure improvements through a collaborative approach to creating, enhancing and managing great people focused places | <p>Improve information and communications relating to parking in accordance with Council's Activity Centre Parking Precinct Action Plan</p> <p>Facilitate the DV/Capital Alliance investment project in the Revitalising Central Dandenong Foster Street precinct</p> | <p>Website updates are being drafted. Broader communication has been delayed due to a lack of opportunity to update Councillors and COVID-19 lockdowns.</p> <p>Development Victoria and Capital Alliance are progressing the master plan for the Foster Street precinct. The community consultation is phase planned to commence in Q1 of 2022.</p> |   |

■ Delayed
 ■ Completed
 ■ Not Due To Start
 ■ On track

ORDINARY COUNCIL MEETING - MINUTES







4.1.1 Q2 2021-22 Quarterly Performance Report (Cont.)

| Priority | Action | Progress | Status |
|--|--|---|--|
| | <p>Work in partnership with the State Government to facilitate the Noble Park Revitalisation project</p> | <p>The following project proposals have been approved for funding by the Minister of Suburban Development:</p> <ul style="list-style-type: none"> - Pedestrian Counters x 5 locations - Leonard Avenue and Buckley Street Concepts - Library Lounge Feasibility Study - Noble Park Community Centre Business Plan - Noble Park Community Centre Upgrades - Tree Planting Plan (up to 50 trees) - Interpretive Signage Program x 3 - Seasonal Display Crates x 5 - Transformed - Temporary Public Art x 3 - Soccer Clinics - Youth Festival 2022 - Yoga in the Park - Skateboarding Masterclass - Capital Program - All Abilities Playground - Douglas Street Streetscape Upgrade - Frank Street Open Space Redevelopment - Ian Street Redevelopment <p>The acquittal of the All Abilities Playground, the Douglas Street Streetscape and Copas Park Interpretive Sign are all complete.</p> |  |
| <p>Ensure an appropriate mix of housing, industrial and commercial development across the city</p> | <p>Commence the Environmentally Sustainable Design 2.0 Planning Scheme Amendment</p> | <p>Commencement of a Planning Scheme Amendment to introduce the Environmentally Sustainable Design 2.0 into the Greater Dandenong Planning Scheme will commence once the Environmentally Sustainable Design 2.0 is completed which is anticipated to be in early 2022.</p> |  |

■ Delayed
 ■ Completed
 ■ Not Due To Start
 ■ On track

ORDINARY COUNCIL MEETING - MINUTES




4.1.1 Q2 2021-22 Quarterly Performance Report (Cont.)

| Priority | Action | Progress | Status |
|---|--|--|---|
| <p>Improve access to quality infrastructure and spaces that enhance community participation, encourage visitors and deliver positive health outcomes for current and future generations</p> | <p>Complete the Noble Park Activity Centre Structure Plan Planning Scheme Amendment</p> | <p>Council resolved on 24 May 2021 to seek authorisation from the Minister for Planning to exhibit the Noble Park Activity Centre Structure Plan Planning Scheme Amendment. Officers finalised the drafting of the amendment and provided DELWP with a draft copy of the documentation for comment prior to lodging a formal request for authorisation. Ministerial authorisation is expected in the third quarter with the public exhibition component of the planning scheme amendment process to be commenced in the third quarter in early 2022.</p> |  |
| | <p>Complete the Mills Reserve Precinct Plan and commence implementation in partnership with key stakeholders</p> | <p>The Mills Reserve Precinct Plan is continuing to progress in coordination with the Dandenong Wellbeing Centre design. A preliminary draft plan has been prepared in collaboration with the Project Working Group.</p> |  |
| | <p>Complete the stage 1 redevelopment of the Noble Park Aquatic Centre in accordance with the Greater Dandenong Aquatic Strategy</p> | <p>Some delays have been experienced due to COVID-19 restrictions, however the slab has been poured and structural steel frame erected. Works to the Community Meeting Room have also been completed.</p> |  |
| | <p>Continue to plan and advocate for the proposed Dandenong Sports and Events Centre, as south east Melbourne's home for elite sporting competitions, major events, concerts and community festivals</p> | <p>The DSEC business case is progressing well, with the 'investment case' (phase 1) now complete. The 'delivery case' is currently underway involving collaboration with project partners.</p> |  |
| | <p>Continue to plan for the development of a new table tennis centre in Greater Dandenong in partnership with key stakeholders</p> | <p>Stakeholder engagement is continuing in relation to the proposed new Centre and proposed management and operational arrangements.</p> |  |
| | <p>Deliver the Springvale Boulevard construction for Stage 1</p> | <p>Works are progressing well with the removal of the old median and installation of key drainage works.</p> |  |

■ Delayed
 ■ Completed
 ■ Not Due To Start
 ■ On track

ORDINARY COUNCIL MEETING - MINUTES







4.1.1 Q2 2021-22 Quarterly Performance Report (Cont.)

| Priority | Action | Progress | Status |
|--|---|---|--|
| | Design and deliver the new aquatic and wellbeing centre in Dandenong in partnership with key stakeholders and in accordance with the Greater Dandenong Aquatic Strategy | The DWC project is progressing to program. The Schematic design phase has been achieved but still to be formally endorsed before proceeding to detailed design. Cost Plan B for the schematic design is under development. Due to the complexity of the project and an increase in project scope, the design phase is expected to be completed during Q3 of the 2022 calendar year. The project team is in the process of finalising the construction procurement strategy. Round two community consultation has been completed and will inform the next design phase. |  |
| Increase access and availability of social housing stock in the city by activation of Council and community assets for delivery of social housing, and advocating for increased State and Federal Government provision | Advocate for greater social and affordable housing through membership with the Regional Local Government Homelessness and Social Housing Charter group of Councils | Council participation in the regional Charter group of Councils continues with bi-monthly meetings with all regional Councils providing feedback that they have incorporated homelessness and social housing actions in their new Municipal Health and Wellbeing Plans. Charter group has also provided feedback to Homes Victoria (HV) in relation to the HV and local Councils Compact (CAV) representatives presented on CAV's responsibilities around rooming houses legislative framework, compliance and monitoring. Council, in partnership with a local philanthropist and WAYSS, has identified a suitable property for construction of social housing. |  |
| | Provide assistance to housing associations seeking to develop social or affordable housing projects that support vulnerable CGD residents | Council in partnership with a local philanthropist and WAYSS are progressing towards the purchase of a block of land for construction of social housing for women and families affected by family violence. A suitable block has been located that can accommodate four social housing units. |  |

 Delayed
  Completed
  Not Due To Start
  On Track

ORDINARY COUNCIL MEETING - MINUTES





4.1.1 Q2 2021-22 Quarterly Performance Report (Cont.)

| Priority | Action | Progress | Status |
|--|--|---|--|
| Promote and strengthen Greater Dandenong as a tourist and food destination | Implement the Dandenong Visitor Attraction Plan | Work continues to promote and market the region. Stronger collaboration across CGD units is progressing, to ensure alignment of the same messaging across the City. |  |
| | Implement the Greater Dandenong Regional Food Strategy | The industry continues to receive relevant information for their operations. Webinars were shared across industry, one in particular with the Global Victoria Trade Alliance - Export Development Opportunities into the Middle East and North Africa. Collaboration opportunities with Federation University were made and in 2022 a consultant has been engaged to address updating the Food Strategy. This Strategy will be brought into line with what the current industry environment predicates and the need from industry issues. This role advocated with State Government in a report on the Better Approval Process - to have a uniformed template/support across LGA's. |  |
| Provide an accessible transport network which caters increasingly for growth and provides a range of options | Implement the Tourism Strategy and updated Action Plan 2020-24 | Work continues to promote and market the region. New marketing avenues are being sought and discussed to access further target audience demographics. |  |
| | Advocate for a major upgrade to Dandenong Station | The State Government has funded an investigation to improve accessibility and safety at Dandenong station. |  |
| | Advocate for and deliver improved active transport networks | The Hammond Rd SUP was given practical completion on 24 December. Other projects will commence in early 2022 including TAC funded grant projects. |  |
| | Advocate for new and enhanced public transport services | Ongoing work continues with the Eastern Transport Coalition to engage with Department of Transport on how the Victorian Bus Plan will be delivered. |  |

 Delayed
  Completed
  Not Due To Start
  On track

ORDINARY COUNCIL MEETING - MINUTES





4.1.1 Q2 2021-22 Quarterly Performance Report (Cont.)

| Priority | Action | Progress | Status |
|----------|--|--|---|
| | <p>Advocate for Victorian State's priority arterial projects including the Dandenong Bypass Extension, Cranbourne - Dandenong Shared User Path, Glasscocks Road duplication and Dandenong South East-West Link and Bangholme Road Bridge</p> | <p>Council Officers continue to advocate for the high priority road network projects at various forums.</p> <p>Refinement of advocacy documentation for the Dandenong Bypass Extension and Glasscocks Road duplication projects has been undertaken to facilitate their inclusion within GSEM City Deal discussions.</p> <p>Details around the major Trail projects (Djerring and Cranbourne - Dandenong) have been shared and discussed with the local MPs office for support in upcoming Victorian Budget discussions.</p> |  |
| | <p>Expand the use of streets for uses other than through-movement</p> | <p>Council was successful in partnering with Play Australia for grant funding to assist with the roll out of the Street Play initiative in 2022.</p> |  |
| | <p>Finalise a Multi Modal Transport Infrastructure Plan for the Activity Centres and NEIC</p> | <p>Draft reports and content have largely been prepared in previous years. The outstanding item remains Department of Transport confirmation of Movement and Place classifications that are critical to the documents.</p> |  |
| | <p>Implement the Active Transport Infrastructure Priority program improving pedestrian and cycling infrastructure</p> | <p>The Hammond Rd SUP was given practical completion on 24 December.</p> <p>Other projects will commence in early 2022 including TAC funded grant projects.</p> |  |

 Delayed
  Completed
  Not Due To Start
  On track

ORDINARY COUNCIL MEETING - MINUTES






4.1.1 Q2 2021-22 Quarterly Performance Report (Cont.)

| Priority | Action | Progress | Status |
|--|---|--|---|
| | <p>Improve access to, from, and within major Activity Centres, including the extension of the Djerring Trail to the Dandenong Activity Centre</p> | <p>Multi-modal plans for Dandenong, Springvale and Noble Park have been drafted. A TAC analysis grant has been obtained to improve cycling access between Noble Park and Parkmore shopping centre Council has overseen the designs and assisted with the tender and consultation for Springvale Rd and Virginia St signalisation which includes provisions for bus priority and new pedestrian crossings.</p> |  |
| | <p>Maintain performance in management of heavy vehicle permits and freight networks</p> | <p>Heavy vehicle applications were managed via the NHVR portal. A total of 238 applications were processed this quarter.</p> |  |
| | <p>Roll-out a high priority local road program within Dandenong South, including the Dandenong South Industrial Area Extension Structure Plan's Transport Network, and Abbots Road widening and associated infrastructure</p> | <p>Early construction works on Stage 1 of the Abbots Rd widening (between Remington Dr and National Dr) were expected to commence in November. Issues with utility (gas) services and working within the adjacent Cranbourne line duplication project area have resulted in some minor delays. Works are now expected to commence in early January 2022. Detailed designs for the Remington Dr/Pound Rd connection were prepared by Major Road Project Victoria, with input from Council Officers. Council is awaiting final designs to be provided for final review.</p> |  |
| <p>Provide quality community infrastructure to support the delivery of early years services to children and their families</p> | <p>Review the Municipal Early Years Infrastructure Plan</p> | <p>New infrastructure at Keysborough Primary School is on schedule to provide Kindergarten in 2022. Ongoing monitoring of kindergarten places continues to ensure there is adequate infrastructure within the municipality.</p> |  |

■ Delayed
 ■ Completed
 ■ Not Due To Start
 ■ On track

ORDINARY COUNCIL MEETING - MINUTES


4.1.1 Q2 2021-22 Quarterly Performance Report (Cont.)

| Priority | Action | Progress | Status |
|---|---|--|---|
| Reduce the occurrence of casualty accidents on roads throughout Greater Dandenong | Advocate for enforcement and deliver infrastructure and education to reduce the number of fatalities on local roads | Consistent anti-social driving issues in known areas are reported and advocated to Victoria Police for law enforcement. Three blackspot projects are currently being delivered. Outcomes from the 2022-23 blackspot applications are expected to be announced in late April, early May 2022. |  |
| | Advocate for safety improvements on and across arterial roads | Advocacy campaigns are ongoing on a number of arterial road issues (Stud Road, Jacksons Road, Kirkham Road). Participation in regular meetings with the Department of Transport is ongoing. The design of Springvale Road/Virginia Street signals is due to commence in January 2022. Traffic signals at Emerson College on Heatherton Road were switched on in November 2021. |  |
| | Develop a child restraint safety checking activity | This activity has not been scoped to start yet. |  |
| | Develop a new Road Safety Strategy | Some early scoping has been undertaken, however the bulk of the work is anticipated to occur in 2022. |  |
| | Promote road safety success stories and road safety awareness to manage perceived road safety risks | Council assisted TAC with their VMS Road Safety projects in November and December. This comprised of drug and alcohol road safety messages to educate motorists for a period of approximately two weeks for each VMS deployment. |  |

 Delayed
  Completed
  Not Due To Start
  On track

ORDINARY COUNCIL MEETING - MINUTES






4.1.1 Q2 2021-22 Quarterly Performance Report (Cont.)

| Priority | Action | Progress | Status |
|----------|--|---|---|
| | <p>Provide ongoing funds for road safety treatments to address priority locations, where the greatest road safety risks are identified</p> | <p>Council is in the process of undertaking designs for projects funded via the 2021-22 Federal Blackspot program with construction to occur in 2022. Applications have been submitted for the 2022-23 Federal Blackspot Program. Council VMS boards have been used to support TAC road safety campaigns.</p> |  |

■ Delayed
 ■ Completed
 ■ Not Due To Start
 ■ On track

4.1.1 Q2 2021-22 Quarterly Performance Report (Cont.)




Strategic Objective 4: A green city committed to a sustainable future

| Priority | Action | Progress | Status |
|--|---|---|---|
| Actively support community action to mitigate greenhouse gas emissions and build environmental resilience | Develop the Greater Dandenong Climate Change Community Engagement and Mobilisation Plan | Work continues on the Climate Change Community Engagement and Mobilisation Plan with internal stakeholder consultations pertaining to the engagement framework underway. This will be accelerated in the first quarter of 2022. |  |
| | Work with partners and key stakeholders to support increased community awareness of climate change risks and their ability to respond | This action continues to be delivered through projects such as the SECCA Small Business Energy Saver, and climate capacity building through workshops with local school children during the Children's Festival and the Children's Forum. Additional action in this space will occur in the lead up to and duration of the 2022 Sustainability Festival. |  |
| Become a resilient, net zero carbon emission city with an active community prepared for the challenges of changing climate | Implement the Climate Emergency Strategy and climate emergency declaration | Work continues on the implementation of the Climate Emergency Strategy and Action Plan. Key activities in this quarter include completion of the Municipal Health and Wellbeing Scan which addresses climate impacts by area of health risk specific to the municipality, delivery of the CIP climate change self-assessment mechanism and facilitation of two climate workshops with local school children through the Children's Festival and Children's Forum. |  |
| | Implement the Sustainability Strategy | Progressive implementation of the Sustainability Strategy continues. A key highlight of Q2 was the 6 Star GreenStar certification of Springvale Community Hub, an outcome that directly aligns with Objectives CE-1.2, CE-1.3 CE-2.1 and CE-2.5 of the Sustainability Strategy. |  |
| | Implement the Sustainable Buildings Policy for new buildings | This policy is integral to the ongoing construction and development of council buildings in the current year's capital program and continues to be implemented. |  |

 Delayed
  Completed
  Not Due To Start
  On track

ORDINARY COUNCIL MEETING - MINUTES



4.1.1 Q2 2021-22 Quarterly Performance Report (Cont.)

| Priority | Action | Progress | Status |
|---|---|---|---|
| Improve knowledge and promote participation in protecting biodiversity values within Greater Dandenong and protect and enhance the ecological value of the land | Undertake the Forever Fest (Sustainability Festival) | Planning continues for the delivery of the 2022 Sustainability Festival. Dates and locations have been locked in and initial external partners have been approached with finalisation of involvement scheduled for January. A tentative project program has been developed. |  |
| In partnership with State Government agencies, continue to protect the health of our community from industrial uses impacting our air and water quality | Finalise development of and implement the Biodiversity Action Plan | The Biodiversity Action Plan is undergoing final content updates, guided from feedback and comments provided during the community consultation in 2021. Vacancies and COVID-19 impacts within the Parks Team has caused some delays, the current project timeline is for the revised plan to undergo the EMT and CBS review process in March/April with an expected adoption by Council in May/June 2022. |  |
| | Advocate to the EPA to undertake regular air and water quality assessments to protect the health of our community | Officers have been made aware that the EPA undertake air and water quality tests in a number of areas throughout the City. Officers will continue to have discussions with the EPA in Q3 to understand the level of testing and what specific areas are being regulated, and what role Council can play to assist the EPA, under the recent changes to the <i>Environmental Protection Act</i> . |  |

 Delayed
  Completed
  Not Due To Start
  On track

ORDINARY COUNCIL MEETING - MINUTES


4.1.1 Q2 2021-22 Quarterly Performance Report (Cont.)

| Priority | Action | Progress | Status |
|--|---|--|---|
| <p>Increase the quantity and quality of diverse and accessible open spaces across the city</p> | <p>Audit the industrial and commercial areas with a focus on hazardous materials and waste storage identification and elimination</p> | <p>High Risk Waste Site officers continue to do great work in this space. Close to 100 premises have been inspected resulting in intervention actions of some sort. A recent Supreme Court decision between the EPA and a high risk site resulted in determining that liquid waste must be relocated at the State Governments cost. Council was involved with identifying this site some months ago sharing intelligence with the EPA. Officers are entrenched in reinspecting sites to determine compliance. Council has received positive feedback from DEWLP as to how the High Risk Waste Local Government Capacity program is progressing. Industrial and Commercial area audits are continuing however mainly in a reactive way. Planned patrols will resume after the New Year.</p> |  |
| | <p>Complete the Open Space Contributions Plan</p> | <p>Council adopted the Greater Dandenong Public Open Space Contribution and Subdivision Contribution Requirements and Calculations Plan 2021 at the 25 October 2021 meeting and resolved that Officers seek authorisation from the Minister for Planning to prepare a Planning Scheme Amendment to the Greater Dandenong Planning Scheme. A request for authorisation is being finalised and will be forwarded to the Minister for Planning in February 2022.</p> |  |

■ Delayed
 ■ Completed
 ■ Not Due To Start
 ■ On track

ORDINARY COUNCIL MEETING - MINUTES


4.1.1 Q2 2021-22 Quarterly Performance Report (Cont.)

| Priority | Action | Progress | Status |
|----------|---|--|---|
| | <p>Continue development and implementation of improvements to open space reserves such as Ross Reserve, Frederick Wächter Reserve, Greaves Reserve and the program of park projects in the adopted budget</p> | <p>85 per cent of the open space projects are now underway and at various stages of implementation. On ground works for a number of the key projects has commenced, Burden Park tennis courts reconstruction, Ross Reserve Synthetic Pitch, Tatterson Park Sports Ground Lighting projects are all well underway. A number of other open space projects are in progress as well. The construction of playgrounds, toilet facilities, street scape upgrades and park renewal projects are in progress at various stages of development.</p> |  |

■ Delayed
 ■ Completed
 ■ Not Due To Start
 ■ On track

ORDINARY COUNCIL MEETING - MINUTES





4.1.1 Q2 2021-22 Quarterly Performance Report (Cont.)

| Priority | Action | Progress | Status |
|----------|-----------------------------------|--|---|
| | Implement the Open Space Strategy | <p>Highlights include:</p> <ul style="list-style-type: none"> - Participation in the Children's Forum on 18th November with a facilitated workshop - Workshop B- Brilliant Place - 'Let's Do it!' - 2A Frank Street Open Space Redevelopment in the Noble park Activity Centre and Let's Play and Green our Park - ideas for the new neighbourhood playground at Noble Park Reserve. - Extensive community consultation and engagement occurred in November on ideas and opportunities for the 2A Frank Street new open space - the feedback will inform the development of the concept design. - Community consultation has been completed for Turner Reserve, Parkfield Reserve local playground and Glendale Reserve neighbourhood park concept design, enabling the concept plans to be completed and ready for tender. - The planning and design for a range of open space projects, including playgrounds, improvements to sports and recreational facilities, landscape improvements and tree planting plans in accordance with the capital works program for open space will continue to be developed over Q3. |  |

■ Delayed
 ■ Completed
 ■ Not Due To Start
 ■ On track

ORDINARY COUNCIL MEETING - MINUTES





4.1.1 Q2 2021-22 Quarterly Performance Report (Cont.)

| Priority | Action | Progress | Status |
|--|--|--|---|
| Promote a healthy, green and resilient urban forest that is well managed, protected and provides benefits to the community | Implement year four of the Greening Our City: Urban Tree Strategy 2018-28 | Arboriculture operations supporting Greening Our City objectives in Q2 include: - planning for and ordering the 2022 street and park tree planting program - tree pit design work and identification of tree planting opportunity sites for the three Activity centres - an Electric Lines Clearance Systems Audit with ESV confirming Council's well managed approach to trees around powerlines - Responding to high volumes of customer requests as a result of the November storms and the aftercare of damaged trees. |  |
| Raise community awareness about the importance of tree canopy cover on private land | Finalise and adopt the Urban Forest Strategy and commence implementation of the Action Plan | The Urban Forest Strategy 2021-28 was adopted by Council at its meeting on 27 September 2021. Council Officers will now proceed towards commencing the implementation of the Action Plan. |  |
| Work in partnership with the state government to minimise waste and maximise resource recovery | In partnership with the Metropolitan Waste Resource and Recovery Group participate in the procurement for advanced waste processing services and recycling receiptal and sort services | The procurement for an Advanced Waste Processing Service is continuing, with tenders expected to be called for in the first quarter of 2022. |  |
| Work with key partners to increase the community's awareness of and preparation for the social, environmental and health impacts of climate change | Develop and deliver an annual waste education program inclusive of litter prevention | The 2021-22 Waste Education Plan has been developed and is progressively being delivered |  |

■ Delayed
 ■ Completed
 ■ Not Due To Start
 ■ On track

4.1.1 Q2 2021-22 Quarterly Performance Report (Cont.)




Strategic Objective 5: A city that supports entrepreneurship, quality education and employment outcomes

| Priority | Action | Progress | Status |
|--|--|---|---|
| Continue to advocate for and pursue the policy and implementation of decentralisation for government and corporate offices to attract white collar workers to Dandenong and the GSEM region to provide for economic growth | Develop a campaign to encourage private sector businesses and government agencies to relocate to central Dandenong | Navire have been appointed as a consultant for this project and commenced an "Innovative Investment Attraction" study for central Dandenong and other strategic precincts. |  |
| | In partnership with GSEM pursue policy changes at both State and Federal Government levels to locate government tenants in the Greater South East Melbourne region | GSEM advocacy aligned with this initiative is progressing. |  |
| Contribute to the development of a more resilient and capable workforce through a continued focus on collaborative partnerships, work readiness and promoting local jobs for local people | Facilitate Playgroup Training Vocational Pathways for local community members | The Playgroup Leader Training was delivered online on how to engage and support families at playgroup. 10 leaders who completed the training are linked to community playgroups for work experience. Due to the trained volunteer leaders program, five community playgroups are able to reopen. One trained volunteer has been offered paid employment at a community playgroup. |  |
| | In partnership with Chisholm TAFE host traineeships for local job seekers studying in Aged and Community Care | Trainees have been assessed as competent for home care, individual support and shopping. |  |

■ Delayed
 ■ Completed
 ■ Not Due To Start
 ■ On track

ORDINARY COUNCIL MEETING - MINUTES





4.1.1 Q2 2021-22 Quarterly Performance Report (Cont.)

| Priority | Action | Progress | Status |
|---|---|--|---|
| | Support community initiatives that improve job readiness for community members at risk of poverty | 17 referrals were made by Council's Community Development Support Officer this quarter to Victorian funded employment programs with nine people securing paid employment as a result. Tailored support and mentoring is provided even once employment has begun. Regular communication and sharing of job opportunities occurs with Chisholm Skills and Jobs Centre with referral opportunities into their job readiness program being distributed. Anti-poverty consultation will close in January 2022. |  |
| | Through a collaborative co-design process, deliver an action plan to guide the next phase of the Community Revitalisation project and strengthen pathways to economic participation | Dandenong CR hosted the Quarterly Learning Forum of the statewide CR sites at the Drum Theatre in early December. An opportunity for shared learning and reflection, the forum also served to canvass progress towards the completion of the framework and provide guidance as required. Dandenong CR is nearing completion of the framework with associated plans and collateral currently being designed. Community engagement will underpin the next phase commencing in Feb 2022, with established relationships providing the springboard for broader consultation. |  |
| Deliver activities that support and strengthen the personal and professional development of women in business | Deliver key events that showcase women in business including International Women's Day | Claire Bowditch was inspirational for women across all levels of business as she encouraged the audience to find their confidence and 'Tame their Inner Critic' in this quarter's Showcasing Women in Business event held in November 2021. The event was promoted across all channels and sites in the leadup and great feedback was received. Planning is underway for the 2022 IWD event in March and the 2022 Showcasing program. |  |

 Delayed
  Completed
  Not Due To Start
  On track

ORDINARY COUNCIL MEETING - MINUTES



4.1.1 Q2 2021-22 Quarterly Performance Report (Cont.)

| Priority | Action | Progress | Status |
|---|---|---|---|
| | Facilitate the SEBN Women in Business group network | Feedback on network sessions delivered within the new program themes, this quarter including 'Out of the Box' (Creativity) and 'Go for Gold' remains positive. Several WIB network members are now providing their own 'WIB' programs in their workplace, utilising SEBN's expertise and contacts for ideas/suggestions/speakers - providing mutually beneficial and multi-layered dialogue with these members. Planning is underway for the 2022 network program. |  |
| Deliver key events which provide an opportunity for business and education providers to support vulnerable and disadvantaged members of the community | Facilitate and deliver the fundraising event "Take a Swing for Charity Golf Day" with industry partners | Sponsors for 2022 were confirmed and discussions were held to explore options for new sponsors to participate. A recipient charity for 2022 was selected by the sponsors and announced at the SEBN breakfast. Promotion/implementation is scheduled to begin in early January 2022. |  |
| | Host the "This is IT Schools" program | A total of 32 laptops were distributed to students in need this quarter. The need is increasing daily, but the availability of laptops continues to be a challenge due to COVID. New opportunities are continually being explored to source free computers that are then cleaned and loaded with basic software by This is IT Schools (TiIS) prior to distribution. We have also provided desktops to two local Neighbourhood House / Community Learning Centres for the purpose of education, training and employment search and access. |  |
| | In partnership with SELLEN host the key education industry "Lunch with the Winners" | The Lunch with Winners event was delivered in Q1. |  |

 Delayed
  Completed
  Not Due To Start
  On track

ORDINARY COUNCIL MEETING - MINUTES




4.1.1 Q2 2021-22 Quarterly Performance Report (Cont.)

| Priority | Action | Progress | Status |
|---|---|--|---|
| <p>Deliver networks and activities that enhance the capability and competitiveness of the manufacturing sector locally and globally</p> | <p>Deliver a range of networks, common interest groups and targeted activities that have relevance and impact for local manufacturers</p> <p>Develop activities and events that offer exposure to local and international opportunities and new thinking on global issues and trends including COVID-19</p> | <p>This quarter, addressed a variety of topics for manufacturers: Unlocking Opportunities for your Business; Leadership Insights with Local Leaders; Getting Alignment across your Business; Scaling up Profit, Cash and Value; Visual Management; Are you and your employees at Breaking Point? and Impact of Supply Challenges. Network groups included Manufacturing Leadership; South East Quality Network (SEQN); Workplace Health & Safety; Developing Young Leaders; Manufacturing Excellence; CEO Mentoring and Future of Manufacturing.</p> <p>Our annual SEBN NAB update this year addressed 'More than an Economic Update', addressing the global market changes and the impacts of COVID-19 on the local and global economy. Also, this quarter supply chain issues continued to be a focus, not only being addressed within our own SEBN activities, but also in discussions with various State Government departments and SEMMA on the global impact of supply - as well as the global phenomena of the 'great resignation' generated primarily by the pandemic. At the SEBN Christmas breakfast, the guest speaker provided business leaders and their staff with great insights and practical tools to keep 'bouncing back' in times of extreme pressure, clearly resonating with the audience. These issues will continue to be a challenge for all businesses throughout 2022.</p> | <p></p> <p></p> |

■ Delayed
 ■ Completed
 ■ Not Due To Start
 ■ On track

ORDINARY COUNCIL MEETING - MINUTES



4.1.1 Q2 2021-22 Quarterly Performance Report (Cont.)

| Priority | Action | Progress | Status |
|--|---|--|---|
| Facilitate the active participation of young people in the community to enhance leadership and personal development opportunities | Deliver leadership and skill development programs for young people | <p>Youth and Family Services facilitated a range of programs to build young people's leadership capacity and enhance community participation, including:</p> <ul style="list-style-type: none"> - Young Leaders program - Noble Park Youth Committee - Holiday Activities Committee - FReeZA events committee - FReeZA 'Inquisitive Minds' workshop series - Sports Committee <p>These programs provided young people with a valuable point of social connection during the COVID-19 lockdowns, engaging a total of 249 contacts.</p> <p>Youth and Family Services also delivered a half-day intensive leadership training course for a local secondary school, building the capacity of elected Student Leaders to develop leadership skills and influence positive change.</p> |  |
| Promote and support the strong manufacturing presence within the city to secure the economy and maintain future employment opportunities | Maintain support, collaboration and board participation of SEMMA | <p>Board and Executive meetings were attended monthly and input has been provided to a range of papers and submissions advocating for the manufacturing sector to government.</p> |  |
| | Support and encourage sharing of successes and best practice, delivering key events to the manufacturing sector, including the Christmas Industry Breakfast | <p>Sharing success and best practice occurs through all SEBN network meetings, with story highlights provided in SEBN's regular eNews, together with feature stories on the SEBN pages of Council's Talking Business magazine, with this quarter's edition featuring highly successful local company Structural Challenge. Two key manufacturing events held this quarter enjoyed strong attendance - SEBN's Christmas Industry Breakfast Pressure Proofing and Annual 'Not just an Economic Update' with keynote Gerard Burg from the NAB.</p> |  |

 Delayed
  Completed
  Not Due To Start
  On track

ORDINARY COUNCIL MEETING - MINUTES




4.1.1 Q2 2021-22 Quarterly Performance Report (Cont.)

| Priority | Action | Progress | Status |
|---|---|--|---|
| <p>Support engagement in learning, skill development and employment pathways to improve social, economic and environmental outcomes</p> | <p>Deliver initiatives which provide opportunities for young people to gain skills and experience that enhance their employment</p> | <p>The 2021 Young Leaders gained valuable project management experience, planning and implementing three community projects, including a School Career Guidance Benchmarking Project (73 contacts) which seeks to enhance young people's learning and employment pathways, by identifying gaps in school-based career guidance and support.</p> <p>In addition, Youth and Family Services delivered a number of new initiatives, including the FReeZA 'Inquisitive Minds' workshop series which engaged industry experts to facilitate training for young people on the topics of social media, building your brand, communication skills and 'selling yourself'. Four workshops were delivered, engaging 40 contacts. Youth and Family Services also piloted a 'Sports Committee' providing young people with training in sports event management, building their capacity to plan and deliver community sporting events (27 contacts).</p> |  |
| | <p>Deliver welcoming library services and increase engagement opportunities to enhance learning, reading and literacy, digital and technology skills at all life stages</p> | <p>The Library has continued to deliver both in person and online programs where COVID-19 restrictions have allowed. This included virtual and in person Language and literacy appointments and programs with 487 attendees. Online book clubs and online children's programming continued. The Bridge/Literacy intensive sessions were successfully delivered with 310 participants, even with staff access to schools limited due to COVID-19. Online Library Tech assistance incorporating the Digital certificate Help desk as part of the COVID-19 recovery assisted over 1,500 people to gain a digital certificate. The Free Home delivery service to 172 participants and Click and Collect service continued.</p> |  |

 Delayed
  Completed
  Not Due To Start
  On track

ORDINARY COUNCIL MEETING - MINUTES



4.1.1 Q2 2021-22 Quarterly Performance Report (Cont.)

| Priority | Action | Progress | Status |
|----------|---|---|---|
| | <p>Drive the ongoing implementation of the Local Economic and Employment Development Strategy</p> | <p>A desktop review of the LEED Strategy is being finalised. EDU have continued to engage and support businesses through programs such as the Ignite for Start-ups, Mentoring and Better Approvals.</p> |  |
| | <p>Manage and chair the Greater Dandenong Regional Employment Taskforce and associated projects</p> | <p>The Taskforce sub-committee, established as part of the CR strategic project, has contributed considerable time to the co-design of the framework which will guide the project to mid-2025. The DJPR representative noted that Dandenong's collaborative approach is both commendable and unusual in local government. Information sharing between Taskforce members has been of critical importance this quarter as organisations and businesses grapple with the twin impacts of vaccine mandates and jobseeker disengagement. The 'Making Our Future' marketing plan has been completed and collateral is being produced to support the campaign launch during Manufacturing week 2022.</p> |  |
| | <p>Manage and implement the Community Revitalisation and One Per Cent projects to develop the capability and capacity of jobseekers in our community facing multiple complex barriers to employment</p> | <p>The SEBN/CR Employment resource hosted on Council's website continues to be developed, with business videos produced for this purpose also acting as an effective engagement tool with employers. With local businesses reporting an extreme shortage of applicants for the plethora of vacancies on offer, the CR project has implemented a prototype designed to shift employer mindsets around recruitment and promote more innovative practices. The Careers Counselling provided by the CEAY continues to develop local jobseekers with the most recent cohort achieving a 33 per cent increase in work readiness across a range of factors. Budgets are being formulated for activity moving forward and access to further brokerage is one key asset being requested.</p> |  |

■ Delayed
 ■ Completed
 ■ Not Due To Start
 ■ On track

ORDINARY COUNCIL MEETING - MINUTES





4.1.1 Q2 2021-22 Quarterly Performance Report (Cont.)

| Priority | Action | Progress | Status |
|----------|--|--|---|
| | Support local creative industry development | <p>Specific engagement has been undertaken with creative industries as part of the consultation and development of the Arts and Cultural Heritage Strategy, to better understand creative sector needs.</p> <p>The Drum Theatre has spent this period establishing and cementing partnerships for the 2022 program (eg Our Story, Love In The Time of Corona, Our Beat.) A number of local artists who aim to work collaboratively with the Drum (Sangam Festival of South Asian Performing Arts, Bukjeh Collective, and Bridging Differences) have been supported through letters requesting funding from the State and Federal Governments including Creative Victoria, Australia Council and the RISE fund. The Drum also worked closely with Arts Centre Melbourne to host three days of technical training and wellbeing for theatre technicians.</p> |  |
| | Through library services facilitate and champion activities and partnerships that support the community to participate in work, entrepreneurship, education, training, social and civic life | <p>A Digital Certificate Help Desk was created to assist the community to enjoy civic life as part of the Covid-19 recovery. Online Library Tech Assist was available over the phone, in person and virtually to assist those with Information Technology queries and needing to access Library resources online. Online delivery continued for business, digital literacy, learning help for adults, Citizenship, Conversation buddies, Dandelion Readers and Coffee Club. COVID-19 restrictions applied to in-house program delivery. All partnerships were maintained during this restricted period.</p> |  |

 Delayed
  Completed
  Not Due To Start
  On track

ORDINARY COUNCIL MEETING - MINUTES

4.1.1 Q2 2021-22 Quarterly Performance Report (Cont.)

| Priority | Action | Progress | Status |
|---|--|---|---|
| Work with partners to facilitate engaged local business and industry taking action to increase resilience and transition to a net zero carbon economy | Continue to build on the Greater Dandenong Business Local Economic and Employment Development Strategy programs to help encourage and promote the benefits to businesses across CGD in taking action to prepare for the impacts of climate change and moves towards Net Zero Carbon operations | EDU has continued to promote sustainability initiatives by including articles in Talking Business and the monthly e-news, on reducing plastic waste and promoting the Small Business Energy Saver Program. |  |
| | Facilitate and promote the Aspire platform to engage business through SEBN networks and other sustainability activities | Negotiations with Aspire for the 2021-22 contract continued, with finalisation anticipated no later than January 2022. New contact data has been put in place to enable cross-function between SEBN and the EDU. Tutorials on the new system were attended and Aspire was promoted through various media channels including SEBN's eNews. |  |
| | Strengthen capability and increase awareness of new technologies and opportunities around waste and energy | The erratic nature of lockdowns has continued to impact Council's progress with company visits and other activities planned for the Waste network. In the interim, Council is working with a range of partners and Monash University to progress activities on their Circular Economy project. Activities in line with this have been scheduled for early in the New Year. The SEBN Manager is part of the Steering Committee for this project. |  |
| | Support local business efforts to respond to their climate change risks by informing them of relevant State and Federal Government policies and programs | Information regarding State and Federal Government programs have been regularly shared through the monthly e-news and quarterly Talking Business magazine and social media posts. |  |

 Delayed
  Completed
  Not Due To Start
  On track

ORDINARY COUNCIL MEETING - MINUTES

4.1.1 Q2 2021-22 Quarterly Performance Report (Cont.)





Strategic Objective 6: A Council that demonstrates leadership and a commitment to investing in the community

| Priority | Action | Progress | Status |
|--|---|---|--------|
| Advocate to the state government for the recovery of COVID relief costs | Continue to work with agencies on COVID-19 response and recovery efforts | Funding has been secured to support the employment of a team of Officers to support Monash Health in increasing the vaccination rates of the Greater Dandenong Community. | |
| Attract investment and build partnerships with key stakeholders to ensure the sustainability, viability and growth of Greater Dandenong and its major activity centres to provide jobs, housing and liveability outcomes | Develop an Investment Attraction prospectus, with a particular emphasis on our Activity Centres | A consultant has been appointed for the Innovation Investment Attraction study. Progress meetings have been held with the next stage of the prospectus initiative to be informed by the study report. | |
| Deliver Council's capital works program | Complete key capital works across the city | The capital works program is progressing well with 70 per cent of the projects complete, under construction or being procured. | |
| Develop long term plans to effectively manage Council's assets | Develop a ten year asset plan | A draft Asset Plan has been developed. Stakeholder engagement is currently in progress. This document will be published as part of the budget document package | |

Delayed
 Completed
 Not Due To Start
 On track

ORDINARY COUNCIL MEETING - MINUTES






4.1.1 Q2 2021-22 Quarterly Performance Report (Cont.)

| Priority | Action | Progress | Status |
|--|---|--|--|
| Educate local businesses on their public health responsibilities including COVID safe practices | Seek State Government funding to assist with educating businesses and community groups on COVIDSafe practices | The funded program continued to engage with the community which included delivering webinars to the Enliven Community Champions and Bicultural Worker Network, tenants at 39 Clow Street and a sporting club. Six videos were developed including 'COVID Check-in-M Marshals' (translated in 5 languages), Covidsafe Public Events and Covidsafe Sports and Fitness. Engagements with the community groups also involved the distribution of PPE and translated COVID-19 information. Communications also continued through other media including facebook and newsletters. |  |
| | Upon successful receipt of funding, implement a program to provide COVIDSafe education across all businesses within Greater Dandenong | A total of 249 businesses were engaged, resources including videos were developed that included what to do during a workplace exposure. COVID compliance at businesses was at 48 per cent on the first visit, 83 per cent after a second visit and 99 per cent complaint on the third visit, demonstrating the importance of this program and the additional support our business community requires. During 2021, a total of 1,017 businesses were engaged and 1,763 inspections were conducted. Indirect engagements totalled 138,319 which included newsletters, webinars and videos. |  |
| Encourage an organisational culture of innovation and leadership | Complete a Workforce Management Plan and other workforce requirements under the Local Government Act 2020 | The first report was published by 31 December 2021 as required by the Local Government Act. Council is now reviewing actions/outcomes and preparing for the annual reporting cycle. |  |
| Ensure all Council's Emergency Management responsibilities and obligations are implemented as described in the Municipal | Coordinate and conduct four Municipal Emergency Management Planning Committee (MEMPC) meetings with key stakeholders and agencies | MEMPC meetings are scheduled for every quarter of 2022. The next one will be held on 22 February. |  |

 Delayed
  Completed
  Not Due To Start
  On track

ORDINARY COUNCIL MEETING - MINUTES






4.1.1 Q2 2021-22 Quarterly Performance Report (Cont.)

| Priority | Action | Progress | Status |
|---|---|---|---|
| Emergency Management Plan (MEMP) | Implement, monitor and review progress on mitigation strategies to risks identified via the Community Emergency Risk Assessment (CERA) - Heat/Health, Floods and Storms, and Pandemic | Sub Plans of Council's Municipal Emergency Management Plan for Heat/Health and Flood/Storm are in draft awaiting the production of regional and state based plans. Once complete, this will ensure our local arrangements are consistent with those at regional and state level. |  |
| Ensure compliance with the Local Government Act 2020, Councillor and Staff Codes of Conduct, Council policies and all legislation relevant to Council | Comply with the auditing requirements of the Gender Equality Act 2020 | The gender audit was completed as at 1 June 2021. The mandated reporting spreadsheet for the gender audit has been completed and filed with the Commission for Gender Equality in the Public Sector (CGEPS). Council's Gender Equality Action Plan must be filed with CGEPS by 31 March 2022. |  |
| | Continue to embed consideration of climate change into Council's policies and decision making processes | Work continues to embed consideration of climate change into all of Council's policies and decision making processes. Notably the CIP climate change self-assessment tool was launched in the most recent round of bids, incorporating consideration of climate change and sustainability into over 200 potential projects and providing a robust but straightforward mechanism for assessing a potential project's contribution to Council's climate response. |  |
| | Develop an organisation-wide Conflict of Interest framework and policy | This has not been progressed during this quarter due to resource constraints. |  |
| | Update the Legislative Compliance program across the organisation | This has not progressed during this quarter due to resource constraints. |  |

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  Completed
  Not Due To Start
  On track

ORDINARY COUNCIL MEETING - MINUTES






4.1.1 Q2 2021-22 Quarterly Performance Report (Cont.)

| Priority | Action | Progress | Status |
|--|---|--|--|
| Ensure Council decisions contribute towards building a smarter, more digitally enabled future for our community and organisation | Develop and deliver a communications program to enhance the digital literacy of staff, the community and stakeholders | The delivery of a communications program to enhance digital literacy has commenced, but was paused due to staff shortages, with the following actions from the IT and Digital Strategy Action Plan undertaken this quarter: * Digital Development Road Map - now in development, ongoing * Digital Literacy Uplift Program communications plan - rollout will recommence in 2022 |  |
| | Strengthen Council's digital governance through a continuous improvement program to ensure digital solutions meet the business needs of Council | Resident Single Sign On has progressed and is in the testing phase with a goal for it to be live in the next quarter allowing residents to use the same user name and password for many external facing council systems. |  |
| Increase the use of smarter technologies to improve the efficiency and effectiveness of managing Council assets and resources to ensure they meet the community's current and future needs | Increase awareness of, availability and capability around modern and smart technologies | Council Officers continue to utilise the parking sensor data from within central Dandenong to monitor parking occupancy and identify locations where parking restrictions / time limits may be altered to better suit demand. Works are underway to expand the parking sensor coverage to the Springvale central activity area, with installation expected to occur during Q3 of the 2021-22 financial year. |  |
| Maintain a safe and healthy workplace through a people centred, systematic approach to risk management | Implement a people-centred approach to how safety is managed across the organisation | The health and safety focus is currently on Council's COVID-19 response. |  |
| Manage Council's resources effectively and efficiently to ensure financial sustainability | Continue to integrate recognition of climate change into Council's financial and budget process | Further work integrating climate change into operational initiative process has been progressed. |  |

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  Not Due To Start
  On track

ORDINARY COUNCIL MEETING - MINUTES


4.1.1 Q2 2021-22 Quarterly Performance Report (Cont.)

| Priority | Action | Progress | Status |
|--|--|---|---|
| | Increase Council's awareness and understanding of a changing climate's impacts on its assets, operations and finances | Work with SECCCA is currently in progress which will assist with this action. |  |
| | Review Council's Long Term Financial Plan | Council's 10 year Long Term Financial Plan satisfied the requirements of the Local Government Act 2020 and was adopted by Council at its meeting on 25 October 2021. |  |
| | Strengthen governance capacity of Council grant and funding partners | Agencies supported by Council in multi-year grant funding have participated in Good Governance training. Consultation for the development of a good governance framework for Council venues managed by non-profits has commenced. |  |
| Provide meaningful engagement opportunities which capture the voices of all ages, genders and cultures within the city | Encourage the voice of children through the facilitation of the Children's Advisory Group in planning and policy development | The Children's Advisory group contributed to the Oasis redevelopment, Kids Co Design Consultation, Communities for Children annual strategic plan, Make Your Move community ambassador program, Forever Fest (sustainability festival) and Dandenong community hub. Students in the Children's Advisory group said they like knowing that their voices were heard and that they contributed to the community, it made them feel safer and more comfortable knowing that the community hears children's voices. |  |
| | Investigate opportunities for an ongoing community panel representative of the diversity of our city | An evaluation of the engagement process for the Council Plan and Community Vision, including the Greater Dandenong People's Panel, is currently underway and the results of this will influence further discussions regarding an ongoing panel. |  |

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  Completed
  Not Due To Start
  On track

ORDINARY COUNCIL MEETING - MINUTES

4.1.1 Q2 2021-22 Quarterly Performance Report (Cont.)

| Priority | Action | Progress | Status |
|----------|---|--|---|
| | Review the Community Engagement Framework | The review of the Community Engagement Framework will be influenced by the evaluation process that is currently underway regarding the consultation activities associated with the Council Plan. The feedback from key stakeholders and the Greater Dandenong People's Panel will help in refining future consultation processes, particularly for large projects. Further work will be undertaken in the new year to refine the existing framework and ensure its alignment with the Local Government Act 2020 and recently endorsed Community Engagement Policy. |  |

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4.1.1 Q2 2021-22 Quarterly Performance Report (Cont.)

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4.1.1 Q2 2021-22 Quarterly Performance Report (Cont.)

POLICY & STRATEGY

Q2 2021-22 QUARTERLY PERFORMANCE REPORT

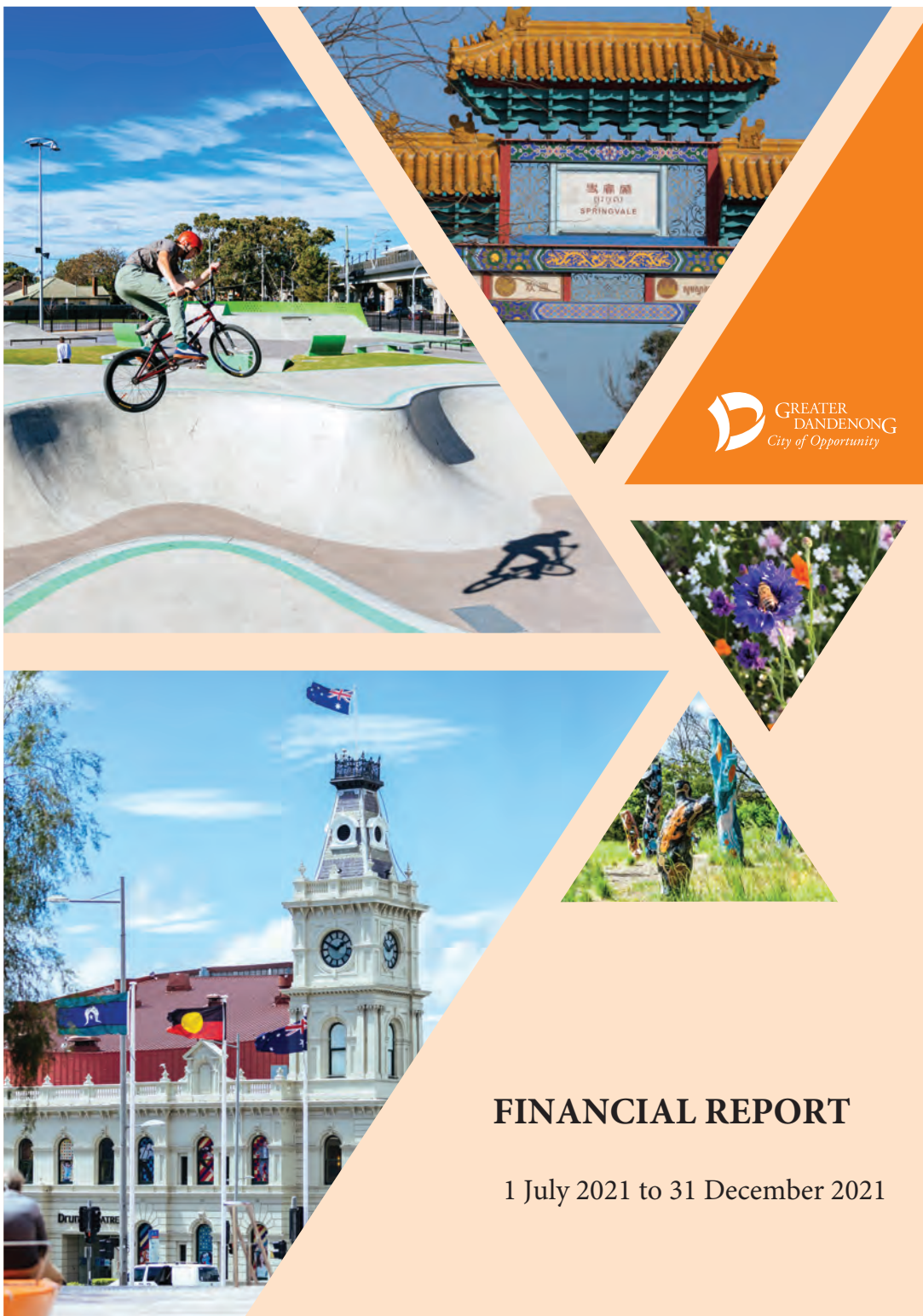
ATTACHMENT 2

**FINANCIAL REPORT
1 JULY – 31 DECEMBER 2019**

PAGES 49 (including cover)

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

4.1.1 Q2 2021-22 Quarterly Performance Report (Cont.)



 GREATER
DANDENONG
City of Opportunity

FINANCIAL REPORT

1 July 2021 to 31 December 2021

4.1.1 Q2 2021-22 Quarterly Performance Report (Cont.)

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4.1.1 Q2 2021-22 Quarterly Performance Report (Cont.)

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4.1.1 Q2 2021-22 Quarterly Performance Report (Cont.)



Financial Report for the period 1 July 2021 – 31 December 2021

Executive Summary

Operating Result

For the six months ended December 2021 Council achieved a surplus operating result of \$11.37 million which is \$5.67 million better than the year to date budget. This comprises:

- Favourable income variance of \$1.61 million mainly due to operating grants received earlier than anticipated or unbudgeted.
- Favourable operating expenditure variance of \$4.06 million due to:
 - Employee costs (\$2.89 million favourable) mainly caused by delays in recruitment
 - Materials and services (\$1.43 million favourable) due to delays in the commencement of projects, works and receipt of invoices.

More detailed variance explanations are included in the body of this report.

Capital Result

Council expenditure for the first six months of 2021-22 is \$15.42 million which is \$3.05 million favourable to budget. The bulk of this variance is due to delays in the commencement of projects, some caused by COVID-19.

Cash Position

Cash and cash equivalents are \$194.29 million at 31 December 2021. This is a \$16.86 million increase on 30 June 2021 cash levels. Cash fluctuates frequently over the year due to a number of factors including the timing of payments and receipts. Of this cash balance, \$136.73 million of funds are "restricted" for various purposes. These are detailed in the notes to the cash flows that follow in section D and a graphical presentation in Appendix 2.

COVID-19 and 2021-22 impacts

The 2021-22 Annual Budget was largely based on a return to some degree of economic normality. At the time of the preparation of the budget, it was not anticipated that Lockdown 6 would occur in July/August 2021. Council's finances continue to be impacted by COVID-19 and Lockdown 6 restrictions - most significantly on Council's revenue (statutory fees and fines, user fees, rental and interest income).

The Mid-Year Budget Review was conducted and endorsed by Council on 13 December 2021. This report now incorporates the outcomes of the Mid-Year Budget Review. In summary, COVID-19 financial losses for 2021-22 are estimated at nearly \$4 million. Reducing this unfavourable outcome are favourable non-COVID-19 related budget adjustments (\$730,000) and the surplus available at 30 June 2021 (\$1.88 million). The balance of \$1.35 million has been transferred from the Major Projects Reserve where Council had prudently transferred \$2 million dollars to this reserve as a COVID-19 contingency fund in 2020-21.

4.1.1 Q2 2021-22 Quarterly Performance Report (Cont.)Financial Report for the period 1 July 2021 – 31 December 2021

The more significant COVID-19 impacts adjusted in the Mid-Year Budget Review comprise:

- Loss of income from parking fines, ticket machine income and permits (\$700,000)
- Dandenong Market – COVID-19 support payments (\$540,000)
- Loss of income from The Drum Theatre – partly offset by cost savings (\$531,000)
- Leisure Centres – higher contract costs (\$487,000)
- Loss of income from Civic Facilities – partly offset by cost savings (\$376,000)
- Loss of interest on rates from penalty rate interest payable on outstanding rates (\$200,000)
- Loss of interest income from lower than anticipated returns on investments (\$200,000)
- Loss of grant income from Planned Activity Group – partly offset by cost savings (\$188,000)
- Loss of income from food/health registration fees combined with Streetrader and statutory fines (\$184,000)
- Loss of seasonal sporting club ground charges and turf income combined with Council subsidising utility costs (\$171,000)
- Loss of rental income from commercial properties (\$141,000)
- Loss of income from building permit application and building inspection fees, combined with higher software maintenance costs (\$135,000)

The financial impact of COVID-19 will continue to be closely monitored and any permanent variances identified subsequent to the Mid-Year Budget Review will be reflected in the full year forecast. The forecast review is expected to be completed in March 2022.

4.1.1 Q2 2021-22 Quarterly Performance Report (Cont.)



Financial Report for the period 1 July 2021 – 31 December 2021

CGD – Operating Result

For the period 1 July 2021 – 31 December 2021

| | Note | YTD ACTUAL \$'000 | YTD BUDGET \$'000 | YTD VARIANCE \$'000 | ANNUAL MID YEAR BUDGET \$'000 | ANNUAL ORIGINAL BUDGET \$'000 |
|---|-----------|-------------------------|-------------------------|---------------------------|--|--|
| Income | B1 | | | | | |
| Rates and charges | | 79,161 | 79,053 | 108 | 156,053 | 156,253 |
| Statutory fees and fines | | 3,626 | 3,687 | (61) | 7,716 | 8,227 |
| User fees | | 3,335 | 3,019 | 316 | 6,728 | 7,972 |
| Grants - operating | | 15,101 | 13,838 | 1,263 | 27,340 | 30,551 |
| Grants - capital | | 4,054 | 3,983 | 71 | 24,972 | 9,996 |
| Contributions - monetary | | 1,611 | 1,600 | 11 | 7,645 | 4,935 |
| Contributions - non-monetary | | - | - | - | 10,000 | 10,000 |
| Net gain (loss) on disposal of property, infrastructure, plant and equipment | | 156 | 232 | (76) | 403 | 403 |
| Other income | | 2,108 | 2,128 | (20) | 5,010 | 7,125 |
| Total income | | 109,152 | 107,540 | 1,612 | 245,867 | 235,462 |
| Expenses | B2 | | | | | |
| Employee costs | | 40,987 | 43,874 | 2,887 | 93,562 | 86,802 |
| Materials and services | | 34,530 | 35,963 | 1,433 | 77,562 | 74,566 |
| Prior year capital expenditure unable to be capitalised (non-cash) | | 582 | - | (582) | - | - |
| Bad and doubtful debts | | 487 | 783 | 296 | 1,568 | 1,568 |
| Depreciation | | 16,612 | 16,612 | - | 33,237 | 33,277 |
| Amortisation - intangible assets | | 50 | 50 | - | 100 | 60 |
| Amortisation - right of use assets | | 299 | 299 | - | 604 | 604 |
| Borrowing costs | | 1,390 | 1,387 | (3) | 2,800 | 2,802 |
| Finance costs - leases | | - | - | - | 22 | 22 |
| Fair value adjustments expense | | - | - | - | - | - |
| Asset write offs | | - | - | - | - | - |
| Other expenses | | 2,843 | 2,867 | 24 | 6,376 | 4,356 |
| Total expenses | | 97,780 | 101,835 | 4,055 | 215,831 | 204,057 |
| Net surplus (deficit) | | 11,372 | 5,705 | 5,667 | 30,036 | 31,405 |

For comments regarding movements in Operating Income and Expenditure items, please refer to explanatory notes located at B1 to B2.

4.1.1 Q2 2021-22 Quarterly Performance Report (Cont.)



Financial Report for the period 1 July 2021 – 31 December 2021

Balance Sheet

As at 31 December 2021

| | Note | 2021-22 ACTUAL 31 Dec 2021 \$'000 | 2020-21 ACTUAL 30 Jun 2021 \$'000 | 2021-22 MID YEAR BUDGET \$'000 | 2021-22 ORIGINAL BUDGET \$'000 |
|---|-----------|--|--|---|---|
| ASSETS | | | | | |
| Current assets | | | | | |
| | C1 | | | | |
| Cash and cash equivalents | | 194,291 | 177,428 | 132,812 | 112,384 |
| Trade and other receivables | | 90,304 | 26,530 | 26,818 | 28,013 |
| Other assets | | 1,171 | 4,894 | 4,004 | 2,872 |
| Total current assets | | 285,766 | 208,852 | 163,634 | 143,269 |
| Non-current assets | | | | | |
| | C2 | | | | |
| Property, infrastructure, plant and equipment | | 2,444,966 | 2,446,778 | 2,513,977 | 2,296,195 |
| Investment property | | 10,860 | 10,860 | 10,860 | 11,814 |
| Right-of-use assets | | 264 | 563 | 1,085 | 1,073 |
| Intangible assets | | 164 | 202 | 102 | 4 |
| Trade and other receivables | | 295 | 295 | 295 | 305 |
| Total non-current assets | | 2,456,549 | 2,458,698 | 2,526,319 | 2,309,391 |
| Total assets | | 2,742,315 | 2,667,550 | 2,689,953 | 2,452,660 |
| LIABILITIES | | | | | |
| Current liabilities | | | | | |
| | C3 | | | | |
| Trade and other payables | | 5,938 | 19,019 | 21,879 | 24,965 |
| Prepaid rates | | 76,600 | - | - | - |
| Trust funds and deposits | | 5,405 | 4,427 | 4,870 | 8,925 |
| Unearned income | | 60,060 | 60,293 | 52,293 | 40,340 |
| Provisions | | 22,945 | 22,366 | 22,366 | 19,983 |
| Interest-bearing liabilities | | 1,701 | 3,372 | 3,484 | 4,083 |
| Lease liabilities | | 129 | 415 | 570 | 571 |
| Total current liabilities | | 172,778 | 109,892 | 105,462 | 98,867 |
| Non-current liabilities | | | | | |
| | C4 | | | | |
| Provisions | | 1,567 | 1,424 | 1,424 | 900 |
| Trust funds and deposits | | 2,399 | 2,035 | 2,035 | 311 |
| Interest-bearing liabilities | | 53,264 | 53,264 | 49,779 | 55,300 |
| Lease liabilities | | 160 | 160 | 442 | 442 |
| Total non-current liabilities | | 57,390 | 56,883 | 53,680 | 56,953 |
| Total liabilities | | 230,168 | 166,775 | 159,142 | 155,820 |
| NET ASSETS | C5 | 2,512,147 | 2,500,775 | 2,530,811 | 2,296,840 |
| EQUITY | | | | | |
| Accumulated surplus | | 935,555 | 923,957 | 959,311 | 979,146 |
| Asset revaluation reserve | | 1,511,604 | 1,511,604 | 1,511,604 | 1,269,823 |
| Reserves | | 64,988 | 65,214 | 59,896 | 47,871 |
| TOTAL EQUITY | | 2,512,147 | 2,500,775 | 2,530,811 | 2,296,840 |

Note - *Prepaid Rates*: Rate revenue (excluding supplementary rates) is accrued evenly over the year, although cash is received in quarterly instalments, nine direct debit payments or a lump sum, depending on how the ratepayer chooses to pay. Rate revenue in the Income Statement is a monthly accrual of the rates determined for the year in July.

For comments regarding movements in other Balance Sheet items, please refer to explanatory notes located at C1 to C5.

4.1.1 Q2 2021-22 Quarterly Performance Report (Cont.)



Financial Report for the period 1 July 2021 – 31 December 2021

Cash Flow Statement

| | 2021-22 ACTUAL 31 Dec 2021 Inflows/ (Outflows) \$'000 | 2021-22 ANNUAL MID YEAR BUDGET Inflows/ (Outflows) \$'000 | 2021-22 ANNUAL ORIGINAL BUDGET Inflows/ (Outflows) \$'000 |
|---|--|---|---|
| Cash flows from operating activities | | | |
| Rates and charges | 92,445 | 155,765 | 155,936 |
| Statutory fees and fines | 3,118 | 6,148 | 6,084 |
| User fees | 3,765 | 8,063 | 8,441 |
| Grants - operating | 19,243 | 29,478 | 32,400 |
| Grants - capital | 743 | 16,972 | 9,996 |
| Contributions - monetary | 942 | 7,645 | 4,935 |
| Interest received | 92 | 561 | 758 |
| Trust funds and deposits taken | 20,288 | 28,495 | 28,052 |
| Other receipts | 1,997 | 4,964 | 7,070 |
| Net GST refund | 4,769 | 14,213 | 10,948 |
| Employee costs | (42,618) | (93,562) | (85,981) |
| Materials and services | (45,406) | (91,376) | (85,273) |
| Trust funds and deposits repaid | (18,912) | (28,052) | (27,552) |
| Other payments | (3,037) | (7,014) | (4,792) |
| Net cash provided by operating activities | 37,429 | 52,300 | 61,022 |
| Cash flows from investing activities | | | |
| Payments for property, infrastructure, plant and equipment | (17,370) | (90,737) | (63,362) |
| Proceeds from sale of property, infrastructure, plant and equipment | 187 | 704 | 704 |
| Net cash used in investing activities | (17,183) | (90,033) | (62,658) |
| Cash flows from financing activities | | | |
| Finance costs | (1,426) | (2,800) | (2,802) |
| Proceeds from borrowings | - | - | 6,120 |
| Repayment of borrowings | (1,671) | (3,372) | (3,372) |
| Interest paid - lease liability | - | (22) | (22) |
| Repayment of lease liabilities | (286) | (689) | (689) |
| Net cash provided by (used in) financing activities | (3,383) | (6,883) | (765) |
| Net increase (decrease) in cash and cash equivalents | 16,863 | (44,616) | (2,401) |
| Cash and cash equivalents at the beginning of the year | 177,428 | 177,428 | 114,785 |
| Cash and cash equivalents at the end of the period | 194,291 | 132,812 | 112,384 |
| Represented by: | | | |
| Operating cash | 57,528 | 14,893 | 8,428 |
| Restricted cash | 136,763 | 117,919 | 103,956 |
| Total | 194,291 | 132,812 | 112,384 |

- Details regarding Council's cash movements are contained in **Note D - Cash Flow Statement**.
- The dissemination of Council's restricted and operating cash is provided in the graph "Restricted and Unrestricted Cash" in **Appendix 2 Investment Analysis** in this report.
- Cash inflows and outflows are inclusive of GST where applicable.

4.1.1 Q2 2021-22 Quarterly Performance Report (Cont.)



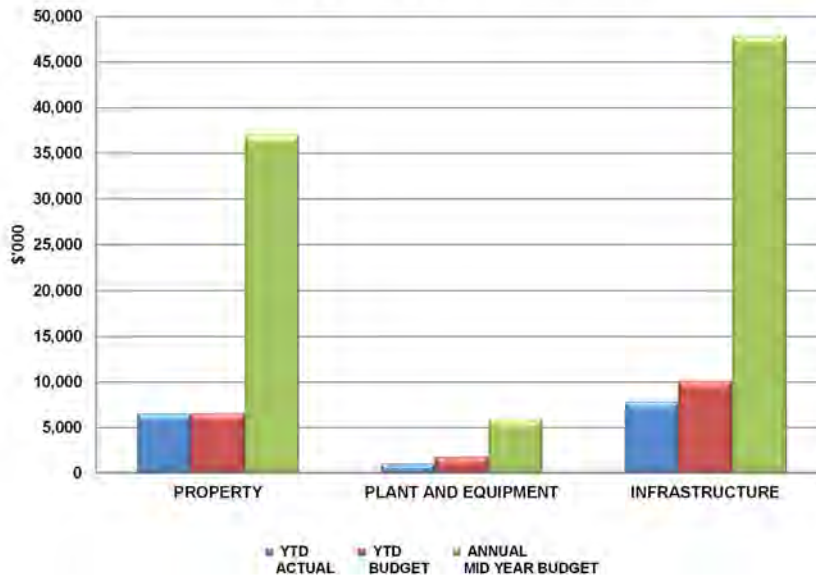
Financial Report for the period 1 July 2021 – 31 December 2021

Capital Expenditure Statement

The detailed program under each of the capital groups is contained in **Appendix 1 – Capital Expenditure**.

| | YTD ACTUAL \$'000 | YTD BUDGET \$'000 | YTD VARIANCE \$'000 | COMMIT \$'000 | ANNUAL MID YEAR BUDGET \$'000 | ANNUAL ORIGINAL BUDGET \$'000 |
|--------------------------|-------------------------|-------------------------|---------------------------|------------------|--|--|
| PROPERTY | 6,526 | 6,542 | 16 | 14,428 | 37,005 | 34,798 |
| PLANT AND EQUIPMENT | 1,080 | 1,821 | 741 | 2,975 | 5,888 | 4,295 |
| INFRASTRUCTURE | 7,819 | 10,112 | 2,293 | 14,456 | 47,845 | 24,269 |
| TOTAL EXPENDITURE | 15,425 | 18,476 | 3,051 | 31,859 | 90,738 | 63,362 |

Capital Expenditure 2021-22



Capital expenditure is typically slower in the first half of the financial year and 2021-22 is no exception. Capital expenditure in the second half of the year is expected to increase significantly and historically, approximately 25% occurs in June. The progress and completion of a number of projects have been impacted by COVID-19 and other factors, which may mean that part of these project budgets will be carried over to the 2022-23 financial year. The Service and Assets Steering Committee are currently reviewing the current year progress of each project to identify those projects anticipated to be carried over at 30 June 2022.

4.1.1 Q2 2021-22 Quarterly Performance Report (Cont.)



Financial Report for the period 1 July 2021 – 31 December 2021

Notes to the Financial Statements

A. Accounting Policy Notes

The financial report is prepared on the principles of accrual accounting. Accrual accounting recognises income when earned and expenditure when incurred, regardless of whether cash settlement has taken place. The basis of recognition of major income and expenditure in these statements are defined below.

- 1. Rate revenue:** Rate revenue (excluding supplementary rates) is accrued evenly over the year, although cash is received in quarterly instalments or a lump sum, depending on how the ratepayer chooses to pay. Rate revenue in the Income Statement is a monthly accrual of the rates determined for the year in July.
- 2. Grants revenue:** Council receives two types of grants, namely a General Purpose Grant (Financial Assistance Grant funding from the Victoria Grants Commission) which is not tied to any programs and Special Purpose Grants for various programs. In accordance with new Accounting Standards, AASB 15 'Revenue from Contracts with Customers' and AASB 1058 'Income of Not-For-Profit Entities', grant income is now generally recognised in the Income Statement to the extent of satisfied performance obligations. Alternatively, grant funding which does not have sufficiently specific performance obligations are recognised as income when the cash is received. Any grant income relating to unsatisfied performance obligations are recognised as unearned income in the Balance Sheet at balance date. Grants comprise of operating and capital (recurrent and non-recurrent in nature).
- 3. Fees and charges:** Most fees and charges are recognised when cash is received. Generally, where Council raises a debtor's invoice, income is recognised at the point of the invoice and not when cash is received. Car parking permit income relating to a future period at balance date are recognised as unearned income in the Balance Sheet.
- 4. Contributions - cash:** Cash contributions are essentially from developers towards open space works. These monies are treated as income when received. Council is obligated to spend these monies for the purpose for which they are given by the developers. Council also receives external contributions for other capital projects. Cash contributions received are held in reserves and treated as "restricted cash" until they are spent (see **note 9** below).
- 5. Employee costs:** Salaries expenditure is based on fortnightly salaries paid and accruals for salary on-costs such as leave entitlements, superannuation and workcover.
- 6. Capital expenditure:** The two broad areas of capital are the capital improvement program (CIP) (which includes infrastructure and major projects) and 'other' which includes fleet, computers, plant and furniture. Expenditure is recognised as capital if it is significant in value and results in assets which have a useful life in excess of at least one year.
- 7. Budget information:** The Original Budget information contained in the report is the budget approved by Council on 28 June 2021. The year to date budget in this report reflects the Mid Year Budget as adopted by Council on 13 December 2021. The Amended Budget represents the adopted budget incorporating net carry forward capital and operating amounts from 2020-21. In accordance with Section 97(3) of the Local Government Act 2020 the Chief Executive officer is of the view that a Revised Budget is not required for the financial reporting period 31 December 2021. No variations have been made to the declared rates and charges or loan borrowings other than what has been approved in the 2021-22 Adopted Budget. Council's financial position is sound with a working capital ratio of 1.65 as at 31 December 2021.
- 8. Cash Flow Statement:** Reflects the actual cash movements during the year.
- 9. Restricted cash:** These are monies set aside for specific purposes and are not readily available for day to day operations or general capital works. They include funds set aside towards meeting long service leave commitments (required by government regulations), statutory reserves (eg. open space contributions) and other funds that are committed towards specific purposes.

4.1.1 Q2 2021-22 Quarterly Performance Report (Cont.)

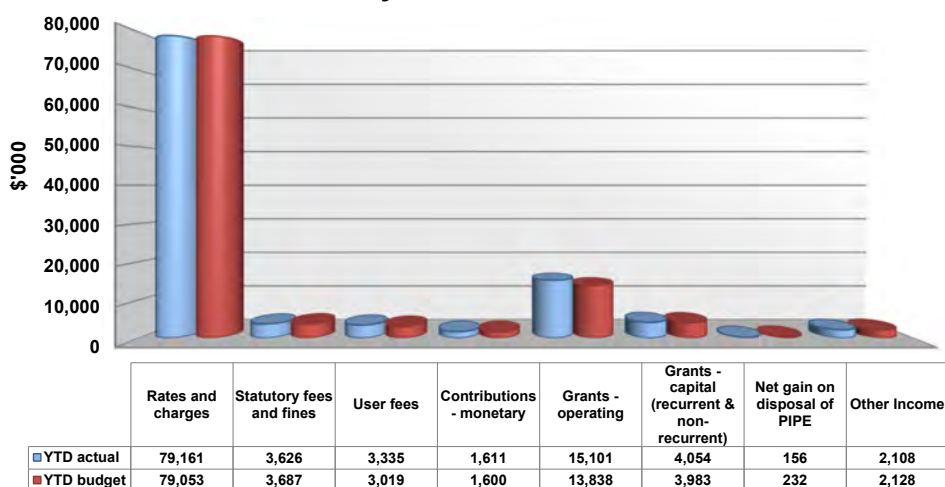


Financial Report for the period 1 July 2021 – 31 December 2021

B1. Operating Income

The chart below shows the categories of operating income against their respective budgets (excludes non-cash accounting entries such as non-monetary contributions or gifted assets).

**Income from operating activities
 for 1 July 2021 - 31 December 2021**



Income for the period ended 31 December 2021 is \$1.61 million favourable against budget. This is primarily due to the following:

Grants – operating (\$1.26 favourable) – Receipt of unbudgeted grant funding for COVID-Safe Outdoor Activation (\$575,000), Pandemic Local Partnerships (\$279,000), New Directions – Mothers and Babies (\$172,000) and Waste Management (\$167,000), combined with additional funding received for Family Day Care (\$716,000) and grant funding received earlier than anticipated for Maternal and Child Health (\$112,000)

These favourable variances are partly offset by lower than anticipated grant funding based on target achievement for Home and Community Care (\$822,000) and Sleep and Settling Initiative (\$139,000).

User fees (\$316,000 favourable) – Mainly due to higher fee income from parking ticket machines/meters than expected to date (City Planning, Design and Amenity \$281,000).

Rates and charges (\$108,000 favourable) – Favourable variance due to higher than anticipated income from supplementary rates (Non-Directorate \$104,000).

4.1.1 Q2 2021-22 Quarterly Performance Report (Cont.)

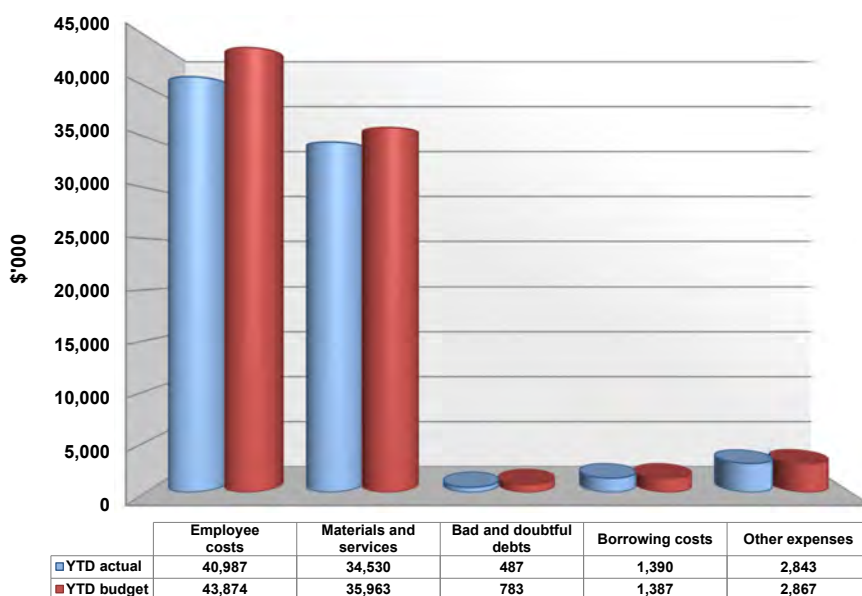


Financial Report for the period 1 July 2021 – 31 December 2021

B2. Operating Expenditure

The chart below shows the categories of operating expenditure against their respective budget (excludes non-cash accounting entries including depreciation, amortisation, asset write offs and prior year capital expenditure unable to be capitalised).

**Expenditure from operating activities
 for 1 July 2021 to 31 December 2021**



Actual expenditure at 31 December 2021 against the budget is favourable by \$4.06 million. The major variances are in employee costs and materials and services.

Employee costs (\$2.89 million favourable) – This favourable variance is mainly due to staff recruitment occurring later than planned and a delay in commencement of grant funded projects (Community Services \$2.13 million, Corporate Services \$285,000, City Planning, Design and Amenity \$214,000, Engineering Services \$136,000 and Greater Dandenong Business \$110,000). Of the overall \$2.89 million employee costs favourable variance, \$2.16 million relates to grant funded programs which require an acquittal (predominantly in Community Services).

4.1.1 Q2 2021-22 Quarterly Performance Report (Cont.)



Financial Report for the period 1 July 2021 – 31 December 2021

Materials and services (\$1.43 million favourable) – The major items contributing to this favourable variance are:

- Administration costs (\$521,000) – lower than anticipated expenditure across a range of accounts including promotions, community education, postage/courier, printing/stationery, Council publications, fuel, postage, advertising and events (Community Services \$350,000, Corporate Services \$89,000, City Planning, Design and Amenity \$36,000 and Non-Directorate \$27,000).
- Utilities (\$439,000) – mainly due to lower than anticipated electricity and water costs to date (Engineering Services \$340,000 and Corporate Services \$72,000).
- Materials, maintenance and services (\$285,000) – mainly due to lower than anticipated expenditure for materials, delay in receipt of invoices and commencement of projects (Community Services \$188,000 and City Planning, Design and Amenity \$98,000).

Prior year capital expenditure unable to be capitalised (non-cash) (\$582,000 unfavourable) – This unfavourable variance is due to works in progress (prior year capital expenditure) that is not able to be capitalised to the asset register because it is not capital in nature, does not meet the capitalisation threshold or relates to non-Council owned assets (Corporate Accounting \$582,000). This is an accounting entry that does not impact on Council's cash position. Examples of non-capital expenditure includes asset relocation, asset removal/demolition, operating services, projects cancelled, repairs and maintenance expenditure, studies/surveys and concept planning.

Bad and doubtful debts (\$296,000 favourable) – Lower than anticipated bad and doubtful debt expenditure to date (City Planning, Design and Amenity \$292,000).

4.1.1 Q2 2021-22 Quarterly Performance Report (Cont.)



Financial Report for the period 1 July 2021 – 31 December 2021

C. Balance Sheet

Council's net assets are valued at \$2.51 billion at 31 December 2021.

C1. Current assets (cash and other assets that can be readily converted to cash)

Cash and cash equivalents (\$194.29 million) – Represent the amount held by Council in cash or term deposits. Please note that this amount includes \$136.76 million of funds "restricted" for various purposes. These are detailed in the notes to the cash flows that follow in **section D** and a graphical presentation in **Appendix 2**.

Funds are invested in accordance with Council's Investment Policy. The policy requires Council to invest with prudence, consideration of acceptable risks and relevant legislation.

The details of Council's investments are contained in **Appendix 2**. In selecting investment products, Council has paid due consideration to risk by investing in products that have a minimum Standard and Poor's (S&P) rating of 'A'.

Trade and other receivables (\$90.30 million) – This balance includes:

- Rate debtors \$72.11 million.
- Infringement debtors of \$9.29 million (net of provision for doubtful debts).
- General debtors \$8.90 million (net of provision for doubtful debts).

Rate revenue (excluding supplementary rates) is accrued evenly over the year, although cash is received in quarterly instalments, nine direct debit payments or a lump sum, depending on how the ratepayer chooses to pay. Rate revenue in the Income Statement is a monthly accrual of the rates determined for the year in July.

Other assets (\$1.17 million) – This balance includes:

- Prepayments \$155,000 - expenses prepaid at 31 December 2021.
- Other deposits \$559,000 – represents \$75,000 deposit for Metropolitan Resource Recovery organic waste processing contract, \$250,000 deposit paid for Metropolitan Resource Recovery Landfill Services Gate Fee and \$234,000 deposit paid to South East Water for 5 Mason Street, Dandenong works.
- Accrued income \$457,000 – income earned but cash not yet received at 31 December 2021.

C2. Non-current assets

Property, infrastructure, plant and equipment (\$2.44 billion) – Includes Council roads, drains, buildings, plant and other fixed assets. These values are reflected after recognising the depreciation allowed against each asset.

Investment property (\$10.86 million) is separately classified from 'Property, infrastructure, plant and equipment' in accordance with Australian Accounting Standards. Any adjustment to the fair value of these assets is recorded in the Comprehensive Income Statement and these assets are not depreciated.

Right-of-use assets (\$264,000) – Represents leased (right of use) assets in accordance with the Accounting Standard AASB 16 'Leases'. Includes property, fleet, IT and office equipment that has been leased under ordinary lease arrangements.

Intangible assets (\$164,000) – Represents computer software assets. These values are reflected after recognising the associated amortisation expense.

4.1.1 Q2 2021-22 Quarterly Performance Report (Cont.)



Financial Report for the period 1 July 2021 – 31 December 2021

Trade and other receivables (\$295,000) - \$222,000 for Council's share of funds held in trust by Whitehorse City Council relating to the former Narre Warren landfill site and a \$73,000 refundable bond with Western Health (originally related to Community Chef) which is expected to be returned upon completion of the contract.

C3. Current liabilities (debts due to be repaid within 12 months)

Trade and other payables (\$5.94 million) – This balance includes trade creditors arising from operations and capital works.

Trust funds and deposits (\$5.41 million) – Trust funds and deposits includes other refundable monies in respect of:

- Other deposits (\$1.83 million).
- Fire services property levy funds collected by Council on behalf of the State Government, but not yet paid on to the State Revenue Office (\$1.24 million). These monies are remitted to the State Revenue Office in accordance with legislative timeframes (28 days after each quarterly rate instalment date).
- Landscape deposits (\$1.12 million).
- Open space contributions (\$664,000).
- Road deposits (\$552,000).

Unearned income (\$60.06 million) – Represents income not yet earned in accordance with the Accounting Standards AASB 1058 'Income of Not-For-Profit Entities' and AASB 15 'Revenue from Contracts with Customers' based on specific performance obligations that were not complete at 31 December 2021 in respect of:

- Developer Contribution Plan liabilities (DCP) – (\$40.51 million)
- Capital grants (\$10.10 million)
- Operating grants (\$9.31 million)
- Other unearned income (\$134,000).

Provisions (\$22.94 million) – This balance represents the provision for employee entitlements and landfill restoration works.

- Employee entitlements:
 - Long service leave entitlements - \$12.94 million.
 - Annual leave entitlements - \$9.12 million.
 - Rostered days off (RDO) - \$552,000.
- Landfill provision - \$331,000 - provision for the restoration and aftercare management of the former Spring Valley landfill site (closed). The former closed landfill is owned by the Council and is used as recreational open space. Council's share is 19.88% of the total future estimated costs.

Interest-bearing liabilities (\$1.70 million) – Represent the remaining repayments of long-term borrowings during 2021-22.

Lease liabilities (\$129,000) - Represents the lease repayments in respect of the right-of-use assets that are payable during 2021-22 and mainly comprise of property and information technology related lease obligations.

4.1.1 Q2 2021-22 Quarterly Performance Report (Cont.)



Financial Report for the period 1 July 2021 – 31 December 2021

C4. Non-current liabilities (debts due to be repaid in future years)

Provisions (\$1.57 million) – Represents the provisions estimated to be paid beyond the 2021-22 financial year and comprises long service leave entitlements for employees (\$844,000) and landfill provision for restoration of Spring Valley landfill site (\$723,000) (Council's share is 19.88% of the total future estimated costs).

Trust funds and deposits (\$2.40 million) – Represents deposits that are payable beyond the 2021-22 financial year and comprises asset protection bonds of \$2.10 million, landscape deposits of \$193,000 and contractor deposits of \$105,000.

Interest-bearing liabilities (\$53.26 million) – Comprises the amount of outstanding borrowings to be repaid beyond the next 12 months.

Lease liabilities (\$160,000) – represents the amount of lease payments in respect of the right-of-use assets to be repaid beyond the next 12 months and mainly comprise of property and information technology related lease obligations.

C5. Net assets and equity

Net assets (\$2.51 billion) - Represents the difference between total assets and total liabilities. It is the Council's net worth to the City's ratepayers.

Asset revaluation reserve (\$1.51 billion) – Represents the revaluation increments and decrements of property and infrastructure assets that are valued at fair value.

Reserves (\$64.99 million) – Includes both statutory reserves (S) and discretionary reserves (D). The statutory reserves apply where funds are gained from the application of legislative requirements to contribute – and where expenditure of the funds is not entirely discretionary (i.e. the funds need to be used for certain expenditure only). The reserves listed below are explained in the notes to the cash flows that follow.

The discretionary reserves are:

- Major projects reserve
- Insurance fund reserve
- Council funded – Development Contribution Plans reserve
- Spring Valley landfill rehabilitation reserve
- Springvale Activity Precinct – Parking and Development reserve
- Dandenong Activity Precinct – Parking and Development reserve
- Native re-vegetation reserves
- Keysborough South Maintenance Levy reserve
- General reserve (Aged Care)
- Future maintenance reserve

The statutory reserves are:

- Open space – planning, development and improvements
- Open space – land acquisitions

4.1.1 Q2 2021-22 Quarterly Performance Report (Cont.)



Financial Report for the period 1 July 2021 – 31 December 2021

D. Cash Flow Statement

Cash and investment holdings total \$194.29 million at 31 December 2021, an increase of \$16.86 million since 30 June 2021. Total cash and investment holdings are made up of operating cash (\$57.53 million) and restricted cash (\$136.76 million).

Please refer to the next page for a detailed listing of Restricted Cash items, which are set aside for specific purposes.

Cash flows from operating activities – net inflow of \$37.43 million.

The major inflows are rates \$92.46 million, grants \$19.99 million, trust funds and deposits taken \$20.29 million, user fees \$3.77 million, monetary contributions \$942,000 and statutory fees and fines \$3.12 million.

The major outflows are materials and services \$45.41 million, employee costs \$42.62 million and trust funds and deposits repaid \$18.91 million.

Trust funds and deposits taken and repaid mainly relate to fire services property levies (FSPL). The remittance of the FSPL and FSPL levy interest amounts are made to the State Revenue Office (SRO) in four payments in accordance with Section 41(1) of the FSPL Act. An instalment is due and payable to the Commissioner of State Revenue 28 days after the due date of rates instalments. Council collects FSPL on behalf of the State Government.

Cash flows from investing activities – net outflow of \$17.18 million, including:

- \$17.37 million for capital works expenditure. The detailed capital works schedule is included in this report as Appendix 1. Please note the difference between the two capital expenditure amounts is due to the movement in capital trade creditors at the start and end of the reporting period. Appendix 1 is on an accrual basis.
- \$187,000 proceeds on asset sales mainly relating to the fleet replacement program.

Cash flows from financing activities – outflow of \$3.38 million. For the six months ending 31 December 2021, Council incurred \$1.43 million in finance costs on its borrowings and repaid \$1.67 million of existing loans. Council also repaid \$286,000 of its leased liabilities during that period.

Restricted cash - Restricted cash represents funds that are set aside for specific purposes, as detailed in the following tables.

| Type | 31 Dec 2021 | Notes |
|---|---------------|--|
| Reserve funds | \$'000 | |
| Council funded Development Contribution Plans (DCP) reserve | 20,100 | Reserved for specific expenditure in accordance with the published DCP. |
| Open space – planning, development and improvements | 5,568 | Reserved for enhancing the City's open space by planning, development and improvements. |
| Open space – acquisitions | 5,576 | To fund acquisitions of new open space land. |
| Major projects reserve | 25,556 | Holds funds realised from the sale of Council's property assets or surplus Council funds that will be utilised for investing in other properties or funding future major projects. |

4.1.1 Q2 2021-22 Quarterly Performance Report (Cont.)



Financial Report for the period 1 July 2021 – 31 December 2021

| Type | 31 Dec 2021 | Notes |
|--|----------------|---|
| Keysborough South Maintenance Levy | 2,917 | Reserved for specific maintenance expenditure relating to this area. |
| Spring Valley landfill rehabilitation | 1,476 | This reserve is for the rehabilitation of the Spring Valley landfill site. |
| Re-vegetation reserves | 319 | These funds are to meet native re-vegetation requirements on Council's reserves. |
| Insurance fund reserve | 308 | This fund has been created to meet large and unexpected policy excesses on multiple insurance claims. |
| Springvale Activity Precinct Parking and Development reserve | 236 | This reserve is to fund development in the Springvale Activity Centre. |
| Dandenong Activity Precinct Parking and Development reserve | 1,693 | This reserve is to fund development in the Dandenong Activity Centre. |
| General reserve (Aged Care) | 1,103 | Funds set aside for the aged care reforms. |
| Future maintenance reserve | 136 | Contribution funds for future works to address level crossing removal authority defects. |
| Total reserve funds | 64,988 | |
| Employee provisions | \$'000 | |
| Long service leave | 13,788 | Funds set aside to meet long service leave commitments. |
| Annual leave and other | 9,670 | Funds set aside to meet annual leave and rostered days off (RDO) commitments. |
| Employee provisions | 23,458 | |
| Trust funds and deposits | \$'000 | |
| Fire services property levy (FSPL) collected and due | 1,236 | Payable to State Revenue Office – legislative requirement. |
| Open space contributions | 664 | Pending completion of works. |
| Landscape deposits | 1,316 | Pending completion of works. |
| Road deposits | 552 | Pending completion of works. |
| Other trust funds and deposits | 4,036 | Refundable upon finalisation of programs. |
| Total trust funds and deposits | 7,804 | |
| Other restricted funds | \$'000 | |
| DCP unearned income | 40,513 | Pending completion of works by developers. |
| Other restricted funds | 40,513 | |
| Total restricted cash | 136,763 | |

4.1.1 Q2 2021-22 Quarterly Performance Report (Cont.)Financial Report for the period 1 July 2021 – 31 December 2021

Statement of Capital Works

Total capital expenditure at 31 December 2021 was \$15.43 million. A further \$31.86 million remains committed at the end of December. The **CIP Expenditure Report** contains the expenditure status of each of the approved capital projects.

The timing of cash outflows and project completion can differ for capital projects. Commentary on the status of each project with major year to date variances are reported if the variance is greater than \$300,000. Please note that the variances detailed below are the total of all asset classes by capital project whereas the Capital Expenditure report details the variances separately by asset class and capital project.

Infrastructure

- **3849 Frederick Wachter Reserve Master Plan (\$452,000 favourable)** – Playground construction contract has been awarded. Ordering of materials and equipment has commenced.
- **4010 LRCI-Callander Rd Drain (\$337,000 favourable)** – Negotiations regarding the creation of easements are ongoing. Additional design elements, including the structural support of buildings is underway.

Plant and equipment

- **1445 Fleet Purchases (\$407,000 favourable)** – Renewal program delayed.

4.1.1 Q2 2021-22 Quarterly Performance Report (Cont.)



Financial Report for the period 1 July 2021 – 31 December 2021

Appendix 1

Capital Expenditure

4.1.1 Q2 2021-22 Quarterly Performance Report (Cont.)



Financial Report for the period 1 July 2021 – 31 December 2021

CIP Expenditure Report

| | YTD ACTUAL \$ | YTD BUDGET \$ | YTD VARIANCE \$ | COMMIT \$ | ANNUAL MID YEAR BUDGET \$ | ANNUAL ORIGINAL BUDGET \$ |
|--|---------------------|---------------------|-----------------------|-------------------|------------------------------------|------------------------------------|
| PROPERTY | | | | | | |
| Buildings | | | | | | |
| 1631. Art Gallery PEP Building | - | - | - | - | 350,000 | - |
| 1796. Wal Turner Reserve Master Plan | 18,901 | 25,000 | 6,099 | 2,012 | 150,000 | 150,000 |
| 1818. Safety, Security & Space Activation | - | - | - | - | 193,994 | 193,994 |
| 1869. Feasibility Study D'ngong Commun.Hub | - | 10,000 | 10,000 | - | 325,000 | 325,000 |
| 3044. Roof Safety Program | - | 10,000 | 10,000 | - | 157,000 | 157,000 |
| 3179. Shepley Regional Multipurpose Ctr | 70,711 | 70,000 | (711) | 73,003 | 150,000 | 150,000 |
| 3219. Thomas Carroll Pavilion | 135,736 | 137,287 | 1,551 | 95,988 | 5,294,615 | 3,000,000 |
| 3361. Springers Leisure Works | 22,860 | 26,500 | 3,640 | 0 | 31,500 | 31,500 |
| 3543. Public Toilet Strategy-Implement | 181,317 | 180,000 | (1,317) | 198,138 | 840,000 | 840,000 |
| 3547. George Andrews Reserve-Bld Modific. | - | - | - | - | 328,435 | - |
| 3548. Keysborough South Community Hub Dev | 72,992 | 73,675 | 683 | 171,711 | 1,494,442 | 10,229,862 |
| 3793. Dandenong Market Utility Srv Infra | 4,744 | 16,667 | 11,923 | 6,077 | 100,000 | - |
| 3804. CCTV/Security Capital Program | - | - | - | 50,700 | 105,000 | 105,000 |
| 3820. Noble Park Aquatic Ctr Mechan.&Pump | 1,947 | 5,000 | 3,053 | - | 36,000 | 36,000 |
| 3821. Oasis Leisure Ctr Mechan. & Pump | - | - | - | - | 10,000 | 10,000 |
| 3874. Building Renewal Prg.- HVAC | 4,656 | 131,000 | 126,344 | - | 297,000 | 297,000 |
| 3876. Building Renewal Prg.- Bathroom | 136,026 | 168,000 | 31,974 | 34,597 | 385,000 | 385,000 |
| 3877. Building Renewal Prg.- Flooring | 22,020 | 45,000 | 22,980 | 1,840 | 103,000 | 103,000 |
| 3878. Building Renewal Prg.- Lift Refurb. | - | 25,000 | 25,000 | - | 100,000 | 100,000 |
| 3879. Building Renewal Prg.- Minor Works | 49,773 | 40,000 | (9,773) | 5,031 | 92,000 | 92,000 |
| 3880. Building Renewal Prg.- Roof | 45,553 | 89,000 | 43,447 | 15,293 | 203,000 | 203,000 |
| 3883. Building Renewal Prg.- Kitchen & Eq | 40,815 | 123,000 | 82,185 | 162,120 | 280,000 | 280,000 |
| 3902. Ross Reserve Pavilion | 2,008,863 | 2,007,948 | (915) | 4,996,726 | 8,386,948 | 7,900,000 |
| 3904. Building Renewal Prg.- Theatre | 7,689 | 146,762 | 139,073 | - | 175,762 | 52,000 |
| 3906. Greater D'ngong Gallery of Art | 466,346 | 466,863 | 517 | 1,581,734 | 2,504,863 | - |
| 3946. Building Renewal Prg.-Aquatic & Lei | 94,086 | 126,000 | 31,914 | 36,606 | 289,000 | 289,000 |
| 3947. Building Renewal Prg.- Project | 3,000 | 3,000 | - | 19,400 | 6,000 | 156,000 |
| 3948. D'ngong Mkt (Fruit & Veg) Floor&Roof | - | - | - | - | 111,640 | - |
| 3949. NPAC Redevelopment | 1,363,927 | 1,364,203 | 276 | 4,453,887 | 6,525,203 | 4,200,000 |
| 3951. Ross Res P/grnd-Change Plc Toilet | 121,078 | 103,555 | (17,523) | 4,914 | 103,555 | - |
| 3952. S/Vale Library/Civic-Storage&Equip | 21,094 | 21,005 | (89) | 22,954 | 97,005 | - |
| 3957. Audio Visual Equipment Renewal | 102,260 | 110,000 | 7,740 | - | 110,000 | 110,000 |
| 3974. Dandenong Oasis Replacement | 904,537 | 886,942 | (17,595) | 2,145,077 | 4,967,942 | 3,300,000 |
| 4000. MCH Centres (x6) Works | - | 7,000 | 7,000 | - | 26,000 | 26,000 |
| 4001. Dandenong Market Works | - | - | - | - | - | 420,000 |
| 4002. Springvale Reserve Boardroom | - | 5,000 | 5,000 | - | 20,000 | 20,000 |
| 4003. Springvale Reserve Changerooms (x2) | 65,477 | 66,000 | 523 | 25,645 | 325,000 | 325,000 |
| 4004. Balmoral Car | - | - | - | 7,200 | 942,793 | 942,793 |
| 4026. Springvale Town Hall Works | - | 9,000 | 9,000 | 15,391 | 18,000 | 18,000 |
| Leasehold Improvements | | | | | | |
| 3941. Police Paddocks Res. Grandstand | - | - | - | 82 | 434,860 | - |
| 4005. Keysb PS Kinder Fitout | - | - | - | 45,435 | 50,000 | 50,000 |
| 4006. Police Paddocks Soccer Function Rm | - | 10,000 | 10,000 | - | 300,000 | 300,000 |
| 4028. Police Paddocks Batting Cage | 32,742 | 33,750 | 1,008 | 31,139 | 247,500 | - |
| 4029. Police Paddocks Fence/Dugout | 3,414 | - | (3,414) | 225,783 | 316,400 | - |
| Land | | | | | | |
| 3987. DCP LR06b Taylors Rd(Bayliss-Colem) | - | - | - | - | 20,600 | - |
| 4039. 49 View Rd. Springvale | 154,000 | - | (154,000) | - | - | - |
| 4040. 61-63 Heyington Cres, N/Park Nth | 269,500 | - | (269,500) | - | - | - |
| 4041. 10 Market St, Dandenong | 100,100 | - | (100,100) | - | - | - |
| Total property | 6,526,163 | 6,542,167 | 15,994 | 14,428,482 | 37,005,057 | 34,797,149 |

Note - Council has purchased three properties for open space and strategic purposes (refer sub accounts 4039, 4040 and 4041 under Land in the above table). These property purchases will be funded from reserves and reflected in the Full Year Forecast in February.

ORDINARY COUNCIL MEETING - MINUTES

4.1.1 Q2 2021-22 Quarterly Performance Report (Cont.)



Financial Report for the period 1 July 2021 – 31 December 2021

CIP Expenditure Report

| | YTD ACTUAL \$ | YTD BUDGET \$ | YTD VARIANCE \$ | COMMIT \$ | ANNUAL MID YEAR BUDGET \$ | ANNUAL ORIGINAL BUDGET \$ |
|---|---------------------|---------------------|-----------------------|------------------|------------------------------------|------------------------------------|
| PLANT AND EQUIPMENT | | | | | | |
| Plant, machinery and equipment | | | | | | |
| 1445. Fleet Purchases | 418,286 | 825,000 | 406,714 | 2,406,278 | 3,542,000 | 2,837,000 |
| 1447. Fleet New Program | - | 195,000 | 195,000 | - | 240,000 | - |
| Library books | | | | | | |
| 3104. Library Resources | 351,119 | 443,000 | 91,881 | 497,070 | 878,000 | 878,000 |
| Computers and telecommunications | | | | | | |
| 3902. Ross Reserve Pavilion | - | 15,000 | 15,000 | - | 45,000 | - |
| 3914. Asset Management System | 207,993 | 210,000 | 2,007 | 50,135 | 337,197 | - |
| 3959. Emergency Relief Centres-Equipment | 2,098 | 17,536 | 15,438 | 1,639 | 24,803 | - |
| 4007. Merit CRM Replacement | 422 | 10,000 | 9,578 | - | 500,000 | 500,000 |
| Fixtures, fittings and furniture | | | | | | |
| 3198. Public Art Program | - | 5,000 | 5,000 | 17,903 | 20,000 | 20,000 |
| 3314. Public hall equipment | 100,069 | 100,937 | 868 | 2,120 | 300,937 | 60,000 |
| Total plant and equipment | 1,079,988 | 1,821,473 | 741,485 | 2,975,143 | 5,887,937 | 4,295,000 |
| INFRASTRUCTURE | | | | | | |
| Parks, open space and streetscapes | | | | | | |
| 1629. 275 Lonsdale St Dnong-Vanity Lane | 80,125 | 80,332 | 207 | 54,018 | 1,244,499 | 134,000 |
| 1747. Barry Powell Reserve Master Plan | - | 95,947 | 95,947 | - | 95,947 | - |
| 1818. Safety, Security & Space Activation | - | 17,270 | 17,270 | 168,296 | 182,116 | 164,846 |
| 2126. Herbert St Pocket Park | 21,217 | 21,990 | 773 | 264,658 | 548,588 | 275,000 |
| 3065. Public Place Recycling Bin Instal. | - | 10,000 | 10,000 | - | 55,000 | 55,000 |
| 3141. Thomas St Precinct Enhance(Afghan) | - | 17,511 | 17,511 | - | 17,511 | - |
| 3192. NPR Douglas St Streetscape | 653,865 | 653,000 | (865) | 23,583 | 1,177,543 | 1,177,543 |
| 3248. DCP Keysb. Sth Industrial Buffer | - | 10,648 | 10,648 | - | 10,648 | - |
| 3272. Indigenous Public Art SCP | 2,605 | 3,015 | 410 | - | 31,015 | - |
| 3438. Hemmings St N'hood Act Ctr | - | - | - | - | - | 40,000 |
| 3442. NPR Noble Park Revitalisation | 7,825 | 25,000 | 17,175 | 3,810 | 205,000 | 610,000 |
| 3454. Dogs off leash program | - | 15,963 | 15,963 | - | 31,927 | - |
| 3490. Springvale Road Boulevard | 1,326,920 | 1,520,008 | 193,088 | 3,931,396 | 6,184,684 | 1,385,939 |
| 3631. Dandenong Park Master Plan | 45,389 | 321,011 | 275,622 | 36,192 | 321,011 | - |
| 3848. LRCl Hemmings SC Streetscape | 9,801 | 10,637 | 836 | 5,349 | 29,637 | - |
| 3849. Frederick Wächter Res. Master Plan | 133,115 | 510,256 | 377,141 | 372,415 | 612,308 | - |
| 3853. Parkfield Res. Master Plan Impl. | 1,300 | 113,186 | 111,886 | 11,541 | 135,824 | - |
| 3900. Ross Reserve Plaza/Play/Oval/Path | 306,205 | 306,969 | 764 | 140,217 | 714,797 | 200,000 |
| 3929. Act Crt Strat Plan Imp - D'nong | 93,131 | 49,760 | (43,371) | 60,405 | 49,760 | - |
| 3931. Guardrail Upgrade Program | - | 15,000 | 15,000 | - | 113,411 | 113,411 |
| 3932. Open Space Infra Renewal Prg | 33,084 | 25,000 | (8,084) | 64,101 | 165,000 | 165,000 |
| 3933. Sports Lighting Plan Imp. | 22,139 | 22,377 | 238 | 34,418 | 147,377 | - |
| 3934. Parking Sensor Implementation | 69,251 | 90,667 | 21,416 | - | 408,000 | 300,000 |
| 3936. Glendale Reserve Landscaping | 1,433 | 15,000 | 13,567 | 597 | 150,000 | 150,000 |
| 3943. Keysb Sth Comm Hub Dog Off Leash | - | 11,863 | 11,863 | 4,255 | 11,863 | - |
| 3970. Alan Corrigan Exercise Equipment | 67,514 | 60,000 | (7,514) | 168,007 | 270,000 | 270,000 |
| 3973. Signage Renewal Program | 2,510 | - | (2,510) | 1,040 | 30,000 | 30,000 |
| 3977. LXRA Rectification Works | 53,356 | 40,000 | (13,356) | 8,197 | 94,000 | 40,000 |
| 4012. Alex Wilkie Wetlands & S/Water | - | - | - | - | 50,000 | 50,000 |
| 4013. Charlotte Resv Local Park Fur.&L/SC | - | 15,000 | 15,000 | - | 80,000 | 80,000 |
| 4014. NPR Frank Street Open Space | 13,071 | 30,000 | 16,929 | 8,259 | 500,000 | 500,000 |
| 4015. Lonsdale/Halpin Pedestrian Lights | - | 15,000 | 15,000 | 167,081 | 166,000 | 166,000 |
| 4016. Neighbourhood Act Ctr F/Wrk Imp | 2,955 | 15,000 | 12,045 | 78,437 | 100,000 | 100,000 |
| 4017. Pocket Parks (x4) NPark & S/vale | 296 | - | (296) | 204 | 40,000 | 40,000 |
| 4018. Tirhatuan Park Wetland | - | - | - | - | 50,000 | 50,000 |
| 4019. Turner Close Resv Work | 474 | 15,000 | 14,526 | 79,741 | 100,000 | 100,000 |
| 4020. Railway Parade SC S/Scape | 23,720 | 25,000 | 1,280 | 59,880 | 100,000 | 100,000 |
| 4021. Browns Reserve Upgrade Works | 16,468 | 5,000 | (11,468) | 58,477 | 70,000 | 70,000 |
| 4022. Burden Park Bowls BBQ Area | 64 | - | (64) | 31,065 | 60,000 | 60,000 |
| 4027. NPR Ian Street S/Scape Upgrade | - | - | - | 14,700 | 850,000 | 850,000 |
| 4030. Tattersson Park Oval 1 Lighting | 38,963 | 41,652 | 2,689 | 395,426 | 563,652 | - |
| 4032. Hemmings St Precinct | - | - | - | 29,948 | 343,320 | - |

4.1.1 Q2 2021-22 Quarterly Performance Report (Cont.)



Financial Report for the period 1 July 2021 – 31 December 2021

CIP Expenditure Report

| | YTD ACTUAL \$ | YTD BUDGET \$ | YTD VARIANCE \$ | COMMIT \$ | ANNUAL MID YEAR BUDGET \$ | ANNUAL ORIGINAL BUDGET \$ |
|---|---------------------|---------------------|-----------------------|-------------------|------------------------------------|------------------------------------|
| Recreational, leisure and community facilities | | | | | | |
| 1747. Barry Powell Reserve Master Plan | 21,854 | 50,000 | 28,146 | - | 235,000 | 235,000 |
| 1859. Rowley Allan Reserve | 21,620 | 30,000 | 8,380 | - | 300,000 | 300,000 |
| 3029. Playground Improvements | 10,394 | 50,000 | 39,606 | 162,047 | 500,000 | 500,000 |
| 3518. Harmony Square Entrance Protection | - | - | - | - | 20,000 | - |
| 3687. Roth Hetherington Reserve | 5,665 | - | (5,665) | 13,156 | 20,000 | 20,000 |
| 3849. Frederick Wachter Res. Master Plan | 548 | 75,000 | 74,452 | 491,856 | 450,000 | 450,000 |
| 3853. Parkfield Res. Master Plan Impl. | 14,479 | 62,500 | 48,021 | 84,760 | 280,000 | 250,000 |
| 3854. Burden Park Res. Master Plan Imp. | 33,170 | 125,000 | 91,830 | 1,060,318 | 1,176,000 | 500,000 |
| 3900. Ross Reserve Plaza/Play/Oval/Path | - | 96,686 | 96,686 | - | 96,686 | - |
| 3925. Active Fencing Program | 85,481 | 65,000 | (20,481) | 116,768 | 200,000 | 200,000 |
| 3966. Tirihuan Park - Basketball Court | 478 | 10,000 | 9,522 | 215,760 | 220,300 | 220,300 |
| 3969. Thomas Carroll-Cricket/Play/Light | - | 12,500 | 12,500 | - | 250,000 | 250,000 |
| 4008. Greaves Resv Netball Crt & Car Pk | 9,820 | 25,000 | 15,180 | 25,977 | 100,000 | 100,000 |
| 4011. Hennessy Reserve Playgmd & L/Scape | - | 15,000 | 15,000 | - | 100,000 | 100,000 |
| 4023. Warner Reserve Community Garden | 10,867 | - | (10,867) | 26,365 | 40,000 | 40,000 |
| 4024. Noble Park Reserve Plgrnd Shade | - | 15,000 | 15,000 | - | 80,000 | 80,000 |
| 4025. Noble Park Comm Ctr Petanque | - | - | - | 4,529 | 50,000 | 50,000 |
| 4031. Ross Reserve Soccer Pitch | 978 | - | (978) | 1,929,087 | 2,366,000 | - |
| Roads | | | | | | |
| 1629. 275 Lonsdale St Dnong-Vaniry Lane | 29,486 | 29,523 | 37 | 0 | 29,523 | - |
| 3080. Abbotts Road DCP item L102 | 392,193 | 392,216 | 23 | 1,634,424 | 6,434,433 | 2,090,000 |
| 3373. Municipal wide, Kerb and Channel | 298,635 | 275,000 | (23,635) | 47,430 | 500,000 | 500,000 |
| 3418. Municipal Wide.LATM Program | 84,948 | - | - | 26,052 | 20,185 | 600,000 |
| 3752. Local Road Rehab.Prg-Implement R2R | - | 100,000 | 100,000 | 485,381 | 1,515,113 | 1,017,807 |
| 3753. Local Road Surf./Rehabit. Prg. | 608,036 | 608,840 | 804 | 173,972 | 2,919,436 | 2,656,596 |
| 3828. Activity Centre Proj. Mason St | - | - | - | 7,350 | 422,852 | - |
| 3938. Kerb & Channel Resurfacing Program | 497,982 | 637,000 | 139,018 | 115,258 | 664,149 | 664,149 |
| 3942. Black Spot Works Program | 665,633 | 666,581 | 948 | 424,563 | 2,968,677 | - |
| 3944. Keysb Sth Comm Hub Access Road | 566,471 | 584,125 | 17,654 | 153,225 | 584,125 | - |
| 3961. Road Reconst Program - Geotechnical | - | - | - | - | 50,000 | - |
| 3962. Bakers Road Service Road | - | 10,000 | 10,000 | 58,097 | 206,200 | 206,200 |
| 3972. Local Roads Community Infrans. Prog. | - | - | - | 634,879 | 1,535,614 | - |
| 4009. LRCI2-Colemans Rd Reconstruction | 500 | 20,000 | 19,500 | - | 1,226,500 | 1,226,500 |
| Bridges | | | | | | |
| 3185. Municipal Wide - Bridges | 15,628 | 25,000 | 9,373 | 17,973 | 100,000 | 100,000 |
| 4034. LRCI3-Hammond Road Bridge | - | - | - | - | 400,000 | - |
| Footpath and cycleways | | | | | | |
| 3174. Active Transport Infra.Priority Pat | 185,226 | 185,347 | 121 | 20,099 | 475,347 | 300,000 |
| 3355. Municipal Wide-Footpath Renewal | 643,946 | 894,000 | 250,054 | 104,277 | 1,400,000 | 1,400,000 |
| 3589. Dandenong Creek Trail User Paths | - | 10,000 | 10,000 | - | 430,000 | 430,000 |
| Off street car parks | | | | | | |
| 1747. Barry Powell Reserve Master Plan | 4,202 | - | (4,202) | - | 60,000 | 60,000 |
| 3937. Car Park Renewal Program | - | 10,000 | 10,000 | - | 46,000 | 46,000 |
| 4033. LRCI3-The Crescent Car Park | - | - | - | - | 100,000 | - |
| Drainage | | | | | | |
| 3019. Major Drainage Renewal Prg. | 374,580 | 203,029 | (171,551) | 7,319 | 523,029 | 400,000 |
| 3939. Drainage Reactive Renewal Program | 196,067 | 145,000 | (51,067) | 116,594 | 300,000 | 300,000 |
| 4010. LRCI2-Callander Rd Drain | 13,310 | 350,000 | 336,690 | 28,190 | 1,759,808 | 1,700,000 |
| Total infrastructure | 7,818,993 | 10,112,409 | 2,293,416 | 14,455,553 | 47,845,230 | 24,269,291 |
| GRAND TOTAL | 15,425,144 | 18,476,039 | 3,050,895 | 31,859,178 | 90,738,224 | 63,361,440 |

4.1.1 Q2 2021-22 Quarterly Performance Report (Cont.)



Financial Report for the period 1 July 2021 – 31 December 2021

Appendix 2

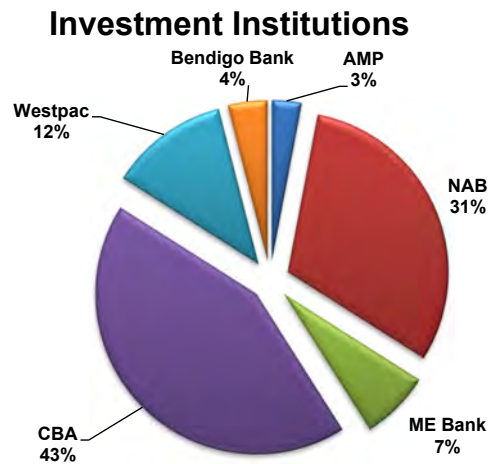
Investment Analysis

4.1.1 Q2 2021-22 Quarterly Performance Report (Cont.)



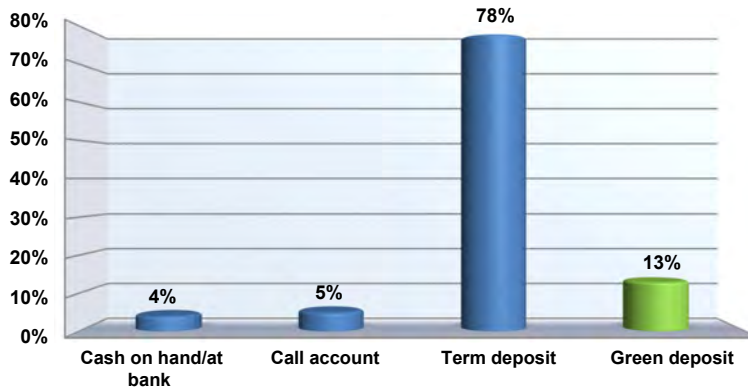
Financial Report for the period 1 July 2021 – 31 December 2021

Cash and Investments



Policy limit - no single institution shall comprise more than 35% of the total investment portfolio, unless the investment is with Council's banker (CBA).

Portfolio Products



Note: Green deposit: 13% (or \$25.46 million) was invested at 31 December 2021. These investments are certified against Climate Bonds Initiative – Climate Bonds Standard, the same certification as green bonds.

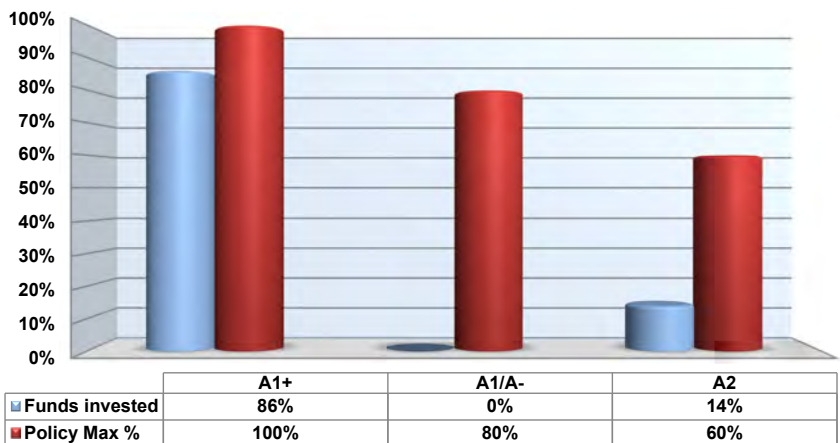
4.1.1 Q2 2021-22 Quarterly Performance Report (Cont.)



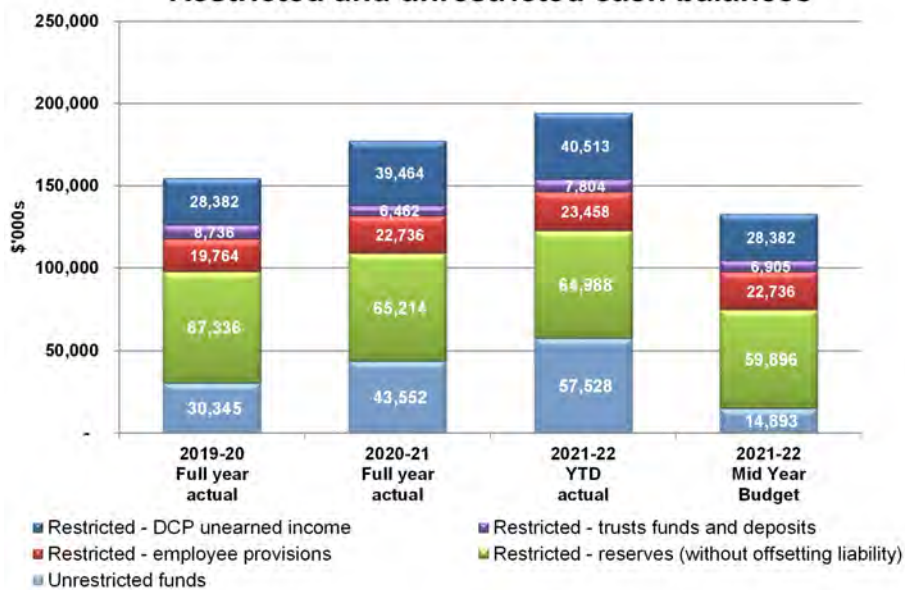
Financial Report for the period 1 July 2021 – 31 December 2021

Cash and Investments

Investment Credit Rating



Restricted and unrestricted cash balances

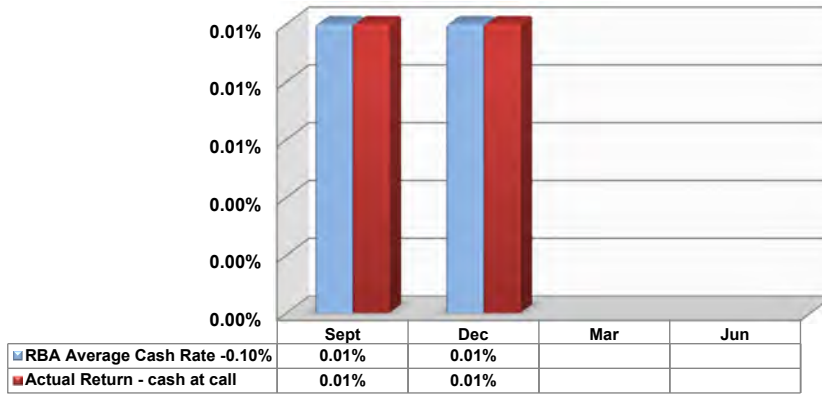


4.1.1 Q2 2021-22 Quarterly Performance Report (Cont.)

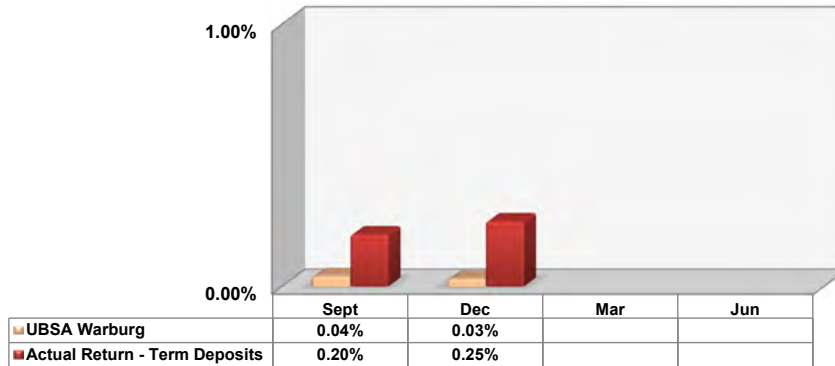


Financial Report for the period 1 July 2021 – 31 December 2021

Benchmark Indicator - Cash at Call



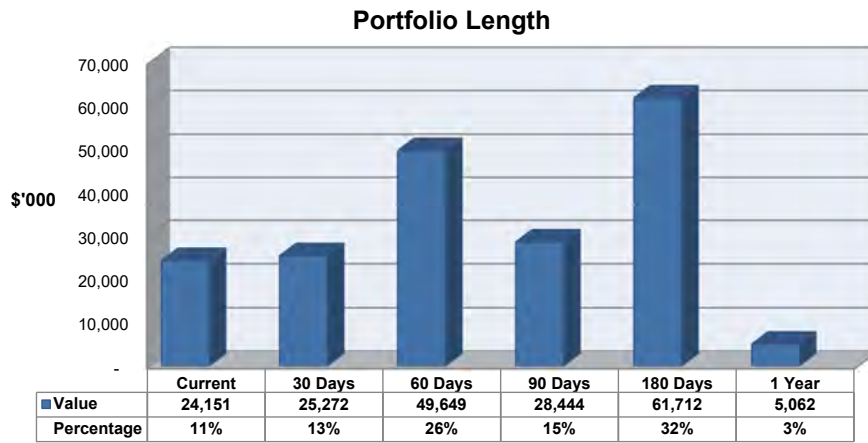
Benchmark Indicator - Term/Green Deposits



4.1.1 Q2 2021-22 Quarterly Performance Report (Cont.)



Financial Report for the period 1 July 2021 – 31 December 2021



4.1.1 Q2 2021-22 Quarterly Performance Report (Cont.)



Financial Report for the period 1 July 2021 – 31 December 2021

Appendix 3

Directorate Analysis

4.1.1 Q2 2021-22 Quarterly Performance Report (Cont.)



Financial Report for the period 1 July 2021 – 31 December 2021

Total Operating Results

CGD BY DIRECTORATE

| | YTD ACTUAL \$'000 | YTD BUDGET \$'000 | YTD VARIANCE \$'000 | ANNUAL MID YEAR BUDGET \$'000 | ANNUAL ORIGINAL BUDGET \$'000 |
|----------------------------------|-------------------------|-------------------------|---------------------------|--|--|
| Income | | | | | |
| Chief Executive Office | - | - | - | - | - |
| Greater Dandenong Business | 652 | 189 | 463 | 445 | 258 |
| Corporate Services | 1,101 | 1,143 | (42) | 2,148 | 4,002 |
| Engineering Services | 13,098 | 13,017 | 81 | 26,773 | 25,914 |
| City Planning Design and Amenity | 5,828 | 5,627 | 201 | 11,421 | 12,938 |
| Community Services | 11,808 | 11,318 | 490 | 23,244 | 21,691 |
| Non-Directorate ^(a) | 72,590 | 72,332 | 258 | 156,205 | 158,028 |
| Capital Works Program | 4,104 | 4,033 | 71 | 25,932 | 12,931 |
| Total income | 109,181 | 107,659 | 1,522 | 246,168 | 235,762 |
| Expenses | | | | | |
| Chief Executive Office | 332 | 341 | 9 | 703 | 703 |
| Greater Dandenong Business | 2,387 | 2,492 | 105 | 5,476 | 4,236 |
| Corporate Services | 11,815 | 12,738 | 923 | 24,099 | 23,608 |
| Engineering Services | 29,157 | 29,961 | 804 | 68,530 | 66,466 |
| City Planning Design and Amenity | 8,477 | 9,062 | 585 | 19,101 | 18,882 |
| Community Services | 24,652 | 27,025 | 2,373 | 58,845 | 51,849 |
| Non-Directorate ^(a) | 20,989 | 20,335 | (654) | 39,378 | 38,613 |
| Capital Works Program | - | - | - | - | - |
| Total expenses | 97,809 | 101,954 | 4,145 | 216,132 | 204,357 |
| Net surplus (deficit) | 11,372 | 5,705 | 5,667 | 30,036 | 31,405 |

^(a) Non-Directorate includes non-attributable items such as rates income, developer's contributions, interest income, non-monetary assets, finance costs and depreciation.

Note. Total income and total expenditure may differ to the operating result on the previous page due to the treatment of proceeds from asset sales and associated written down value.

4.1.1 Q2 2021-22 Quarterly Performance Report (Cont.)



Financial Report for the period 1 July 2021 – 31 December 2021

CEO DIRECTORATE

OPERATING RESULT

| Notes | YTD ACTUAL \$'000 | YTD BUDGET \$'000 | YTD VARIANCE \$'000 | ANNUAL MID YEAR BUDGET \$'000 | ANNUAL ORIGINAL BUDGET \$'000 |
|------------------------------|-------------------------|-------------------------|---------------------------|--|--|
| Income | | | | | |
| Other income | - | - | - | - | - |
| Total income | - | - | - | - | - |
| Expenses | | | | | |
| Employee costs | 266 | 271 | 5 | 589 | 589 |
| Materials and services | 66 | 70 | 4 | 108 | 108 |
| Other expenses | - | - | - | 6 | 6 |
| Total expenses | 332 | 341 | 9 | 703 | 703 |
| Net surplus (deficit) | (332) | (341) | 9 | (703) | (703) |

BUSINESS UNITS

| | YTD ACTUAL \$'000 | YTD BUDGET \$'000 | YTD VARIANCE \$'000 | ANNUAL MID YEAR BUDGET \$'000 | ANNUAL ORIGINAL BUDGET \$'000 |
|------------------------------|-------------------------|-------------------------|---------------------------|--|--|
| Income | | | | | |
| CEO | - | - | - | - | - |
| Total income | - | - | - | - | - |
| Expenses | | | | | |
| CEO | 332 | 341 | 9 | 703 | 703 |
| Total expenses | 332 | 341 | 9 | 703 | 703 |
| Net surplus (deficit) | (332) | (341) | 9 | (703) | (703) |

No notes/comments required for this directorate.

4.1.1 Q2 2021-22 Quarterly Performance Report (Cont.)



Financial Report for the period 1 July 2021 – 31 December 2021

GREATER DANDENONG BUSINESS GROUP

OPERATING RESULT

| Notes | YTD ACTUAL \$'000 | YTD BUDGET \$'000 | YTD VARIANCE \$'000 | ANNUAL MID YEAR BUDGET \$'000 | ANNUAL ORIGINAL BUDGET \$'000 |
|------------------------------|-------------------------|-------------------------|---------------------------|--|--|
| Income | | | | | |
| User fees | - | - | - | 6 | 6 |
| Grants - operating | 443 | 168 | 275 | 483 | 115 |
| Other income | 209 | 21 | 188 | (44) | 137 |
| Total income | 652 | 189 | 463 | 445 | 258 |
| Expenses | | | | | |
| Employee costs | 1,288 | 1,398 | 110 | 2,987 | 2,731 |
| Materials and services | 1,091 | 1,062 | (29) | 2,208 | 1,373 |
| Other expenses | 8 | 32 | 24 | 281 | 132 |
| Total expenses | 2,387 | 2,492 | 105 | 5,476 | 4,236 |
| Net surplus (deficit) | (1,735) | (2,303) | 568 | (5,031) | (3,978) |

BUSINESS UNITS

| | YTD ACTUAL \$'000 | YTD BUDGET \$'000 | YTD VARIANCE \$'000 | ANNUAL MID YEAR BUDGET \$'000 | ANNUAL ORIGINAL BUDGET \$'000 |
|--------------------------------------|-------------------------|-------------------------|---------------------------|--|--|
| Income | | | | | |
| Greater Dandenong Business Executive | - | - | - | - | - |
| Business Networks | 149 | 151 | (2) | 463 | 165 |
| Activity Centres Revitalisation | 467 | - | 467 | 6 | 6 |
| Major Projects | 36 | 35 | 1 | (30) | 81 |
| Economic Development | - | 3 | (3) | 6 | 6 |
| Total income | 652 | 189 | 463 | 445 | 258 |
| Expenses | | | | | |
| Greater Dandenong Business Executive | 201 | 193 | (8) | 407 | 407 |
| Business Networks | 420 | 591 | 171 | 1,344 | 757 |
| Activity Centres Revitalisation | 902 | 831 | (71) | 1,901 | 1,231 |
| Major Projects | 270 | 266 | (4) | 404 | 456 |
| Economic Development | 594 | 611 | 17 | 1,420 | 1,385 |
| Total expenses | 2,387 | 2,492 | 105 | 5,476 | 4,236 |
| Net surplus (deficit) | (1,735) | (2,303) | 568 | (5,031) | (3,978) |

4.1.1 Q2 2021-22 Quarterly Performance Report (Cont.)



Financial Report for the period 1 July 2021 – 31 December 2021

Greater Dandenong Business Group

Income

Note 1 Grants - operating (\$275,000 favourable) – Favourable variance due to receipt of unbudgeted grant income which will be offset by associated costs and reflected in the Full Year Forecast (COVIDSafe Outdoor Activation \$275,000).

Note 2 Other income (\$188,000 favourable) – Favourable variance due to receipt of unbudgeted contribution income from Development Victoria which will be offset by associated costs and reflected in the Full Year Forecast (Place Making and Revitalisation \$192,000).

Expenditure

Note 3 Employee costs (\$110,000 favourable) – Favourable variance mainly due to delay in recruitment (Community Revitalisation \$132,000 and Place Making and Revitalisation \$23,000).

4.1.1 Q2 2021-22 Quarterly Performance Report (Cont.)



Financial Report for the period 1 July 2021 – 31 December 2021

CORPORATE SERVICES DIRECTORATE

OPERATING RESULT

| Notes | YTD ACTUAL \$'000 | YTD BUDGET \$'000 | YTD VARIANCE \$'000 | ANNUAL MID YEAR BUDGET \$'000 | ANNUAL ORIGINAL BUDGET \$'000 |
|------------------------------|-------------------------|-------------------------|---------------------------|--|--|
| Income | | | | | |
| Rates and charges | - | - | - | - | - |
| Statutory fees and fines | 70 | 50 | 20 | 100 | 100 |
| User fees | 1 | 1 | - | 7 | 22 |
| Grants - operating | 4 171 | 112 | 59 | 191 | 48 |
| Other income | 5 859 | 980 | (121) | 1,850 | 3,832 |
| Total income | 1,101 | 1,143 | (42) | 2,148 | 4,002 |
| Expenses | | | | | |
| Employee costs | 6 6,583 | 6,867 | 284 | 14,774 | 14,588 |
| Materials and services | 7 4,712 | 5,313 | 601 | 7,990 | 7,685 |
| Other expenses | 520 | 558 | 38 | 1,335 | 1,335 |
| Total expenses | 11,815 | 12,738 | 923 | 24,099 | 23,608 |
| Net surplus (deficit) | (10,714) | (11,595) | 881 | (21,951) | (19,606) |

BUSINESS UNITS

| | YTD ACTUAL \$'000 | YTD BUDGET \$'000 | YTD VARIANCE \$'000 | ANNUAL MID YEAR BUDGET \$'000 | ANNUAL ORIGINAL BUDGET \$'000 |
|-------------------------------------|-------------------------|-------------------------|---------------------------|--|--|
| Income | | | | | |
| Corporate Services Executive | - | - | - | - | - |
| Communications and Customer Service | 100 | 69 | 31 | 270 | 853 |
| Governance | 685 | 760 | (75) | 1,338 | 2,749 |
| Information Technology | 8 | 5 | 3 | 5 | - |
| Financial Services | 108 | 182 | (74) | 323 | 323 |
| People and Procurement Services | 200 | 127 | 73 | 212 | 77 |
| Total income | 1,101 | 1,143 | (42) | 2,148 | 4,002 |
| Expenses | | | | | |
| Corporate Services Executive | 87 | 95 | 8 | 275 | 612 |
| Communications and Customer Service | 2,360 | 2,596 | 236 | 5,709 | 5,912 |
| Governance | 1,285 | 1,472 | 187 | 3,095 | 3,210 |
| Information Technology | 3,123 | 3,265 | 142 | 5,675 | 5,470 |
| Financial Services | 1,288 | 1,532 | 244 | 3,097 | 2,961 |
| People and Procurement Services | 3,672 | 3,778 | 106 | 6,248 | 5,443 |
| Total expenses | 11,815 | 12,738 | 923 | 24,099 | 23,608 |
| Net surplus (deficit) | (10,714) | (11,595) | 881 | (21,951) | (19,606) |

4.1.1 Q2 2021-22 Quarterly Performance Report (Cont.)



Financial Report for the period 1 July 2021 – 31 December 2021

Corporate Services Directorate

Income

Note 4 Grants – operating (\$59,000 favourable) – Receipt of additional unbudgeted grant for Local Government Business Concierge project (Emergency Management Grants \$60,000).

Note 5 Other income (\$121,000 unfavourable) – Unfavourable variance is due mainly to the COVID-19 lockdown restrictions resulting in reduced rental income (Property Management Administration \$78,000) and lower recovery income for the follow up of outstanding rate debtors (Property Revenue \$94,000), which is offset by lower corresponding expenditure.

Expenditure

Note 6 Employee costs (\$284,000 favourable) – The favourable variance is primarily due to delay in recruitment of vacant positions combined with a reduction in the use of casuals and temporary staff (Call and Service Centres \$61,000, Civic Facilities \$48,000, Emergency Management Grants \$36,000, Financial Services \$30,000, Communications and Customer Service Executive \$26,000, Information Technology Executive \$27,000 and Southern Screen \$20,000).

Note 7 Materials and services (\$601,000 favourable) - Favourable variance due to delay in receipt of invoices and commencement of projects, combined with lower than anticipated printing and stationery, postage and storage, subscriptions and professional services (Property Revenue \$211,000, Risk Management \$139,000, Technical Services \$106,000, Property Management Administration \$90,000, Jan Wilson Community Centre \$33,000 and Business Systems \$25,000).

This favourable variance is partly offset by unbudgeted expenditure (Emergency Management Grants \$35,000) which relates to grant income received.

4.1.1 Q2 2021-22 Quarterly Performance Report (Cont.)



Financial Report for the period 1 July 2021 – 31 December 2021

ENGINEERING SERVICES DIRECTORATE

OPERATING RESULT

| Notes | YTD ACTUAL \$'000 | YTD BUDGET \$'000 | YTD VARIANCE \$'000 | ANNUAL MID YEAR BUDGET \$'000 | ANNUAL ORIGINAL BUDGET \$'000 |
|--------------------------------|-------------------------|-------------------------|---------------------------|--|--|
| Income | | | | | |
| Rates and charges | 11,722 | 11,719 | 3 | 23,317 | 23,317 |
| Statutory fees and fines | 241 | 222 | 19 | 444 | 444 |
| User fees | 332 | 293 | 39 | 586 | 586 |
| Grants - operating | 8 204 | - | 204 | 119 | - |
| Contributions - monetary | 2 | - | 2 | - | - |
| Asset sales | 9 187 | 351 | (164) | 704 | 704 |
| Other income | 410 | 432 | (22) | 1,603 | 863 |
| Total income | 13,098 | 13,017 | 81 | 26,773 | 25,914 |
| Expenses | | | | | |
| Employee costs | 10 8,832 | 8,968 | 136 | 19,249 | 18,677 |
| Materials and services | 11 20,171 | 20,781 | 610 | 48,828 | 47,376 |
| Bad and doubtful debts | - | 1 | 1 | 1 | 1 |
| Carrying amount of assets sold | 12 32 | 120 | 88 | 301 | 301 |
| Other expenses | 122 | 91 | (31) | 151 | 111 |
| Total expenses | 29,157 | 29,961 | 804 | 68,530 | 66,466 |
| Net surplus (deficit) | (16,059) | (16,944) | 885 | (41,757) | (40,552) |

BUSINESS UNITS

| | YTD ACTUAL \$'000 | YTD BUDGET \$'000 | YTD VARIANCE \$'000 | ANNUAL MID YEAR BUDGET \$'000 | ANNUAL ORIGINAL BUDGET \$'000 |
|-------------------------------------|-------------------------|-------------------------|---------------------------|--|--|
| Income | | | | | |
| Engineering Services Executive | - | - | - | - | - |
| Infrastructure Services | 12,378 | 12,285 | 93 | 25,376 | 24,565 |
| City Projects and Asset Improvement | 18 | 19 | (1) | 19 | 19 |
| Infrastructure Planning | 702 | 713 | (11) | 1,378 | 1,330 |
| Total income | 13,098 | 13,017 | 81 | 26,773 | 25,914 |
| Expenses | | | | | |
| Engineering Services Executive | - | - | - | - | - |
| Infrastructure Services | 23,239 | 23,610 | 371 | 54,593 | 52,970 |
| City Projects and Asset Improvement | 4,907 | 5,327 | 420 | 11,798 | 11,357 |
| Infrastructure Planning | 1,011 | 1,024 | 13 | 2,139 | 2,139 |
| Total expenses | 29,157 | 29,961 | 804 | 68,530 | 66,466 |
| Net surplus (deficit) | (16,059) | (16,944) | 885 | (41,757) | (40,552) |

4.1.1 Q2 2021-22 Quarterly Performance Report (Cont.)



Financial Report for the period 1 July 2021 – 31 December 2021

Engineering Services Directorate

Income

Note 8 Grants - operating (\$204,000 favourable) – Favourable variance due to unbudgeted grant income for Recycling Victoria Initiative (Waste Management \$167,000) and Peri Urban Weed Management Project (\$30,000).

Note 9 Asset sales (\$164,000 unfavourable) – Unfavourable variance due to delay in sending a number of retired service vehicles to auction for disposal (retained for use during COVID-19 restrictions) (Fleet Management \$164,000).

Expenditure

Note 10 Employee costs (\$136,000 favourable) - Favourable variance due mainly to delay in filling vacant positions (CIP Implementation \$145,000, Parks Services \$118,000, Infrastructure Services and Planning Executive \$25,000 and Fleet Management \$19,000)

This favourable variance is partly offset by higher than anticipated temporary agency costs and casual salaries (City Improvement Executive \$86,000, Building Maintenance \$49,000, Asset Management \$41,000, Transport \$23,000 and Civil Development and Design \$11,000).

Note 11 Materials and services (\$610,000 favourable) - Favourable variance due to timing of works, delay in receipt of invoices from contractors, lower utility costs - mainly electricity and water (Building Maintenance \$396,000, Cleansing \$174,000, Waste Management \$159,000, Springvale Community Hub \$47,000, Asset Management \$42,000, Strategic Transport Planning \$31,000 and Asset Protection \$30,000).

This favourable variance is partly offset by higher than anticipated expenditure for professional and contractor services (Roads and Drains \$138,000, City Improvement Executive \$55,000, Transport \$37,000 and Parks Services \$28,000) and fuel combined with lower fuel recovery (Fleet Management \$32,000).

Note 12 Carrying amount of assets sold (\$88,000 favourable) – Lower than anticipated carrying amount of assets sold to date, consistent with lower asset sale proceeds. This is a non-cash accounting entry (Fleet Management \$88,000).

ORDINARY COUNCIL MEETING - MINUTES

4.1.1 Q2 2021-22 Quarterly Performance Report (Cont.)



Financial Report for the period 1 July 2021 – 31 December 2021

CITY PLANNING, DESIGN & AMENITY

OPERATING RESULT

| | Notes | YTD ACTUAL \$'000 | YTD BUDGET \$'000 | YTD VARIANCE \$'000 | ANNUAL MID YEAR BUDGET \$'000 | ANNUAL ORIGINAL BUDGET \$'000 |
|------------------------------|-------|-------------------------|-------------------------|---------------------------|--|--|
| Income | | | | | | |
| Rates and charges | | - | - | - | - | - |
| Statutory fees and fines | 13 | 3,267 | 3,341 | (74) | 7,022 | 7,533 |
| User fees | 14 | 1,878 | 1,597 | 281 | 3,625 | 4,631 |
| Grants - operating | | 681 | 685 | (4) | 685 | 685 |
| Other income | | 2 | 4 | (2) | 89 | 89 |
| Total income | | 5,828 | 5,627 | 201 | 11,421 | 12,938 |
| Expenses | | | | | | |
| Employee costs | 15 | 6,255 | 6,469 | 214 | 14,048 | 14,128 |
| Materials and services | 16 | 1,716 | 1,791 | 75 | 3,434 | 3,135 |
| Bad and doubtful debts | 17 | 486 | 778 | 292 | 1,558 | 1,558 |
| Other expenses | | 20 | 24 | 4 | 61 | 61 |
| Total expenses | | 8,477 | 9,062 | 585 | 19,101 | 18,882 |
| Net surplus (deficit) | | (2,649) | (3,435) | 786 | (7,680) | (5,944) |

BUSINESS UNITS

| | | YTD ACTUAL \$'000 | YTD BUDGET \$'000 | YTD VARIANCE \$'000 | ANNUAL MID YEAR BUDGET \$'000 | ANNUAL ORIGINAL BUDGET \$'000 |
|---|--|-------------------------|-------------------------|---------------------------|--|--|
| Income | | | | | | |
| City Planning, Design and Amenity Exec. | | - | - | - | - | - |
| Building Services | | 1,571 | 1,526 | 45 | 2,057 | 2,465 |
| Planning and Design | | 960 | 942 | 18 | 1,895 | 1,905 |
| Regulatory Services | | 3,297 | 3,159 | 138 | 7,469 | 8,568 |
| Total income | | 5,828 | 5,627 | 201 | 11,421 | 12,938 |
| Expenses | | | | | | |
| City Planning, Design and Amenity Exec. | | 246 | 223 | (23) | 470 | 470 |
| Building Services | | 2,328 | 2,191 | (137) | 4,344 | 3,868 |
| Planning and Design | | 2,451 | 2,571 | 120 | 5,477 | 5,475 |
| Regulatory Services | | 3,452 | 4,077 | 625 | 8,810 | 9,069 |
| Total expenses | | 8,477 | 9,062 | 585 | 19,101 | 18,882 |
| Net surplus (deficit) | | (2,649) | (3,435) | 786 | (7,680) | (5,944) |

4.1.1 Q2 2021-22 Quarterly Performance Report (Cont.)



Financial Report for the period 1 July 2021 – 31 December 2021

City Planning, Design and Amenity Directorate

Income

Note 13 Statutory fees and fines (\$74,000 unfavourable) – Unfavourable variance mainly due to lower than anticipated fines issued (Parking Management \$123,000).

The unfavourable variance is partly offset by higher than anticipated application fee income (Building \$58,000 and Statutory Planning \$32,000).

Note 14 User fees (\$281,000 favourable) – Favourable variance mainly due to higher than anticipated income from ticket machine/meters and parking permits to date (Parking Management \$244,000 and Car Parks \$57,000).

Expenditure

Note 15 Employee costs (\$214,000 favourable) – Favourable variance due to a delay in filling vacant positions (Statutory Planning \$106,000, Animal Management \$52,000, Local Government Capacity Building Grant \$41,000, Parking Management \$33,000, General Law Enforcement \$33,000 and Regulatory Services Administration \$31,000).

This favourable variance is offset by higher than anticipated temporary agency staff costs (Health \$61,000) and staff allowances due mainly to higher duties (City Planning, Design and Amenity Executive \$23,000).

Note 16 Materials and services (\$75,000 favourable) – Favourable variance is partly offset by lower expenditure in professional and contract services, repairs and maintenance, and a delay in the commencement of projects (Parking Management \$111,000, Strategic Design and Sustainability Planning \$36,000, Car Parks \$33,000, Regulatory Services Administration \$22,000 and Animal Management \$20,000).

This favourable variance is partly offset by higher than anticipated costs for a legal matter (Health \$147,000).

Note 17 Bad and doubtful debts (\$292,000 favourable) – Favourable variance due to lower than anticipated bad debts expense to date (Parking Management \$238,000, General Law Enforcement \$33,000 and Animal Management \$23,000).

4.1.1 Q2 2021-22 Quarterly Performance Report (Cont.)



Financial Report for the period 1 July 2021 – 31 December 2021

COMMUNITY SERVICES DIRECTORATE

OPERATING RESULT

| Notes | YTD ACTUAL \$'000 | YTD BUDGET \$'000 | YTD VARIANCE \$'000 | ANNUAL MID YEAR BUDGET \$'000 | ANNUAL ORIGINAL BUDGET \$'000 |
|------------------------------------|-------------------------|-------------------------|---------------------------|--|--|
| Income | | | | | |
| User fees | 1,123 | 1,128 | (5) | 2,506 | 2,728 |
| Grants - operating | 18 10,344 | 9,895 | 449 | 19,904 | 17,638 |
| Other income | 341 | 295 | 46 | 834 | 1,325 |
| Total income | 11,808 | 11,318 | 490 | 23,244 | 21,691 |
| Expenses | | | | | |
| Employee costs | 19 16,431 | 18,560 | 2,129 | 40,302 | 35,060 |
| Materials and services | 20 6,484 | 6,641 | 157 | 14,412 | 14,352 |
| Bad and doubtful debts | - | 5 | 5 | 9 | 9 |
| Amortisation - right of use assets | - | - | - | 6 | 6 |
| Other expenses | 21 1,737 | 1,819 | 82 | 4,116 | 2,422 |
| Total expenses | 24,652 | 27,025 | 2,373 | 58,845 | 51,849 |
| Net surplus (deficit) | (12,844) | (15,707) | 2,863 | (35,601) | (30,158) |

BUSINESS UNITS

| | YTD ACTUAL \$'000 | YTD BUDGET \$'000 | YTD VARIANCE \$'000 | ANNUAL MID YEAR BUDGET \$'000 | ANNUAL ORIGINAL BUDGET \$'000 |
|--|-------------------------|-------------------------|---------------------------|--|--|
| Income | | | | | |
| Community Services Executive | - | - | - | - | - |
| Community Wellbeing | 6,430 | 5,411 | 1,019 | 10,691 | 9,084 |
| Community Care | 3,622 | 4,462 | (840) | 10,425 | 9,909 |
| Community Arts, Culture and Libraries | 1,652 | 1,293 | 359 | 1,608 | 1,964 |
| Community Development, Sports and Recreation | 104 | 152 | (48) | 520 | 734 |
| Total income | 11,808 | 11,318 | 490 | 23,244 | 21,691 |
| Expenses | | | | | |
| Community Services Executive | 360 | 378 | 18 | 803 | 744 |
| Community Wellbeing | 7,907 | 9,772 | 1,865 | 21,000 | 15,244 |
| Community Care | 6,533 | 6,566 | 33 | 14,273 | 14,090 |
| Community Arts, Culture and Libraries | 5,036 | 5,263 | 227 | 10,809 | 10,609 |
| Community Development, Sports and Recreation | 4,816 | 5,046 | 230 | 11,960 | 11,162 |
| Total expenses | 24,652 | 27,025 | 2,373 | 58,845 | 51,849 |
| Net surplus (deficit) | (12,844) | (15,707) | 2,863 | (35,601) | (30,158) |

4.1.1 Q2 2021-22 Quarterly Performance Report (Cont.)



Financial Report for the period 1 July 2021 – 31 December 2021

Community Services Directorate

Income

Note 18 Grants – operating (\$449,000 favourable) - Favourable variance due to:

Additional or grant funding received earlier than anticipated:

- Family Day Care \$716,000
- Maternal and Child Health \$112,000
- Refugee Immunisation Project \$64,000
- COVID Mass Vaccination \$20,000
- Child First \$16,000
- Festivals and Events \$16,000
- PYP Linkages \$15,000

New (unbudgeted) grant funding received:

- COVID-Safe Outdoor Activation \$300,000
- New Directions – Mothers and Babies \$172,000

These favourable variances are partly offset by:

Lower than anticipated grant funding based on target achievement for:

- HACC – Assessments and Team Leaders \$518,000
- Home and Community Care \$305,000
- Planned Activity Group \$52,000
- Sleep and Settling Initiative \$139,000

Expenses

Note 19 Employee costs (\$2.13 million favourable) – \$1.95 million of this favourable variance relates to grant funded programs (which require an acquittal) caused by a delay in recruitment (Enhanced MCH Program \$607,000, Child First \$487,000, Sleep and Settling Initiative \$319,000, Playgroups Initiative \$134,000, Pre-School Field Officer \$94,000, Right@Home \$72,000, Drug Strategy \$49,000, Refugee Immunisation Project \$44,000, Best Start \$33,000 and Healthy Children and Young People \$13,000).

The remaining favourable variance is due to a delay in recruitment (Library and Information Services \$130,000, Children's Support Services \$110,000, Maternal and Child Health \$88,000, PYP Linkages \$77,000, Youth Development \$74,000, Planned Activity Group \$48,000, HACC – Assessments and Team Leaders \$44,000, Youth Engagement \$28,000, Food Services \$25,000, Festival and Events \$19,000, HACC – Home Maintenance \$18,000, Community Arts, Cultural and Library Executive \$18,000, Commercial Aged Care \$15,000 and Cultural Development \$14,000).

The favourable variance is partly offset by higher than anticipated temporary/agency staff costs (Home and Community Care \$138,000, HACC Co-ordination \$73,000 and Access and Quality Systems \$35,000), increased hours due to COVID-19 social distancing requirements (Immunisation \$35,000) and changes in working conditions due to COVID-19 redeployments (The Drum Theatre \$102,000).

4.1.1 Q2 2021-22 Quarterly Performance Report (Cont.)Financial Report for the period 1 July 2021 – 31 December 2021

Note 20 Material and services (\$157,000 favourable) – Favourable variance due to:

- Delay in receipt of contract management fee invoices (Leisure Centres \$135,000).
- Lower than anticipated expenditure for materials, delay in receipt of invoices and commencement of projects (Cultural Development \$124,000, Festivals and Events \$73,000, Library and Information Services \$59,000, Food Services \$49,000, PYP Linkages \$42,000, Enhanced MCH Program \$42,000, Community Precinct Operations \$28,000, Sports Planning \$23,000, Community Hub Early Years \$22,000, Cultural Venues \$20,000, Sleep and Settling Initiative \$18,000, Drum Theatre \$17,000 and Community Funding \$13,000).

This favourable variance is partly offset by higher than anticipated payments to educators (Family Day Care (\$502,000) relating to additional service delivery requirements, offset by higher grant income), higher than anticipated professional services expenditure (HACC - Home Maintenance \$30,000 and Home and Community Care \$28,000) and unbudgeted expenditure which will be offset by grant funding received (COVID-Safe Outdoor Activation \$50,000).

Note 21 Other expenses (\$82,000 favourable) – Favourable variance mainly due to lower than anticipated expenditure as a result of delay in commencement of programs (Community Funding \$48,000 and Community Development \$10,000, Enhanced MCH Program \$5,000 and Sleep and Settling Initiative \$5,000).

4.1.1 Q2 2021-22 Quarterly Performance Report (Cont.)



Financial Report for the period 1 July 2021 – 31 December 2021

NON-DIRECTORATE

OPERATING RESULT

| | Notes | YTD ACTUAL \$'000 | YTD BUDGET \$'000 | YTD VARIANCE \$'000 | ANNUAL MID YEAR BUDGET \$'000 | ANNUAL ORIGINAL BUDGET \$'000 |
|--|-------|-------------------------|-------------------------|---------------------------|--|--|
| Income | | | | | | |
| Rates and charges | 22 | 67,439 | 67,335 | 104 | 132,736 | 132,936 |
| Statutory fees and fines | | 47 | 75 | (28) | 150 | 150 |
| Grants - operating | 23 | 3,257 | 2,979 | 278 | 5,958 | 12,066 |
| Grants - capital | | - | - | - | - | - |
| Contributions - monetary | | 1,560 | 1,550 | 10 | 6,685 | 2,000 |
| Contributions - non-monetary | | - | - | - | 10,000 | 10,000 |
| Other income | 24 | 287 | 393 | (106) | 676 | 876 |
| Total income | | 72,590 | 72,332 | 258 | 156,205 | 158,028 |
| Expenses | | | | | | |
| Employee costs | | 1,332 | 1,340 | 8 | 1,613 | 1,028 |
| Materials and services | | 289 | 303 | 14 | 582 | 537 |
| Prior year capital expenditure unable to be capitalised (non-cash) | 25 | 582 | - | (582) | - | - |
| Depreciation | | 16,612 | 16,612 | - | 33,237 | 33,277 |
| Amortisation - intangible assets | | 50 | 50 | - | 100 | 60 |
| Amortisation - right of use assets | | 299 | 299 | - | 598 | 598 |
| Borrowing costs | | 1,390 | 1,387 | (3) | 2,800 | 2,802 |
| Finance costs - leases | | - | - | - | 22 | 22 |
| Other expenses | 26 | 435 | 344 | (91) | 426 | 289 |
| Total expenses | | 20,989 | 20,335 | (654) | 39,378 | 38,613 |
| Net surplus (deficit) | | 51,601 | 51,997 | (396) | 116,827 | 119,415 |

BUSINESS UNITS

| | YTD ACTUAL \$'000 | YTD BUDGET \$'000 | YTD VARIANCE \$'000 | ANNUAL MID YEAR BUDGET \$'000 | ANNUAL ORIGINAL BUDGET \$'000 |
|------------------------------|-------------------------|-------------------------|---------------------------|--|--|
| Income | | | | | |
| Governance | - | - | - | - | - |
| Corporate Accounting | 71,030 | 70,782 | 248 | 154,205 | 156,028 |
| Planning and Design | 1,560 | 1,550 | 10 | 2,000 | 2,000 |
| Total income | 72,590 | 72,332 | 258 | 156,205 | 158,028 |
| Expenses | | | | | |
| Governance | - | - | - | 31 | 31 |
| Corporate Accounting | 20,978 | 20,321 | (657) | 39,329 | 38,564 |
| Planning and Design | 11 | 14 | 3 | 18 | 18 |
| Total expenses | 20,989 | 20,335 | (654) | 39,378 | 38,613 |
| Net surplus (deficit) | 51,601 | 51,997 | (396) | 116,827 | 119,415 |

Non-Directorate includes non-attributable items such as rates income, fire services levy payable on Council properties, developer's contributions, interest income, gifted assets, carrying amount of assets disposed/written off and finance costs. Non attributable COVID-19 pandemic costs are included here.

4.1.1 Q2 2021-22 Quarterly Performance Report (Cont.)



Financial Report for the period 1 July 2021 – 31 December 2021

Non-Directorate

Income

Note 22 Rates and charges (\$104,000 favourable) – Favourable variance due mainly to higher than anticipated income from supplementary rates.

Note 23 Grants - operating (\$278,000 favourable) – Receipt of unbudgeted grant income for the second phase of the Local Partnerships project (Pandemic \$279,000).

Note 24 Other income (\$106,000 unfavourable) – Unfavourable variance due to lower than anticipated interest income to date attributable to lower interest rates in the current COVID-19 economic environment (Corporate Accounting \$106,000).

Expenditure

Note 25 Prior year capital expenditure unable to be capitalised (non-cash) (\$582,000 unfavourable) – This unfavourable variance is due to works in progress (prior year capital expenditure) that is not able to be capitalised to the asset register because it is not capital in nature, does not meet the capitalisation threshold or relates to non-Council owned assets (Corporate Accounting \$582,000). This is a non-cash entry that does not impact on Council's cash position. Examples of non-capital expenditure includes asset relocation, asset removal/demolition, operating services, projects cancelled, repairs and maintenance expenditure, studies/surveys and concept planning.

Note 26 Other expenses (\$91,000 unfavourable) – Unfavourable variance mainly due to higher than anticipated expenditure for Local Partnership grant funded program (Pandemic \$81,000), which is offset by higher grant income.

4.1.1 Q2 2021-22 Quarterly Performance Report (Cont.)



Financial Report for the period 1 July 2021 – 31 December 2021

CAPITAL WORKS PROGRAM

OPERATING RESULT

| | Notes | YTD ACTUAL \$'000 | YTD BUDGET \$'000 | YTD VARIANCE \$'000 | ANNUAL MID YEAR BUDGET \$'000 | ANNUAL ORIGINAL BUDGET \$'000 |
|------------------------------|-------|-------------------------|-------------------------|---------------------------|--|--|
| Income | | | | | | |
| Grants - capital | 27 | 4,054 | 3,983 | 71 | 24,972 | 9,996 |
| Contributions - monetary | | 50 | 50 | - | 960 | 2,935 |
| Total income | | 4,104 | 4,033 | 71 | 25,932 | 12,931 |
| Expenses | | | | | | |
| Employee costs | | - | - | - | - | - |
| Materials and services | | - | - | - | - | - |
| Bad and doubtful debts | | - | - | - | - | - |
| Other expenses | | - | - | - | - | - |
| Total expenses | | - | - | - | - | - |
| Net surplus (deficit) | | 4,104 | 4,033 | 71 | 25,932 | 12,931 |

Notes:

Income

Note 27 Grants - operating (\$71,000 favourable) – Favourable variance due to:

Additional or grant funding recognised earlier than anticipated:

- Springvale Road Boulevard \$22,000
- NPAC Redevelopment \$11,000
- Thomas Carroll Pavilion \$10,000
- Police Paddocks Batting Cage \$8,000

New (unbudgeted) grant funding received:

- Active Transport Infrastructure (Clow Street bridge path widening) \$15,000

4.1.1 Q2 2021-22 Quarterly Performance Report (Cont.)



Financial Report for the period 1 July 2021 – 31 December 2021

Appendix 4

Operating Initiatives

4.1.1 Q2 2021-22 Quarterly Performance Report (Cont.)



Financial Report for the period 1 July 2021 – 31 December 2021

Operating Initiatives

| Operating initiative project | 2021-22 YTD Actuals \$ | 2021-22 YTD Budget \$ | YTD Variance (Unfav) Fav \$ | 2021-22 Full Year Original Budget \$ | 2021-22 Full Year Amended Budget \$ | Project update - 31 Dec 2021 |
|---|---------------------------------|--------------------------------|--------------------------------------|--|---|--|
| Community Services | | | | | | |
| Barry Powell Sports Pavilion - Concept design | 0 | 0 | 0 | 80,000 | 80,000 | Concept Plan is progressing, with procurement of an architect now completed. |
| Dandenong Community Hub - Business Case and Concept Plan | 53,700 | 46,595 | (7,105) | 0 | 55,750 | Draft concept plan and business case presented to Council in December 2021. Additional work requested by Council. Consultant now being engaged to develop further spatial allocation plans for alternate models. |
| Chandler Reserve Community Gardens Contribution | 0 | 14,280 | 14,280 | 0 | 19,280 | Planning Permit issued by Council on 11 October 2021. Council report on the lease endorsed on 15 November 2021. Soil report complete on 17 December and draft lease with the committee for consideration / signature on 20 December 2021. |
| | 53,700 | 60,875 | 7,175 | 80,000 | 155,030 | |
| City Planning, Design and Amenity | | | | | | |
| Community Gardens Strategy Development | 0 | 0 | 0 | 0 | 16,360 | The draft graphic design has been completed for the guidelines. Maralinga Community Garden has received planning approval. Council officers are working with the community garden group on the implementation requirements as per the planning permit. |
| | 0 | 0 | 0 | 0 | 16,360 | |

...table continued on next page

4.1.1 Q2 2021-22 Quarterly Performance Report (Cont.)



Financial Report for the period 1 July 2021 – 31 December 2021

Operating Initiatives

| Operating initiative project | 2021-22 YTD Actuals \$ | 2021-22 YTD Budget \$ | YTD Variance (Unfav) Fav \$ | 2021-22 Full Year Original Budget \$ | 2021-22 Full Year Amended Budget \$ | Project update - 31 Dec 2021 |
|---|------------------------|-----------------------|-----------------------------|--------------------------------------|-------------------------------------|--|
| Business, Engineering and Major Projects | | | | | | |
| Business Case for Dandenong Sports and Events Centre | 120,000 | 120,480 | 480 | 51,000 | 110,480 | Project progressing well. Timelines for completion to be extended to June 2022. |
| Compost subsidy | 0 | 8,330 | 8,330 | 20,000 | 20,000 | Quotations for the service delivery by a suitable contractor have been issued. Project delivery will commence by January 2022. |
| Landscaping - Robinson Street and Princes Highway Intersection | 0 | 0 | 0 | 0 | 188,000 | Site meeting proposed with interested parties when COVID-19 restrictions are eased. |
| Building demolition - Ross Reserve Junior Soccer Pavilion | 0 | 15,000 | 15,000 | 0 | 20,000 | Works to be completed by March 2022. |
| Building demolition - Ross Reserve O'Donahue Pavilion (Football) | 0 | 10,000 | 10,000 | 0 | 20,000 | Works to be completed by March 2022. |
| Building demolition - 275 Lonsdale Street, Dandenong | 0 | 0 | 0 | 0 | 106,750 | Works delayed due to site access. Works to be completed by May 2022. |
| Building demolition - 280 Lonsdale Street, Dandenong | 0 | 0 | 0 | 0 | 60,591 | Works to be completed by June 2022. |
| Building demolition - 14 Stuart Street, Dandenong | 0 | 10,000 | 10,000 | 0 | 10,000 | Works to be completed by June 2022. |
| Building demolition - 77 Herbert St, Dandenong | 0 | 10,000 | 10,000 | 0 | 10,000 | Works to be completed by June 2022. |
| Building demolition - 89 Douglas St, Noble Park | 0 | 0 | 0 | 0 | 25,000 | Works to be completed by March 2022. |
| Asset demolition - Barry Powell Tennis Pavilion and Tennis Courts (x 2) | 2,083 | 1,000 | (1,083) | 90,000 | 90,000 | Contractor appointed to undertake demolition works. Project to be completed by May 2022. |
| Asset demolition - Glendale Reserve Scout Hall | 52,246 | 3,000 | (49,246) | 75,000 | 75,000 | Demolition works complete. Site rectification works underway. |
| Street lighting - install and replacement | 0 | 0 | 0 | 400,000 | 400,000 | Negotiations in progress with two selected tenderers for the installation of the lights. COVID-19 is affecting availability of personnel to undertake the works. |
| | 174,329 | 177,810 | 3,481 | 636,000 | 1,135,821 | |
| TOTAL | 228,029 | 238,685 | 10,656 | 716,000 | 1,307,211 | |

Notes re Operating Initiative reporting:

The reporting on operating initiatives excludes the following:

- Salary related initiatives
- Operating initiatives that add to an existing budget
- Ongoing initiatives
- Carry overs of prior year operating initiatives

4.1.2 Review of Council Policies - Advertising on Council's Urban Screens

File Id:

Responsible Officer: Manager Governance

Attachments: Revised Advertising on Council's Urban Screens Policy for Readoption.
Advertising on Council's Urban Screens Policy Previously Adopted by Council.
Revised Advertising on Council's Urban Screens Policy for Readoption – Marked Up Version

1. Report Summary

Council policies are in place to ensure accordance with relevant legislation, regulations and best practices. They provide a consistent approach to Council's operational requirements and promote accountability and transparency of Council decisions and actions.

Council adopted the revised Advertising on Council's Urban Screens in October 2017 with the provision of reviewing the policy after four years. This policy has now been reviewed to ensure currency and compliance with relevant legislation and Council's current operational requirements and is now presented to Council for readoption.

2. Recommendation Summary

This report recommends that the Advertising on Council's Urban Screens Policy as provided in Attachment 1 to this report be readopted.

4.1.2 Review of Council Policies - Advertising on Council's Urban Screens (Cont.)

3. Background

Essentially, policies developed by Council are aimed at ensuring good governance and decision-making processes, as well as the effective and efficient management of community resources and the day-to-day business of Council. They help govern how Council operates and provide a clear set of principles that provide a definite direction for Council.

Each policy is developed in order to address specific matters and objectives as outlined in the Council Plan 2021-25 or as required by legislation. Policies promote consistency across the organisation and also enable the community to be familiar with the principles behind administrative and council decisions.

Existing council policies are subject to an ongoing review process to ensure they remain up-to-date and comply with current legislation. Policies should be reviewed and updated if legislation requires it, when Council's functions, structure or activities change, when there are technological advances or when new systems are implemented.

Council policies should be read in conjunction with any related legislation, relevant internal policies, codes of practice or guidelines. A Council policy is considered to be automatically revoked upon readoption of the latest version of that policy.

Policies that are superseded or superfluous to Council's needs require formal abolition by Council.

4. Proposal

It is proposed that the Advertising on Council's Urban Screens Policy be readopted by Council with the following change:

- The policy now incorporates the new Springvale Community Hub and makes note of its planning exemption and compliance with the *Local Government Act 2020*.

5. 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.*

4.1.2 Review of Council Policies - Advertising on Council's Urban Screens (Cont.)

5.1 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.
- Sustainable environment.
- Embrace diversity and multiculturalism.
- Mind, Body and Spirit.
- Art and Culture.

5.2 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.

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

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

The policy responds to Section 9(2) of the overarching governance principles found in the *Local Government Act 2020*, being that it attempts to achieve the best outcomes for the municipal community by providing a mechanism for local business to both advertise their services and support local community initiatives (by way of event sponsorship). It also attempts to provide best value for the ratepayers of the municipal community through the raising of a modest amount of capital to offset the costs involved in operating such assets and providing a screen and public event program that have proven to be of great service to the community.

7. Victorian Charter of Human Rights and Responsibilities

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

The *Charter of Human Rights and Responsibilities Act 2006* has been considered in the preparation of the Advertising on Council's Urban Screens Policy but is not relevant to its content.

4.1.2 Review of Council Policies - Advertising on Council's Urban Screens (Cont.)

8. 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.

The *Gender Equality Act 2020* has been considered in the preparation of the Advertising on Council's Urban Screens Policy but is not relevant to its contents. The policy is purely administrative in its nature and does not have the potential to influence broader social norms and gender roles.

9. 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.

Council's Declaration on a Climate and Ecological Emergency, Council's Climate Change Emergency Strategy 2020-2030 and the requirements of the *Local Government Act 2020* in relation to the overarching governance principle on climate change and sustainability have been considered in the preparation of this policy but are not relevant to its contents. Greenstar requirements that govern how buildings are ranked for their environmental performance has already been considered when designing the daily operating schedule of Council's Urban Screens.

10. Related Council Policies, Strategies or Frameworks

- Greater Dandenong City Council Advertising Media Submittal Form
- Greater Dandenong City Council Harmony Square Activation Policy

11. Financial Implications

No financial resources are impacted by this report.

12. Consultation

This policy is administrative in nature and not subject to mandatory consultation under prescribed legislation.

Prior to reporting to Council the Advertising on Council's Urban Screens Policy was reviewed and evaluated by the Executive Management Team.

4.1.2 Review of Council Policies - Advertising on Council's Urban Screens (Cont.)

13. Conclusion

A review of the Advertising on Council's Urban Screens Policy was conducted and is now presented to Council for readoption.

The principal objective of the review was to incorporate provisions for the new Springvale Urban Screen and to ensure that the policy is current with legislative requirements and remains relevant and up-to-date.

14. Recommendation

That the Advertising on Council's Urban Screens Policy provided in Attachment 1 to this report be readopted.

MINUTE 383

Moved by: Cr Lana Formoso
Seconded by: Cr Richard Lim OAM

That the Advertising on Council's Urban Screens Policy provided in Attachment 1 to this report be readopted.

CARRIED

4.1.2 Review of Council Policies - Advertising on Council's Urban Screens (Cont.)

POLICY AND STRATEGY

**REVIEW OF COUNCIL POLICY –
ADVERTISING ON COUNCIL'S URBAN SCREENS**

ATTACHMENT 1

**ADVERTISING ON COUNCIL'S URBAN
SCREENS POLICY FOR ADOPTION**

PAGES 7 (including cover)

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

4.1.2 Review of Council Policies - Advertising on Council's Urban Screens (Cont.)



Advertising on Council Urban Screens Policy

| | | | |
|------------------------------------|---------------------------------|--------------------------|----------------------------------|
| Policy Endorsement: | Endorsement required by Council | | |
| Policy Superseded by this Policy: | Not applicable | | |
| Directorate: | Corporate Services | | |
| Responsible Officer: | Team Leader, Media Production | | |
| Policy Type: | Discretionary | | |
| File Number: | | Version No: | 003 |
| 1 st Adopted by Council | Minute No. 912 27 April 2015 | Last Adopted by Council: | Minute No. 408 9 October 2017 |
| Review Period: | Every 4 years | Next Review: | October 2025 |

4.1.2 Review of Council Policies - Advertising on Council's Urban Screens (Cont.)



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| 12. | REFERENCES AND RELATED DOCUMENTS | 5 |

4.1.2 Review of Council Policies - Advertising on Council's Urban Screens (Cont.)

1. POLICY OBJECTIVE (OR PURPOSE)

Council now owns and operates two Urban Screens, the first in Harmony Square Dandenong, the second, in the Springvale Community Hub

Whilst advertising on the screen is not seen as the principal form of content, there remains scope for it to form part of an overall content package and assist in driving positive community outcomes (for both commercial and non-commercial purposes).

This Policy ensures that Council has a framework to govern the nature of advertising content accepted for use on the Council's various public screens

2. BACKGROUND

Harmony Square's Urban Screen airs content on a 24 hour basis, providing a sense of movement and activity as well as light during the night hours adding to the security of the civic precinct. However, due to proximity to residential areas and the need to meet the wider precincts GreenStar requirements, the Springvale Urban Screen has a reduced program (7:30am – 8pm)

The main forms of content that are broadcast on the screens are:

- Free to air TV (news, sporting events, weather)
- Council developed content to communicate to residents key messages
- Arts content
- Community advocacy material
- Coverage of events happening in the square
- Live links with partner sites

In addition to this list of content, there remains scope for advertising to occur on the urban screens provided it meets the objectives of Council. Revenue from advertising can further be used to develop Council's own video content library.


Advertising may come in the form of commercial uses where business located within the City of Greater Dandenong wish to promote their business. Advertising may also be advanced by corporate interests outside the municipality.

Advertising may further be proposed by organisations who are delivering a community service (non-commercial entities, not for profits, community associations and social service providers) Once approved; there is no charge for such content, however City of Greater Dandenong reserves the right to determine what it considers to be an *organisation who is delivering a community service*.

However, advertising to date has almost completely been in the form of live event sponsorship.

Council has received planning permission for the Harmony Square Screen on 13/02/2015 (City of Greater Dandenong planning permit PLN15/0019). The use of advertising content on the screen is bound to the conditions therein.

4.1.2 Review of Council Policies - Advertising on Council's Urban Screens (Cont.)



Council has determined that planning permission is not required for the Springvale Urban Screen (City of Greater Dandenong planning permit PLN21/0404)

3. SCOPE

This policy applies to all content that is provided from external sources that can be said to constitute 'advertising', that is, that the content in some way, explicit or implicit, endorses a service, product or event.

4. DEFINITIONS

CGD Advertising Media Submittal Form: A form submitted with a party's content outlining technical requirements and conferring legal responsibility around copyright etc to the supplier.

Proof of play: A document provided to a client by the advertiser outlining the exact dates and times their content played/aired.

Commercial: A body wishing to advertise that operates under a commercial/profit driven model.

Non-Commercial: A body wishing to advertise that operates under either a not for profit model, or who primarily provides a social service to the community.


Government authority: A government body at the local, state or federal level

5. POLICY

Council's Policy position in respect of advertising content is as follows:

- Content must not be derogatory, discriminatory, or in any way considered offensive.
- Content must be appropriate for general public exhibition. *As per Classification (Publications, Films and Computer Games) (Enforcement) Act 1995 amend May 2005.*
- Advertising content that is aligned to Council's strategic objectives as outlined in the Council Plan is preferred;
- Council cannot provide exact timings for play out of approved advertising media, but rather it will be placed in our 'General playlist' where it will loop and be shown at least the number of times daily agreed upon
- Council cannot provide, 'proof of plays' 'as runs' or any other document that provides documentation around play out.
- Council encourages advertisers to create their content in such a way that it is functional *without* an audio component. This is to maximise effectiveness on screens without audio.

4.1.2 Review of Council Policies - Advertising on Council's Urban Screens (Cont.)

- 
- Content is subject to all conditions of and must meet all requirements outlined in the 'CGD Advertising Media Submittal Form'. A completed form must also be provided with the content.
 - Council cannot guarantee play out of advertising during 'blanket' bookings of the screen and square. ie when there may be an event bumped in for the duration of the day etc. In these instances, play outs will be 'caught up' at the next possible opportunity.
 - Two models of commercial advertising with Council are offered;
 - i. **Low rotation: Shown between 4 – 6 times per day**
 - ii. **High Rotation: Shown between 6 – 8 times per day**
 - iii. **Education sector special rate: Shown between 4 – 6 times per day. Does not include private education providers.**

Advertising by organisations who are delivering a community service, once accepted, is free of charge.

- The advertiser must provide ABN and business name for invoicing purposes. Invoices must be paid within 14 days. Advertising must be paid in advance of the screening of content.
- Media production services cannot be provided, but referral to one of council's preferred contractors can be arranged.
- At no time will advertising content constitute more than 5% (24 mins) of total content shown on the screen during business hours.
- Council reserves a discretionary capacity to determine what it believes to be an *'organisation who is delivering a community service'*.

6. RESPONSE TO THE OVERARCHING GOVERNANCE PRINCIPLES OF THE LOCAL GOVERNMENT ACT 2020

The policy responds to Section 9 (2) of the overarching Governance Principles found in the Local Government Act 2020, being that it attempts to achieve the best outcomes for the 'municipal community' by providing a mechanism for local business to both advertise their services and support local community initiatives (by way of event sponsorship). It also attempts to provide best value for the ratepayers of the municipal community through the raising of a modest amount of capital to offset the costs involved in operating such assets and providing a screen and public event programme that have proven to be of great service to the community.

4.1.2 Review of Council Policies - Advertising on Council's Urban Screens (Cont.)

7. CHARTER OF HUMAN RIGHTS AND RESPONSIBILITIES ACT 2006 – COMPATIBILITY STATEMENT

The Charter of Human Rights and Responsibilities Act 2006 has been considered in the preparation of this policy but is not relevant to its contents. The policy detail herein has no ability to impact on an individual's human rights, that isn't already covered in Councils Media Submittal Form

8. RESPONSE TO THE GENDER EQUALITY ACT 2020

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

The policy is purely administrative in its nature and does not have the potential to influence broader social norms and gender roles.

9. CONSIDERATION OF CLIMATE CHANGE AND SUSTAINABILITY

Council's Declaration on a Climate and Ecological Emergency, Council's Climate Change Emergency Strategy 2020-2030 and the requirements of the Local Government Act 2020 in relation to the overarching governance principle on climate change and sustainability have been considered in the preparation of this policy but are not relevant to its contents. Greenstar requirements that govern how buildings are ranked for their environmental performance has already been considered when designing the daily operating schedule of the Springvale Urban Screen.

10. RESPONSIBILITIES

The Team Leader - Media Production, and Team Leader – Festival and Events, will be responsible for the execution of this policy.

11. REPORTING, MONITORING AND REVIEW

This costs to external parties (documented in Council's Fees and Charges Schedule) should be reviewed at each policy review cycle to ensure they are appropriate. Also, under the event sponsorship model, the amount of successful contracts entered into should also be reviewed to ensure they are priced competitively.

12. REFERENCES AND RELATED DOCUMENTS

Legislation

- Classification Act (Publications, Films and Computer Games) (Enforcement) Act 1995 amend May 2005.

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

- Greater Dandenong City Council Advertising Media Submittal Form
- Greater Dandenong City Council Harmony Square Activation Policy

4.1.2 Review of Council Policies - Advertising on Council's Urban Screens (Cont.)

POLICY AND STRATEGY

**REVIEW OF COUNCIL POLICY –
ADVERTISING ON COUNCIL'S URBAN SCREENS**

ATTACHMENT 2

**ADVERTISING ON COUNCIL'S URBAN
SCREENS POLICY PREVIOUS VERSION**

PAGES 5 (including cover)

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

4.1.2 Review of Council Policies - Advertising on Council's Urban Screens (Cont.)



Greater Dandenong Policy

Advertising on Council Urban Screen Policy

| | | | |
|-------------------------------------|---|--------------------------|---------------------------------|
| Policy Endorsement: | Endorsement required by Council | | |
| Directorate: | Corporate Services | | |
| Responsible Officer: | Manager Communications and Customer Service | | |
| Policy Type: | Discretionary | | |
| File Number: | A | Version No: | 002 |
| 1 st Adopted by Council: | 27 April 2015 Minute No. 912 | Last Adopted by Council: | 27 April 2015 Minute No. 912 |
| Review Period: | Every 4 years | Next Review: | October 2021 |

1. Purpose

As part of its civic square development, the City of Greater Dandenong has installed an urban screen that has the potential to show a wide variety of content.

Whilst advertising on the screen is not seen as the principle form of content, there remains scope for it to form part of an overall content package and assist in driving positive community outcomes (for both commercial and non-commercial purposes).

This Policy ensures that Council has a framework to govern the nature of advertising content accepted for use on the Council's various public screens.

2. Background

In developing the Dandenong civic square, Council established an urban screen environment with the installation of a large digital screen measuring 8 metres wide by 4 metres high. Content shown on this screen may also be considered appropriate for airing on other screens located in Council's customer service area and throughout the Council building.

The screen airs content on a 24 hour basis, providing a sense of movement and activity as well as light during the night hours adding to the security of the civic precinct.

4.1.2 Review of Council Policies - Advertising on Council's Urban Screens (Cont.)



Greater Dandenong Policy

The main forms of content that are broadcast on the screens are:

- Free to air TV (news, sporting events, weather)
- Council developed content to communicate to residents key messages
- Arts content
- Community advocacy material
- Coverage of events happening in the square
- Live links with partner sites

In addition to this list of content, there remains scope for advertising to occur on the urban screens provided it meets the objectives of Council. Revenue from advertising can further be used to develop Council's own video content library.

Advertising may come in the form of commercial uses where business located within the City of Greater Dandenong wish to promote their business. Advertising may also be advanced by corporate interests outside the municipality.

Advertising may further be proposed by organisations who are delivering a community service (non commercial entities, not for profits, community associations and social service providers) Once approved; there is no charge for such content, however City of Greater Dandenong reserves the right to determine what it considers to be an *organisation who is delivering a community service*.

Council has received planning permission on 13/02/2015 (City of Greater Dandenong planning permit PLN15/0019). The use of advertising content on the screen is bound to the conditions therein.

3. Scope

This policy applies to all content that is provided from external sources that can be said to constitute 'advertising', that is, that the content in some way, explicit or implicit, endorses a service, product or event.

4. References

- Council Plan
- City of Greater Dandenong planning permit PLN15/0019

4.1.2 Review of Council Policies - Advertising on Council's Urban Screens (Cont.)



Greater Dandenong Policy

5. Definitions

CGD Advertising Media Submittal Form: A form submitted with a party's content outlining technical requirements and conferring legal responsibility around copyright etc to the supplier.

Proof of play: A document provided to a client by the advertiser outlining the exact dates and times their content played/aired.

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- Council encourages advertisers to create their content in such a way that it is functional *without* an audio component. This is to maximise effectiveness on screens without audio.
- Content is subject to all conditions of and must meet all requirements outlined in the 'CGD Advertising Media Submittal Form'. A completed form must also be provided with the content.

4.1.2 Review of Council Policies - Advertising on Council's Urban Screens (Cont.)



Greater Dandenong Policy

- Council cannot guarantee play out of advertising during 'blanket' bookings of the screen and square. I.e when there may be an event bumped in for the duration of the day etc. In these instances, play outs will be 'caught up' at the next possible opportunity.
- Two models of commercial advertising with Council are offered;
 - A) Low rotation: Shown between 4 – 6 times per day**
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- At no time will advertising content constitute more than 5% (24 mins) of total content shown on the screen during business hours.
- Council reserves a discretionary capacity to determine what it believes to be an *'organisation who is delivering a community service'*.

7. Related Documents

- CGD Advertising Media Submittal Form
- Civic Square Activation Policy

4.1.2 Review of Council Policies - Advertising on Council's Urban Screens (Cont.)

POLICY AND STRATEGY

**REVIEW OF COUNCIL POLICY –
ADVERTISING ON COUNCIL'S URBAN SCREENS**

ATTACHMENT 3

**ADVERTISING ON COUNCIL'S URBAN
SCREENS POLICY FOR ADOPTION
MARKED UP**

PAGES 8 (including cover)

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

4.1.2 Review of Council Policies - Advertising on Council's Urban Screens (Cont.)



Advertising on Council Urban Screens Policy

| | | | |
|------------------------------------|---------------------------------|--------------------------|----------------------------------|
| Policy Endorsement: | Endorsement required by Council | | |
| Policy Superseded by this Policy: | Not applicable | | |
| Directorate: | Corporate Services | | |
| Responsible Officer: | Team Leader, Media Production | | |
| Policy Type: | Discretionary | | |
| File Number: | | Version No: | 003 |
| 1 st Adopted by Council | Minute No. 912 27 April 2015 | Last Adopted by Council: | Minute No. 408 9 October 2017 |
| Review Period: | Every 4 years | Next Review: | October 2025 |

4.1.2 Review of Council Policies - Advertising on Council's Urban Screens (Cont.)



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| 8. | RESPONSE TO THE GENDER EQUALITY ACT 2020 | 5 |
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| 10. | RESPONSIBILITIES..... | 5 |
| 11. | REPORTING, MONITORING AND REVIEW | 6 |
| 12. | REFERENCES AND RELATED DOCUMENTS | 6 |

4.1.2 Review of Council Policies - Advertising on Council's Urban Screens (Cont.)

1. POLICY OBJECTIVE (OR PURPOSE)

Council now owns and operates two Urban Screens, the first in Harmony Square Dandenong, the second, in the Springvale Community Hub

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2. BACKGROUND

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However, advertising to date has almost completely been in the form of live event sponsorship.

4.1.2 Review of Council Policies - Advertising on Council's Urban Screens (Cont.)



Council has received planning permission for the Harmony Square Screen on 13/02/2015 (City of Greater Dandenong planning permit PLN15/0019). The use of advertising content on the screen is bound to the conditions therein.

Council has determined that planning permission is not required for the Springvale Urban Screen (City of Greater Dandenong planning permit PLN21/0404)

3. SCOPE

This policy applies to all content that is provided from external sources that can be said to constitute 'advertising', that is, that the content in some way, explicit or implicit, endorses a service, product or event.

4. DEFINITIONS

CGD Advertising Media Submittal Form: A form submitted with a party's content outlining technical requirements and conferring legal responsibility around copyright etc to the supplier.

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Commercial: A body wishing to advertise that operates under a commercial/profit driven model.

Non-Commercial: A body wishing to advertise that operates under either a not for profit model, or who primarily provides a social service to the community.


Government authority: A government body at the local, state or federal level

5. POLICY

Council's Policy position in respect of advertising content is as follows:

- Content must not be derogatory, discriminatory, or in any way considered offensive.
- Content must be appropriate for general public exhibition. *As per Classification (Publications, Films and Computer Games) (Enforcement) Act 1995 amend May 2005.*
- Advertising content that is aligned to Council's strategic objectives as outlined in the Council Plan is preferred;

4.1.2 Review of Council Policies - Advertising on Council's Urban Screens (Cont.)

- 
- Council cannot provide exact timings for play out of approved advertising media, but rather it will be placed in our 'General playlist' where it will loop and be shown at least the number of times daily agreed upon
 - Council cannot provide, 'proof of plays' 'as runs' or any other document that provides documentation around play out.
 - Council encourages advertisers to create their content in such a way that it is functional *without* an audio component. This is to maximise effectiveness on screens without audio.
 - Content is subject to all conditions of and must meet all requirements outlined in the 'CGD Advertising Media Submittal Form'. A completed form must also be provided with the content.
 - Council cannot guarantee play out of advertising during 'blanket' bookings of the screen and square. ie when there may be an event bumped in for the duration of the day etc. In these instances, play outs will be 'caught up' at the next possible opportunity.
 - Two models of commercial advertising with Council are offered;
 - i. **Low rotation: Shown between 4 – 6 times per day**
 - ii. **High Rotation: Shown between 6 – 8 times per day**
 - iii. **Education sector special rate: Shown between 4 – 6 times per day. Does not include private education providers.**
- Advertising by organisations who are delivering a community service, once accepted, is free of charge.**
- The advertiser must provide ABN and business name for invoicing purposes. Invoices must be paid within 14 days. Advertising must be paid in advance of the screening of content.
 - Media production services cannot be provided, but referral to one of council's preferred contractors can be arranged.
 - At no time will advertising content constitute more than 5% (24 mins) of total content shown on the screen during business hours.
 - Council reserves a discretionary capacity to determine what it believes to be an *'organisation who is delivering a community service'*.

4.1.2 Review of Council Policies - Advertising on Council's Urban Screens (Cont.)

6. RESPONSE TO THE OVERARCHING GOVERNANCE PRINCIPLES OF THE LOCAL GOVERNMENT ACT 2020

The policy responds to Section 9 (2) of the overarching Governance Principles found in the Local Government Act 2020, being that it attempts to achieve the best outcomes for the 'municipal community' by providing a mechanism for local business to both advertise their services and support local community initiatives (by way of event sponsorship). It also attempts to provide best value for the ratepayers of the municipal community through the raising of a modest amount of capital to offset the costs involved in operating such assets and providing a screen and public event programme that have proven to be of great service to the community.

7. CHARTER OF HUMAN RIGHTS AND RESPONSIBILITIES ACT 2006 – COMPATIBILITY STATEMENT

The Charter of Human Rights and Responsibilities Act 2006 has been considered in the preparation of this policy but is not relevant to its contents. The policy detail herein has no ability to impact on an individual's human rights, that isn't already covered in Councils Media Submittal Form

8. RESPONSE TO THE GENDER EQUALITY ACT 2020

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

The policy is purely administrative in its nature and does not have the potential to influence broader social norms and gender roles.

9. CONSIDERATION OF CLIMATE CHANGE AND SUSTAINABILITY

Council's Declaration on a Climate and Ecological Emergency, Council's Climate Change Emergency Strategy 2020-2030 and the requirements of the Local Government Act 2020 in relation to the overarching governance principle on climate change and sustainability have been considered in the preparation of this policy but are not relevant to its contents. Greenstar requirements that govern how buildings are ranked for their environmental performance has already been considered when designing the daily operating schedule of the Springvale Urban Screen.

10. RESPONSIBILITIES

The Team Leader - Media Production, and Team Leader – Festival and Events, will be responsible for the execution of this policy.

4.1.2 Review of Council Policies - Advertising on Council's Urban Screens (Cont.)

11. REPORTING, MONITORING AND REVIEW

This costs to external parties (documented in Council's Fees and Charges Schedule) should be reviewed at each policy review cycle to ensure they are appropriate. Also, under the event sponsorship model, the amount of successful contracts entered into should also be reviewed to ensure they are priced competitively.

12. REFERENCES AND RELATED DOCUMENTS

Legislation

- Classification Act (Publications, Films and Computer Games) (Enforcement) Act 1995 amend May 2005.

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

- Greater Dandenong City Council Advertising Media Submittal Form
- Greater Dandenong City Council Harmony Square Activation Policy

4.2 OTHER

4.2.1 Draft Minutes of Disability Advisory Committee Meeting - 15 November 2021

File Id:

Responsible Officer:

Director Community Services

Attachments:

Draft Minutes of Disability Advisory Committee Meeting on 15 November 2021

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 Disability Advisory Committee meeting provided in Attachment 1 to this report be noted and endorsed by Council.

4.2.1 Draft Minutes of Disability Advisory Committee Meeting - 15 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
- Sustainable environment
- 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 of accessible, vibrant centres and neighbourhoods

4.2.1 Draft Minutes of Disability Advisory Committee Meeting - 15 November 2021 (Cont.)

- 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.

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 Disability Advisory 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.

4.2.1 Draft Minutes of Disability Advisory Committee Meeting - 15 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 Disability Advisory Committee as provided in Attachment 1 to this report.

MINUTE 384

Moved by: Cr Rhonda Garad
Seconded by: Cr Angela Long

That Council notes the draft Minutes of meeting for the Disability Advisory Committee as provided in Attachment 1 to this report.

CARRIED

4.2.1 Draft Minutes of Disability Advisory Committee Meeting - 15 November 2021 (Cont.)

OTHER

**DRAFT MINUTES OF DISABILITY ADVISORY COMMITTEE
MEETING – 15 NOVEMBER 2021**

ATTACHMENT 1

**DISABILITY ADVISORY COMMITTEE
MEETING HELD ON 15 NOVEMBER 2021**

PAGES 5 (including cover)

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

4.2.1 Draft Minutes of Disability Advisory Committee Meeting - 15 November 2021 (Cont.)

Advisory Committee or Reference Group Name: Disability Advisory Committee Meeting

Date of Meeting: Monday 15 November 2021

Time of Meeting: 4.00pm – 5.30pm

Meeting Location: Virtually via Microsoft Teams

Attendees:

Mandy Gatliff (Chair), Pradeep Hewavitharana, Jennifer La Brooy (part), Lionel Gee (part), Catherine Rampant, Sharon Harris, Cr Rhonda Garad, Jayne Kierce, Chris Stewart, Jenny Vong (minute taker)

Apologies:

Cr Angela Long, Martin Fidler, Lyn Bates

Guests:

Soizic Brohan – Women with Disability Victoria, Women’s Health Services Capacity Building Officer
Stephanie Karras – CGD, Sustainability Planner
Emma Michie – CGD, Coordinator Special Projects

Minutes:

| Item No. | Item | Action | Action By |
|----------|--|--------|-----------|
| 1. | <p>Welcome and Introductions The chair welcomed all present.</p> <p>Due to the vacancy of the Chair position, it was agreed that the Manager Community Care would chair this meeting.</p> | | |
| 2. | <p>Previous Minutes & Business Arising</p> <ul style="list-style-type: none">• Apologies noted | | |
| 3. | <p>Women with Disabilities Victoria - prevention of violence against women with disabilities The Women’s Health Services Capacity Building Officer provided an overview on the aims of Women with Disabilities Victoria. Their mission is to empower women with disabilities to lead and influence their communities, influence services to be accessible to women with disabilities and influence government and the community to recognise and be inclusive for women with disabilities.</p> <p>Presentation was provided on:</p> <ul style="list-style-type: none">- The rates of violence against women with disabilities- The nature of violence against women with disabilities- The five essential actions to prevent violence against women with disabilities | | |

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

ORDINARY COUNCIL MEETING - MINUTES

4.2.1 Draft Minutes of Disability Advisory Committee Meeting - 15 November 2021 (Cont.)

| | | | |
|----|---|---|---|
| | Discussed that education is the key to help address prevention and awareness against violence against women with disabilities. Council have a range of family violence initiatives which includes the annual Walk Against Family Violence for White Ribbon Day. | Advocate Women with Disabilities Victoria at Council's 2022 Walk Against Family Violence event | Disability Planning Officer |
| 4. | <p>2022 Sustainability Festival</p> <p>The Sustainability Planner presented Council's preparation for the Sustainability Festival 'Forever Fest' scheduled on Saturday 9 April 2022.</p> <p>The market-style festival at the Springvale Community Hub will enable the community to take sustainability and climate change action.</p> <p>Discussion was held on what elements, workshops or sessions the festival should incorporate including:</p> <ul style="list-style-type: none"> • Heat stress awareness • Energy efficiency programs and products to assist businesses and households cut on power bills • Information on tenants' rights on modifying rental property with energy efficient products • Sustainable food initiatives • Accessibility • Promotion of festival events • Hybrid workshops (online and in person) | Provide any further ideas to the Manager Community Care | Committee Members |
| 5. | <p>Dandenong Wellbeing Centre</p> <p>The Coordinator of Special Projects presented the draft Dandenong Wellbeing Centre (new Dandenong Oasis) plans.</p> <p>A summary of key features was presented including:</p> <ul style="list-style-type: none"> • Pools will be accessible via ramps, hoists and pool pods and an operable wall • Centrally located change village with diverse range of options include all gender, family, group and accessible changerooms • Health and fitness facilities located on level 1 • Allied health facility with consulting suites for a range of complementary health services – services to be confirmed <p>A Committee member asked how many disabled carpark spaces will be available. This will need to be confirmed; however the number is greater than provision requirement.</p> <p>Opportunity for community feedback on the draft design will be published on Council's website tomorrow with feedback accepted until 15</p> | <p>Confirm number of disabled carpark spaces</p> <p>Provide any further ideas to the Manager Community Care</p> | <p>Coordinator of Special Projects</p> <p>Committee Members</p> |

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

ORDINARY COUNCIL MEETING - MINUTES

4.2.1 Draft Minutes of Disability Advisory Committee Meeting - 15 November 2021 (Cont.)

| | | | |
|----|---|---|--|
| | <p>December.</p> <p>Construction is proposed to commence in early 2023 with an anticipated completed date by early 2025.</p> | Organise a tour and DAC meeting at new facilities once completed | Manager Community Care |
| 6. | <p>All Abilities Playground Launch The Coordinator Community Access advised that the Premier of Victoria and Minister for Multicultural Affairs, Community Sport and Youth officially unveiled the All Abilities Playground at Ross Reserve on Friday 5 November.</p> <p>The playground has received positive reactions from the community and a notable mention on the Mamma Knows South's website which promotes fun things to do in Melbourne's south for kids and families.</p> | For noting | |
| 7. | <p>MAV Employment Project Update The Disability Planning Officer provided an update on the report provided to the Municipal Association Victoria (MAV) on Council's involvement in the employment project of people with disabilities. The report recommends approaches to grow and consolidate Council's efforts to become a disability confident employer and an advocate to local business of the benefits arising from the employment of people with disabilities.</p> | For noting | |
| 8. | <p>NDIS Update Not discussed.</p> | | |
| 9. | <p>Other Business The Coordinator Community Access advised Council has received several applications to join DAC. Interviews will be held in December with the new members expected to join the next meeting in February 2022, pending Council approval. Election of the new chair will also occur at this meeting.</p> <p>A Committee member expressed her concern about being asked to leave a shop with her assistance dog. Discussed Council's Community Care and Environmental Health units periodically visit businesses in Dandenong to advise and reinforce the animal legislation and policy to prevent barriers and discrimination for people with disability who rely on these supports on a daily basis.</p> <p>A committee member thanked Council for their wonderful commitment and work in the community.</p> <p>The Manager Community Care wish everyone a safe, happy and healthy holiday period.</p> | <p>Interview new Committee members</p> <p>Organise an article in Council's Talking Business Magazine to reiterate animal legislation and policies</p> <p>For noting</p> | <p>Manager Community Care/ Coordinator Community Access</p> <p>Coordinator Community Access/ Disability Planning Officer</p> |

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

4.2.1 Draft Minutes of Disability Advisory Committee Meeting - 15 November 2021 (Cont.)

| | | | |
|---------------------------------|--|--|--|
| | | | |
| Meeting Closed at 5.40pm | | | |

DRAFT

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

4.2.2 List of Registered Correspondence to Mayor and Councillors

| | |
|----------------------|--|
| File Id: | qA283304 |
| Responsible Officer: | Manager Governance |
| Attachments: | Correspondence Received 17 January – 4 February 2022 |

Report Summary

Subsequent to resolutions made by Council on 11 November 2013 and 25 February 2014 in relation to a listing of incoming correspondence addressed to the Mayor and Councillors, Attachment 1 provides a list of this correspondence for the period 17 January – 4 February 2022.

Recommendation

That the listed items provided in Attachment 1 for the period 17 January – 4 February 2022 be received and noted.

MINUTE 385

Moved by: Cr Loi Truong
Seconded by: Cr Rhonda Garad

That the listed items provided in Attachment 1 for the period 17 January – 4 February 2022 be received and noted.

CARRIED

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

OTHER

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

ATTACHMENT 1

**CORRESPONDENCE RECEIVED
17 JANUARY – 4 FEBRUARY 2022**

PAGES 3 (including cover)

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

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



Correspondences addressed to the Mayor and Councillors received between 17/01/22 & 04/02/22 - for officer action - total = 2

| Correspondence Name | Correspondence Dated | Date Record Created | Objective ID | User Assigned |
|---|----------------------|---------------------|--------------|--------------------------|
| A letter to Cr Lim regarding a distressing incident occurring at Springvale Community Hub in mid January 2022. | 20-Jan-22 | 24-Jan-22 | FA237040 | Mayor and Councillors EA |
| A request to the Mayor and Councillors from a Pascoe Vale resident seeking support to lobby the Australian Governor General to terminate Robert Doyle's AC medal. | 25-Jan-22 | 27-Jan-22 | FA237274 | Mayor and Councillors EA |

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

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



Correspondences addressed to the Mayor and Councillors received between 17/01/22 & 04/02/22 - for information only - total = 1

| Correspondence Name | Correspondence Dated | Date Record Created | Objective ID | User Assigned |
|---|----------------------|---------------------|--------------|---------------|
| Letter from the Mayor of Whitehorse City Council advising of their Council's unanimous commitment to the South East Metropolitan Advanced Waste Processing Project at its meeting on 31 January 2022. | 03-Feb-22 | 03-Feb-22 | | 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

5.1 Notice of Motion No. 17 - Refugee and Asylum Seeker Release

File Id:

Responsible Officer:

Director Community Services

Author:

Cr Rhonda Garad

Preamble

There are currently around 60 people transferred from Papua New Guinea (PNG) and Nauru being held in closed immigration facilities, including the Park Hotel. Most of these people have been granted refugee status and have spent much of the past 8½ years in some form of closed detention.

The recent detention of tennis player Novak Djokovic has drawn international attention to the situation of around 30 refugees detained in the Park Hotel in Melbourne. A similar number of members of this group are held in immigration detention facilities in Brisbane, Melbourne, Perth and Sydney.

The Minister of Home Affairs Karen Andrews and her predecessor Peter Dutton have released around 130 members of this group over the past year. They have joined more than 1,100 people who were medically transferred to Australia from PNG and Nauru and previously into the community.

From all of the investigation that the Refugee Council of Australia (RCOA) has done, there is no apparent difference between the 60 or so people who remain detained and the 1100 people released into the community. The continued detention of this group cannot be justified.

As noted, the majority of people detained in these conditions have been found to be refugees in PNG and Nauru under the refugee status determination processes which the Australian Government helped to establish and financially support. While it might be permissible under current Australian legislation, the continued detention of recognised refugees is in breach of Australia's obligations under the Refugee Convention.

The ongoing detention of this group is harmful and is contributing to a deterioration of detainees' mental health. It undermines their capacity to actively engage in discussions about longer term options. Mental health services continue to raise concerns with us about the refugees' deteriorating mental health and this being a barrier to them making clear decisions about their options.

The issues of mental health are even more acute for the refugees held in the Park Hotel in Melbourne. Detention in a location which is not designed for people to be held indefinitely, where there are no open areas for people to walk, is clearly having even greater impacts than detention in other locations, based on observations of individuals' mental health.

The City of Greater Dandenong has a long and proud history of advocating and supporting refugees and asylum seekers, including auspicing the Mayoral Taskforce on Refugees and Asylum seekers. This Notice of Motion is consistent with the position of the council.

5.1 Notice of Motion No. 17 - Refugee and Asylum Seeker Release (Cont.)

Motion

That Council:

1. **advocate to the Minister for Home Affairs and the Minister for Immigration to release from closed immigration facilities (including the Park Hotel) some 60 people transferred to Australia from Papua New Guinea (PNG) and Nauru, most of whom have been granted refugee status and have spent much of the past 8½ years in some form of closed detention; and**
2. **given the City of Greater Dandenong's status as a Refugee Welcome Zone, work with other stakeholders to support those refugees and people seeking asylum upon release to live freely and peacefully in our community.**

MINUTE 386

Moved by: Cr Rhonda Garad

Seconded by: Cr Loi Truong

That Council:

1. **advocate to the Minister for Home Affairs and the Minister for Immigration to release from closed immigration facilities (including the Park Hotel) some 60 people transferred to Australia from Papua New Guinea (PNG) and Nauru, most of whom have been granted refugee status and have spent much of the past 8½ years in some form of closed detention; and**
2. **given the City of Greater Dandenong's status as a Refugee Welcome Zone, work with other stakeholders to support those refugees and people seeking asylum upon release to live freely and peacefully in our community.**

CARRIED

5.2 Notice of Motion No. 18 - Dandenong Hospital Maternity

File Id:

Responsible Officer:

Director Community Services

Author:

Cr Tim Dark

Motion

That:

1. Council notes with particular concern, media reports that reference possible service changes at Dandenong Hospital, such news causing concern if not distress for the Greater Dandenong community; and
2. whilst Council has been informed that services – including Maternity and related services – have not been changed and are not planned to change, this has not yet been heard or understood in the community and Council urges Monash Health to publicly clarify its position.

MINUTE 387

Moved by: Cr Tim Dark

Seconded by: Cr Rhonda Garad

That:

1. Council notes with particular concern, media reports that reference possible service changes at Dandenong Hospital, such news causing concern if not distress for the Greater Dandenong community; and
2. whilst Council has been informed that services – including Maternity and related services – have not been changed and are not planned to change, this has not yet been heard or understood in the community and Council urges Monash Health to publicly clarify its position.

CARRIED

6 REPORTS FROM COUNCILLORS/DELEGATED MEMBERS AND COUNCILLORS' QUESTIONS

Question

Cr Tim Dark

I have some questions regarding waste collection in the municipality, particularly hard waste collection in big complexes where communal waste is being collected by a third-party contractor and not by Council's contractor. I attended a City of Kingston meeting held online recently and they identified issues with a significant amount of hard rubbish being dumped at the front of apartment complexes and old flats similar to what is occurring in Stud Road, Dandenong which Cr Formoso has previously raised. Does Council have a policy; and is there a possibility of investigating if an apartment complex uses a contractor to collect the waste, whether Council could offer a hard waste collection also? This may change or affect the amount of illegally dumped rubbish on nature strips around our municipality.

Response

Paul Kearsley, Director Business, Engineering and Major Projects

One of the issues that we need to investigate is some apartment developments, because they do choose an independent waste provider, are not subject to Council's waste charge and through the waste charge is how Council funds hard waste collection. That allows certain services available to the broader community and that is something I can investigate. I do have another question later regarding bringing waste measures back for consideration during Council's budget preparation at the end of March 2022. I am more than willing to investigate that in the context of the waste charge.

Question

Cr Tim Dark

A new kindergarten has opened at the Keysborough Primary School site. It has been proposed for quite some time and is quite a large facility. I am concerned about its proximity to the Darren Reserve Kindergarten which is approximately 500 metres away from the school and others in the local areas. How and/or what support are we going to offer those other kindergartens that are vitally important and have a good reputation so we do not create a vacuum where it becomes evident that kids are then almost being used as competitive pawns to increase enrolments within primary schools? What support are we offering Bilbungra Kindergarten, Keysborough and Darren Reserve Kindergarten?

Response

Martin Fidler, Director Community Services

There is extensive planning in the early years space. One of the reasons why the kinder was built at the Keysborough Primary School was to address demand particularly the three-year old demand that is coming through online. Our modelling into the future is still showing that there is extensive demand required for those facilities. We meet with those services on a regular basis and we do the central enrolments for those services. Bilbungra kindergarten at the moment are moving their services to Keysborough Primary School. That facility is being used for playgroups, other services and by family day-care groups so, it is there at the moment as a contingency and also if there is increased demand and we do monitor demand. Obviously there has been some changes in COVID with migration and birth rates. We have seen a decline in birth rates but these things do go up and down over the years

6 REPORTS FROM COUNCILLORS/DELEGATED MEMBERS AND COUNCILLORS' QUESTIONS (Cont.)

and we need to build capacity into our early year systems for three and four year old kindergartens many years ahead. That is where our planning is. We have also invited all Councillors to tour the new kindergarten and see how it works. It is a brand new integrated site and we think it is going to be a really positive one for the community.

Question

Cr Tim Dark

Given that the capacity building is taking place to increase three and four year old kindergartens, how does that facilitate the closure of the Bilbungra Kindergarten and services being transferred across? Surely if you have services still being offered to Bilbungra and Darren Reserve, the new one at Keysborough Primary would then be your surge and increase in capacity not transferring numbers across? I find that perplexing and would like clarification.

Response

Martin Fidler, Director Community Services

Some of them are ageing infrastructure and the State Government also has a policy which Council has been supporting for many years about early years facilities on school sites. We know it is very good for children and families to be able to go to one place and also have maternal and child health services onsite. Some of these other services such as Bilbungra, a single-room standalone kindergarten, these are buildings that in the future will be used and adapted for playgroups and other early year activities and is very important and to have the capacity there if we need to reopen them. We have worked very closely with the staff and the committees at those kinders that you have mentioned as we do with all kindergartens and we work with them around any changes. The move to the Keysborough Primary School has been in progress over two years. It has not just happened overnight, it has been a very long, consultative process with the community, with neighbours and with staff. We believe it is going to be a great outcome for children, families and the community.

Comment

Cr Tim Dark

I will take that into consideration and will take this discussion offline with the Director.

Question

Cr Tim Dark

I received correspondence from a resident of Burraneer Drive, Keysborough regarding the rear of a property in Gynea Court where many cats are roaming the streets. Those cats have then bred and there are even more cats. The resident called explaining there were in excess of ten cats in their backyard. The resident has since spoken to Council about accessing cat traps and was informed that there would be a significant deposit of money required. The resident also mentioned they are a pensioner. There are two parts to this question this evening.

- (1) I would like an update on the cat issues in and off Burraneer Drive; and
- (2) What is Council's policy regarding cat traps?

6 REPORTS FROM COUNCILLORS/DELEGATED MEMBERS AND COUNCILLORS' QUESTIONS (Cont.)

Response

Jody Bosman, Director City Planning, Design and Amenity

I am quite sure we can reach an arrangement for the resident. If you can give me their details, the Team Leader for Animal Management can make contact directly and make arrangements to have traps delivered and have a conversation.

With regards to the statistics as to what is happening in the area, I will advise separately once I have obtained the information so the two actions coming out of that are:

- (1) we will make contact with the resident; and
- (2) we will provide you with the information that you have asked for.

Question

Cr Tim Dark

I have a question regarding Council's Election plan and what Council is advocating for such as increase in capital and approved projects or funding for items, given that there are cases now eventuating on different sides of the equation. I aware of new minor parties now running. What methods does Council have in terms of writing to or informing them of what we would like to see funded, and what strategy and plan have we got to advocate for additional funding?

Response

Kylie Sprague, Executive Manager Communications and Customer Service

We have determined a list of projects that Council will be advocating for, specifically for the Federal Election. We will deal with the State Election later in the year but those projects are currently being compiled. They will be all available on our website as well as in a document and there will be a whole strategy as to how that is distributed. We will rely on Councillors with their meetings and interactions with politicians to get that message out. We will rely on the local media and we will also rely on our own communication mediums. There will be a whole series of how we get that message out and how we advocate for some of those very important projects which do require some significant funding but are very important for our community.

Comment

Cr Lana Formoso

I would like to thank our Transport and Civil Development Team for finally delivering the pedestrian and school crossing at Heritage Preschool on Bakers Road, Noble Park North. This was something I was advocating for ever since being elected so I am very grateful as are all residents of the area. There has also been a crossing installed on Manning Drive in front of Nazareth College. The school and residents are very pleased to finally see that there so a huge thank you to the team.

6 REPORTS FROM COUNCILLORS/DELEGATED MEMBERS AND COUNCILLORS' QUESTIONS (Cont.)

Question

Cr Lana Formoso

I am receiving feedback regarding cleaning contractors at some Council reserves. I have noticed that the Duggan Reserve toilets have not really been cleaned very well since the storm event. Some residents have complained and mentioned they have noticed Council has different contractors and feel that perhaps they are not being as thorough as our previous contractors. Can this be investigated to ensure that we are doing a clean-sweep of our reserve toilets?

Response

Paul Kearsley, Director Business, Engineering and Major Projects

We will investigate. If you receive feedback from that contract or any others, please advise me via an email. Council has a new contractor who started in the last quarter of last year. It is very important that we maintain that service.

Question

Cr Lana Formoso

My son advised me that there is a monster truck event at Greaves Reserve on 18 and 19 February 2022. How has this event been advertised to the public because I am personally not a fan but certainly will be taking my boys to see the show? How is this event advertised because I have not seen anything on our site and have experienced difficulty trying to purchase tickets? I did find a way through the company that is running the event but wanted to know how Council is advertising this wonderful event for which our kids will enjoy after the couple of years they have had.

Response

Kylie Sprague, Executive Manager Communications and Customer Service

I am not aware of that event either so I assume it is a private event. This is the first I have heard of it. I assume it is a private event being held on Council land. Assuming that, I can also tell you that they have not provided us with any information for inclusion on our website so at this stage, unless people let us know about it, unfortunately we are sometimes the last to know. We have not been asked to assist with any advertising and we have not been provided with any information for our event listing on our website or in the magazine at this stage.

Comment

Cr Angela Long

I received an email from Council with an invitation to attend the truck festival.

Comment

Cr Jim Memeti, Mayor

Yes that has been supplied to all Councillors.

6 REPORTS FROM COUNCILLORS/DELEGATED MEMBERS AND COUNCILLORS' QUESTIONS (Cont.)

Question

Cr Lana Formoso

When there are major events in our Municipality it would be great for our residents to know that is occurring whether it is a Council-run event or not. The fact that it is on Council land, we really should know about it. Not only as Councillors but I think the general public would like to know about that too so if that is something we could do in the future, that would be greatly appreciated.

Response

Kylie Sprague, Executive Manager Communications and Customer Service

Yes, we certainly can advertise it. If we have been provided with details we could place it on our website and put it in our events calendar, which is now back in the Council news post-COVID. Unfortunately, nothing had come through to my team so I will follow it up and see if we can assist in any way.

Comment

Cr Lana Formoso

A shoutout to anybody that would like to attend, you will see me and my family there on the Sunday. My son will be the one that is screaming the loudest out of excitement because he is monster truck obsessed.

A huge happy Valentine's Day to all of the staff at City of Greater Dandenong and all of our residents who are celebrating today. I hope everybody received something lovely.

Comment

Cr Eden Foster

Since our last meeting I have attended a number of events mainly the Australia Day events which again were quite amazing and the Make Your Move Fun Run which is an annual event.

I attended the Park Run at Dandenong Park. I encourage my fellow Councillors and residents of the City of Greater Dandenong to get involved and make your move. It is a really great event every Saturday at 7.45am and a fantastic way to meet new people. You do not have to run the whole way, I walked most of it and was pretty sore afterwards but that is a testament to my lack of fitness so I will be doing that a bit more often.

On Australia Day, I had the privilege of attending the Australia Day Awards Ceremony and I wish to congratulate all the recipients of the awards. One of them being the volunteer that runs the Park Run at Dandenong Park. Again, congratulations to all of them. The Australia Day citizenship ceremony too is another great way to welcome our new residents to our City. I also want to acknowledge that Australia Day is a difficult day for our Indigenous Australians as well so just bearing in mind that it is a great day but also can be quite a sombre day too.

I have also since attended the Multicultural and People Seeking Asylum Advisory Committee meeting online with Cr Garad. I want to highlight the great work that this committee does including speaking up for asylum seekers in our community and looking for ways of embracing them. One such way that

6 REPORTS FROM COUNCILLORS/DELEGATED MEMBERS AND COUNCILLORS' QUESTIONS (Cont.)

is coming up this Sunday is the New Beginnings to welcome new Afghan arrivals in our community in Harmony Square. I again, strongly encourage my fellow Councillors and also residents to get out there on Sunday and welcome our Afghan residents. It will be a great event no doubt.

Question

Cr Eden Foster

I received a phone call from a concerned resident of Mark Court, Noble Park. They are concerned about the parking situation in the bend in the court. Some of the residents are parking on either side of the bend and it is quite a narrow court. It makes it difficult for garbage trucks to collect the bins but the greater concern is that emergency service vehicles will be unable to get into the court past the bend. Can I please ask the relevant officer what can be done and to investigate this?

Response

Paul Kearsley, Director Business, Engineering and Major Projects

Yes we understand the difficulties in Mark Court. We have investigated and it is a short cul-de-sac, 7.3 metres wide. Whilst the road width is suitable for vehicles to park opposite each other to allow for passing vehicles and emergency access, there is a particular tight bend which, once you park on both sides it does become very difficult to manoeuvre through that space. Usually, in these circumstances it is a candidate for a continuous white dividing line which in some ways can assist because it prohibits cars being parked opposite the dividing line. We think that by doing that it is only going to reduce on-street parking by maybe two to three cars but we think that would alleviate the immediate concerns that the resident have. Our intention is to advise the residents of this in the coming weeks.

Question

Cr Eden Foster

No doubt the solid line hopefully sends a message to residents to not park in that area but sometimes that does not actually prevent them. Some people do not necessarily understand those road rules. If it does continue to happen, is there something else that Council could consider, perhaps a 'No Standing' sign in that area?

Response

Paul Kearsley, Director Business, Engineering and Major Projects

Yes, we can. What we tend to find is the 'No Standing' sign again is difficult to police or to have compliance in those areas and it does tend to have a broader impact on people in the street. You can then find that a 'No Standing' sign can have a significantly larger impact on not allowing parking in the street. If we minimise parking on this curve, we believe the matter will be solved. Residents in most circumstances do have the right to park on the street and if they comply generally with that rule, then most people are able to manoeuvre around it. Cul-de-sacs are tricky because there is one way in and one way out so we will try our best but one of the first things we saw that could solve the problem was the introduction of the white line.

6 REPORTS FROM COUNCILLORS/DELEGATED MEMBERS AND COUNCILLORS' QUESTIONS (Cont.)

Comment

Cr Eden Foster

I will look out if there are any residents following that and keep you posted.

Question

Cr Eden Foster

There have been concerns raised regarding the drainage and overflow of stormwater during periods of heavy rain impacting residents on Callander Road, Noble Park. The stormwater appears to be pushing the covers of the drains off and flooding neighbouring properties. Can Council confirm if there are planned drainage works and if so, will this prevent this flooding from happening in the future and if not, could Council investigate?

Response

Paul Kearsley, Director Business, Engineering and Major Projects

Council Engineers investigated this issue and are able to confirm that the pit lid was pushed by the excessive amount of rain that we received in this region on 28 January 2022. This area has previously been identified as a hotspot for drainage issues and several minor works have been completed. However, we will look to renew the concrete pit lid and upgrade it to a lockable one. We are currently introducing a number of lockable pit lids which regardless of the water pressure do not move and therefore force the water continually through the drainage system. We have contacted the resident and advised of the outcome and we are undertaking Stage 1 of an adjacent Callander Road drainage project with considerable hundreds of thousands of dollars being spent which we believe will help with the overall drainage issue in this catchment.

Question

Cr Eden Foster

How long will that take?

Response

Paul Kearsley, Director Business, Engineering and Major Projects

Regarding Callander Road drainage, it is taking a considerable amount of time because we have to negotiate with private properties to run easements and drainage through their properties. We have had one issue where a property owner would not consent to us doing so. We are currently looking at other options and one of the options we may consider in the future is a compulsory acquisition of part of that property to allow the drain to continue through. We have hit a delay but still believe we can meet that within the next 12-18 months.

Question

Cr Eden Foster

Will there be significant disruption to residents given the works that need to be done?

6 REPORTS FROM COUNCILLORS/DELEGATED MEMBERS AND COUNCILLORS' QUESTIONS (Cont.)

Response

Paul Kearsley, Director Business, Engineering and Major Projects

No, not necessarily. The main issue that we are facing is a connection through a series of private properties for the new drain which will take the catchment upstream in a much larger drain. That is what we need to do. Sometimes we can do it through parks and roads. In this circumstance, we must do it through a number of private properties.

Comment

Cr Rhonda Garad

I am very pleased to announce that the Mayor will be launching the Back Your Neighbour campaign this Wednesday. This is a critically important campaign to highlight the plight of over 5,000 people who are living in the community waiting to be confirmed as refugees. They have no support and some have been waiting for almost a decade. This is a very broken system and it is time to do the right thing and support these people so we have an online Launch this Wednesday at 10am to launch the campaign. All are very welcome. If you want the link, please contact me or go to the Back Your Neighbour Facebook page. We would love to see you join us at the Launch.

I would like to acknowledge that the Council has very proudly launched its second innovative Reconciliation Action Plan 21-23 (RAP). This Plan has been co-designed with the Bunurong Traditional Custodians and Elders, Councillors and Greater Dandenong City officers and the broader Aboriginal and Torres Strait Islander communities within our Local Government Area. Through this new innovative RAP or Reconciliation Action Plan, the Council will deepen relationships with the Aboriginal and Torres Strait Islander peoples and organisations to guide positive outcomes towards the creation of a more reconciled nation and better reconciliation within the Council's core business. I wish to congratulate everyone that was involved in that journey of development. I look forward to the implementation of that Plan.

Question

Cr Rhonda Garad

My first question tonight is in relation to the developments in Keysborough South.

- a) When completed, how many extra dwellings/lots are coming online in the southern end of Chapel Road in Keysborough South including – 182, 185, 100-209 and 220; and
- b) What environmental and infrastructure impacts will these large developments have particularly on traffic congestion in peak times on Chapel Road and access to the schools on Chapel Road?

Response

Jody Bosman, Director City Planning, Design and Amenity

A total of 338 lots or dwellings will be constructed on the current super lots at 182, 185, 190, 209 and 220 Chapel Road. Each of the applications has been through a full planning assessment but in terms of the numbers that you have asked, 338 lots will translate into 338 dwellings across those super lots that I mentioned.

6 REPORTS FROM COUNCILLORS/DELEGATED MEMBERS AND COUNCILLORS' QUESTIONS (Cont.)

Question

Cr Rhonda Garad

(b) What are the combined environmental and infrastructure impacts of these large developments on that sensitive area in Keysborough South particularly on traffic congestion in peak hour and traffic road and access to schools on Chapel Road?

Response

Jody Bosman, Director City Planning, Design and Amenity

I guess it was a bit of a segue from the previous comment I was making that each of the applications has been through a full planning assessment where we look at each of those matters that you have raised. It was found to comply with the requirements of the planning scheme including traffic, environmental and infrastructure requirements. Officers spent a considerable amount of time assessing this and working with applicants to amend proposals to minimise the loss of vegetation to ensure traffic flows are maintained and that infrastructure is adequate. On all of those super lots that I have mentioned, each one has in fact been assessed and it was only once we felt that and once we were able to demonstrate that they comply with the requirements that the officers would recommend them for approval. In each of those cases those assessments have been done.

Comment

Cr Rhonda Garad

Whilst you do individual assessments on the individual applications, the combined impact of over 300 developments in one small area surely will have detrimental effects on people being able to move around that area and the ecology of that area. We know there are sensitive wetlands in that area as well. I will not put that question to you Mr Bosman but just to say that, there is deep concern within the community about the approval of such large developments in such a small area without traffic extensions or widening or anything to accommodate particularly traffic. It really is going to make life in that area very difficult.

Question

Cr Rhonda Garad

It was reported today that Melbourne Water has confirmed that it has been in talks with Southern Metropolitan Cemeteries Trust about a cemetery being built at 1564 Heatherton Road. I understand that this open section was recommended as part of a Royal Commission in the 1930s into flooding in central Dandenong. If a formal application is put to Council for a cemetery in this area will the Council reassure the Dandenong community that the Council will seek independent flooding and ecological impact assessments?

Response

Jody Bosman, Director City Planning, Design and Amenity

Council will review the flooding as well as ecological impact assessments or the report submitted as part of an application for the development of a cemetery, which is referred to Council for its comment. Independent flooding and ecological impact assessments can certainly form part of that review process and would need to be quite specific and pointed in those reviews in terms of what it is that we look

6 REPORTS FROM COUNCILLORS/DELEGATED MEMBERS AND COUNCILLORS' QUESTIONS (Cont.)

to do as part of those peer reviews. As you know, these sorts of reviews can be very, very extensive, very wide and very expensive so we would be very considered in terms of picking the need for what it is that has to be reviewed and certainly the documentation that is submitted to us for consideration would be the starting point for that.

Question

Cr Rhonda Garad

Council is not obliged just to accept that Melbourne Water is accepting of this form of application, that we have the right to seek an independent, both our own and an independent assessment in both of those areas?

Response

Jody Bosman, Director City Planning, Design and Amenity

That is absolutely correct. We are not obliged to simply accept at face value what we are given and the officers and Councillors themselves should go into it with a view of testing if there are any doubts, testing those doubts against other views or other data so we are not obliged to simply accept at face value what is presented to us.

Question

Cr Rhonda Garad

When can we expect the local law to protect trees on private land to be completed and put out for public comment?

Response

Jody Bosman, Director City Planning, Design and Amenity

Officers are currently conducting further expert input to identify and finalise our recommended specifications. Much work still needs to be done on the specification themselves to identify issues such as what is suitable for one species of tree could mean something quite different for another. We are busy with that work at the moment and the aim is to complete this work by mid-March 2022 and then present it to Councillors for discussion.

Question

Cr Rhonda Garad

When will the Keysborough South Hub building now commence?

Response

Paul Kearsley, Director Business, Engineering and Major Projects

I can provide some good news. Recently as of last week, we submitted to Round 2 of the Green Building Council. We are on track for the completion of that process which would then assist in the commencement of the tender process with a report and appointment of the contractor due in early July 2022 once Council has adopted the Budget at the end of June 2022. We are still on track and the first task we met for this calendar year was the submission to the Green Building Council.

6 REPORTS FROM COUNCILLORS/DELEGATED MEMBERS AND COUNCILLORS' QUESTIONS (Cont.)

Question

Cr Rhonda Garad

Given the amount of illegal dumping in Keysborough South and other areas within the municipality, will the Council explore the option of two free hard rubbish pick-ups per household per year?

Response

Paul Kearsley, Director Business, Engineering and Major Projects

As I may have indicated in a previous answer with regards to waste, we are more than happy to look at the option of adding in an additional hard waste collection. It is paid for through the waste charge and it is a matter of how much Council is willing to increase that waste charge by. We can consider that in detail during the budget process. One of the options that we could also put to Council is that we invest in a second kerbside day after home cycle collection which looks at different sorts of recycling. What we want to do is recognise the issue with dumping that we and a number of other Councils are having at the moment, it is not normal business. We do want to bring an option paper back for Council to consider and the best time to do that is the consideration of the waste charge. We will aim to prepare some options and bring that to the first budget cycle meeting for the new budget at the end of March 2022 so we can then consider holistically what we would like to then do with this particular issue.

Comment

Cr Richard Lim OAM

On Wednesday 26 January 2022, I attended the Australia Day Awards ceremony. After that Cr Truong and I went to the Summer Fun Day at Ross Reserve in Noble Park. Later in the afternoon, we attended the Citizenship Ceremony at Dandenong Civic Centre.

On Wednesday 9 February 2022, I attended the Citizenship Ceremony at Springvale Town Hall with Mayor Memeti.

On Saturday 12 February 2022, I attended the Vietnamese Flag Raising ceremony.

This morning I attended the launch of the Greater Dandenong Council's Reconciliation Action Plan (RAP) at the Springvale Community Hub.

This afternoon, I had a discussion with Mr Kearsley and Mr Van Boxtel about the Springvale projects 2022-23 and thanked them both for giving me some very clear directions on those.

Finally, I would like to thank Mr John Bennie and Senior Sergeant Debra Lay for organising two Police officers who came to see me three times last week to discuss the issues at the Springvale Activity Centre. I have requested for the Police officers to conduct regular patrols to prevent the presence of beggars on our streets.

6 REPORTS FROM COUNCILLORS/DELEGATED MEMBERS AND COUNCILLORS' QUESTIONS (Cont.)

Question

Cr Richard Lim OAM

Dandenong Harmony Square and Springvale Community Hub have a Big Screen. Can we have one at Springvale Multicultural Place? It is important for the Springvale Activity Centre because Multicultural Place is central and it can bring many people to Springvale. It would be great to include it in the CIP bid for the Council Budget. The Big Screen can be used to promote our Council and we can generate income by asking the business owner in Springvale and any other suburbs to sponsor our screen, show movies every weekend or major sporting events which will bring customers to Springvale.

Question

Cr Richard Lim OAM

When are we going to invite entertainers to Springvale Multicultural Place? We have had two activities there recently. The Vietnamese community organised a post-COVID celebration and last Saturday, there was flag raising ceremony held there which attracted many people. If the relevant officer can organise the entertainers to perform at the Multicultural Place, that would be great.

Response

Paul Kearsley, Director Business, Engineering and Major Projects

We appreciate your thanks for Kevin and I meeting with you.

As part of what we spoke about there are a number of matters that we need to address that you raised with regards to activation of Springvale including the opportunity to have a night market or closing elements of Buckingham Avenue. We feel that the best way to address those issues because there are a number of them, is to undertake some analysis and research to determine how best that can occur but also to discuss widely with traders in the area to get their views. We would have to assess Multicultural Place to determine the best location for a screen. Noting that there are predominantly commercial retailing frontages so we would have to liaise with those operators with regards to any impact they may envisage having on Multicultural Place. We do envisage a piece of work that can be done in the middle of this year picking up all of those ideas, having some discussions with Springvale Asian Business Association (SABA) and the traders in the area. We believe we can address those and put those through other funding mechanisms, whether it be for either State Government or through Council.

Response

Martin Fidler, Director Community Services

I will take that question on notice and discuss with our Arts and Culture team. I know there is a range of programs being planned as part of our COVID recovery and it includes a whole range of performances, not just musicians but LED displays and other forms of arts. I will provide an update to all Councillors.

6 REPORTS FROM COUNCILLORS/DELEGATED MEMBERS AND COUNCILLORS' QUESTIONS (Cont.)

Comment

Cr Richard Lim OAM

Regarding the multicultural performances, I can contact various associations like the Cambodian Association or multicultural dancing groups such as the Chinese Association or Vietnamese Association to perform at Multicultural Place on a regular basis.

Mr Kearsley can concentrate on Multicultural Place alone and convert it to a nice place with seats, a roof and a TV screen. We can probably generate some income to go towards the cost of installing all the equipment.

Response

Paul Kearsley, Director Business, Engineering and Major Projects

I will take that as a comment. The work we do need to do and consider further in the budget process is to consider there will be cost implications and CIP implications. I would rather understand what they are, have a conversation with the traders to see whether or not they are willing and able to support it. At the end of the day the traders are what make Springvale. If they are not there and they are not functioning well or the community will not go, the community will not enjoy it so again it is important that we do liaise closely with the traders. I am really happy to canvass all of the ideas that Cr Lim has put forward but do it in the context of let us see what we can do for Multicultural Place and perhaps closing Buckingham Avenue and putting in a particular street market and those ideas. They do come with costs but it is more their concept and idea we need to tease out. As we said to Cr Lim later today, all of those things can be done but they need to be undertaken with a particular project to review all of these ideas.

Comment

Cr Richard Lim OAM

I have had discussions with the business owners in Springvale and they would support being part of the festivals or activities because they think it is beneficial for them. I am meeting with SABA on Thursday and all the business owners in Springvale to inform them. I am happy to attend any future meetings with the Council officers who are in charge of those projects.

Comment

Cr Angela Long

These are some of the events that I have attended since my last formal meeting.

On 25 January 2022, I attended the Dandenong Market Pty Ltd (DMPL) Board meeting which was held online.

On 26 January 2022, Australia Day, I attended the Australia Day Awards where we recognised people that have done exceptional work within our community. One that I have to mention is Aunty Pat Ockwell who is the first Aboriginal person to achieve the Living Treasures Award for her outstanding work within the Aboriginal community for over 60 years. That afternoon I attended the Citizenship Ceremony where 60 people became Australians.

6 REPORTS FROM COUNCILLORS/DELEGATED MEMBERS AND COUNCILLORS' QUESTIONS (Cont.)

On 27 January 2022, I attended the basketball match between the Southside Flyers and the Perth Lynx. The Lynx won 85:78.

On 2 February 2022, I attended the funeral of former Mayor and Councillor of Casey, Amanda Stapledon - a very sad occasion.

On 8 February 2022, I attended the online meeting of Road Safe South East.

On 9 February 2022, I attended the Teams meeting online for the Community Safety Advisory Committee.

On 10 February 2022, I attended the AGM of the Willow Lodge Residents' Committee.

On 12 February 2022, I attended the Flag Raising ceremony for the TET Festival in Multicultural Square in Springvale.

On 13 February 2022, I attended the launch of the North Dandenong Masala Junior Football Club at Lois Twohig Reserve in North Dandenong.

On 14 February 2022, I attended the launch of Council's second Reconciliation Action Plan (RAP) at the fire pit in Springvale.

I would like to inform my fellow councillors and residents of Greater Dandenong of the passing yesterday of Keith Donovan, father of former Mayor and Councillor, Paul Donovan. Keith was a well-known resident of Greater Dandenong who did a lot of volunteering within this community before moving to Mornington Peninsula with his wife Pat, to be nearer to their daughter.

Question

Cr Sean O'Reilly

It has been brought to my attention that the Victorian Government is looking to consolidate a number of Acts so I have a question for the Director of Planning. It has been raised that the Victorian Government intends to consolidate the Crown Land Reserves Act, the Forest Acts, and the Land Act into a new Public Land Act. It may be a simplification or there may be some actual ramifications. Given that Council is interested in land across the municipality can I ask through the Director for Council officers to come back with an expert view as to whether there are any ramifications or information for Council on this?

Response

Jody Bosman, Director City Planning, Design and Amenity

It is something that has only now just come to my attention through your enquiry. As far as I know there is no impact on actual planning scheme issues and land use management issues but, as you have said, it might well go across Council. If you will leave it with me to coordinate a response from across other areas in Council and get back to you to see if it has any implications or ramifications for us and the services we deliver or any of our policies.

6 REPORTS FROM COUNCILLORS/DELEGATED MEMBERS AND COUNCILLORS' QUESTIONS (Cont.)

Comment

Cr Sophie Tan

Firstly, happy belated Lunar New Year to everyone who is celebrating Lunar New Year, Chinese New Year, so happy the Year of the Tiger. Here are some of the events I attended since our last Council meeting.

On 26 January 2022, I attended the Australia Day Awards Ceremony with the Mayor and all our Councillors. I also attended the Australia Day Celebration hosted by the Cambodian Association of Victoria. In the afternoon I attended the Australia Day Citizenship Ceremony.

On 4 February 2022, I attended the meet and greet with the gardeners' groups in Noble Park Community Centre. We also attended the photo shoot with Mr Lee Tarlamis, MP. I want to thank the Victorian State Government for contributing funding towards Noble Park, which is another \$647,526 towards all the major projects in Noble Park Ward and the Springvale North Ward. We received a \$280,000 boost for the Noble Park Community Centre, \$184,000 for building and equipment upgrade, a business plan for an architectural redesign of \$50,000 and for extra workshops and events \$46,000.

For the Noble Park Ward, \$100,000 goes towards the streetscaping designs for Leonard Avenue and Buckley Street and \$50,000 for a feasibility study into a potential library lounge at the Paddy O'Donoghue Centre in Noble Park. There is \$20,000 for five pedestrian counter devices which will be a program in the Noble Park Activity Centre to obtain data on how many people visit the Noble Park Activity Centre, real time data. \$10,000 for the Noble Park Retailers' Hub for business support and vacancy. I want to thank the Director of Business and Planning for all your hard work and everyone who has contributed to this project.

On 10 February 2022, I attended the Positive Ageing Advisory Committee meeting. Later that evening, I attended via Zoom the celebrations of the Chinese New Year hosted by Xingjian Chinese Association.

Question

Cr Sophie Tan

I have a follow-up question for the relevant officer tonight from a resident who raised parking issues at Arena Square, Noble Park and Wollarano Drive, Noble Park. With schools starting last week, parking has become the main concern in this area especially around these streets. There has been speeding, double parking and parking in 'No Standing' zones. Do we have any update on these yet?

Response

Jody Bosman, Director City Planning, Design and Amenity

I am aware that additional patrols and further work is taking place in that area. I do not think that is yet completed so we will wait until we have the feedback and the data from those additional patrols before I come back to you. Certainly, since those matters were raised we have put on an increased circulation of officers in that area and hopefully that will have an impact.

6 REPORTS FROM COUNCILLORS/DELEGATED MEMBERS AND COUNCILLORS' QUESTIONS (Cont.)

Question

Cr Sophie Tan

Residents are really happy with the streetscape project on Douglas Street, in Noble Park now that it has been completed. The community consultation for the Frank Street open space project has been completed. Thank you to the Directors for the planning and design for the park. Regarding an issue raised by a Ward resident at Copas Park, rose gardens have been planted and everything looks so nice but in terms of the playground, it is outdated and old. With Council's Playground Strategy do you have any update on when we are going to update the playground at Copas Park?

Response

Jody Bosman, Director City Planning, Design and Amenity

I will investigate where it sits in terms of our Playground Strategy and advise. I will take that question on notice and advise all Councillors.

Comment

Cr Loi Truong

On 26 January 2022, I went with Deputy Mayor, Cr Eden Foster and Cr Garad to the Make Your Move Fun Run event at the Dandenong Park. After that I attended the Australia Day Awards Ceremony with other Councillors. I then attended the Australia Day Celebrations hosted by the Cambodian Association in Victoria with the Mayor, Cr Jim Memeti, Cr Richard Lim and Cr Sophie Tan. Later on, I went with Cr Richard Lim to the Summer Fun Day at Ross Reserve in Noble Park. I also attended the Australia Day Citizenship Ceremony with my fellow Councillors.

On Saturday 12 February 2022, I attended the New Year Flag Raising ceremony by the Vietnamese Community Vic Chapter at the Multicultural Square in Springvale with the Mayor Cr Jim Memeti, Cr Richard Lim and Cr Angela Long.

This morning I attended the Reconciliation Action Plan (RAP) Launch for our Council with the Mayor Cr Jim Memeti, Cr Richard Lim and Cr Angela Long.

Comment

Cr Jim Memeti, Mayor

I attended like all of you the Australia Day Awards presentation and I congratulate all the winners. They were fantastic winners and it was great to be there. We also inducted four new Living Treasures and I look forward to working with our award winners and our Living Treasures during the year. Later on, we attended the Australia Day Celebrations hosted by the Cambodian Chinese Friendship Association of Victoria which was a great event. The Cambodian Association always does some really good work within our community and it was very pleasing to attend that event. As all Councillors said, the Australian Citizenship Ceremony held in Dandenong was fantastic and to see so many happy faces receiving their citizenship on Australia Day, it makes it a little bit more special and that was a great event.

6 REPORTS FROM COUNCILLORS/DELEGATED MEMBERS AND COUNCILLORS' QUESTIONS (Cont.)

As Cr Tan said, we both met at the announcement for the Noble Park funding by Lee Tarlamis MP of \$647,526 for Noble Park and as Cr Tan also mentioned, that money will go towards many different projects so that was a welcoming announcement. As we were making the tour through Noble Park, we bumped into the groups who have created these community gardens throughout our City. They have home grown swaps which was a fantastic event. They all bring their vegetables or fruit and then they do some swaps and that is a great event. I would like to learn more about it and I would like to tell our community more about it. Hopefully we will put something in the City Magazine for people growing their own vegetables and fruit which would be fantastic.

I also attended the finale of the Big Summer Read at the Dandenong Library. A great event where we encourage young children in our municipality to read. Our children this summer read over 4,800 books which was fantastic and it was a great event and the children really enjoyed themselves.

I also attended the Community Safety Advisory Committee Meeting and another Citizenship Ceremony last week where 125 new Australians received their citizenship.

I also had a meeting with Cr Lim in Springvale with members of Monash Health where we had discussions on health in our community and that was very informing. I am just working out what they are doing within our community so it was great to hear from them. I also attended the New Year Flag Raising ceremony hosted by the Vietnamese Community in Victoria Chapter. The Vietnamese community have had the last couple of events at the Multicultural Place and I can understand where Cr Lim is coming from. He wants to activate that place with more frequent celebrations and events and I think it is a great little pocket right in the heart of central CBD Springvale so I encourage Cr Lim and officers to work together to making sure these continue.

I attended the City of Greater Dandenong's Reconciliation Action Plan (RAP) Launch. I have the booklet here and I am sure all Councillors will be able to get theirs and can have a read and it is great to finally have this Action Plan delivered.

Well done to Deputy Mayor Foster for her first park run last Saturday which has now encouraged me so I will be there next Saturday at 7.45am to make my move. We are encouraging our community to make their move. I am now encouraging other Councillors to join me on Saturday morning at 7.45am. People within our community like Cr Foster encouraged me that you do not have to run, you can walk so I will try and do both. Your times are recorded each week which encourages you to do better when you do attend if you do attend weekly. I am looking at a few people on screen there and I am hoping that you are going to join me at 7.45am. I am not going to mention any names but I hope you will join me. I am not sure if Deputy Mayor Foster will be there again this week but I will definitely be there. There are a couple of us going so I encourage you all - the community, let us make our move.

6 REPORTS FROM COUNCILLORS/DELEGATED MEMBERS AND COUNCILLORS' QUESTIONS (Cont.)

Also, to our communities who are celebrating New Year, Happy Lunar New Year, the Year of the Tiger. I hope you have had some fantastic festivities and wish you good health and happy times for 2022.

John Bennie PSM, Chief Executive Officer tabled a listing of responses to questions taken on notice/requiring further action at the previous Council meeting. A copy of the responses is provided as an attachment.

6 REPORTS FROM COUNCILLORS/DELEGATED MEMBERS AND COUNCILLORS' QUESTIONS (Cont.)

COUNCILLOR QUESTIONS TAKEN ON NOTICE/REQUIRING FURTHER ACTION

| Date of Council Meeting | Question Asked By | Subject & Summary of Question | Responsible Officer | Date of Completion | Summary of Response |
|-------------------------|-------------------|---|---|--------------------|---|
| 24/01/22 CQT1 | Cr Tim Dark | <p>Update on the Wachter Reserve Master Plan. I would like an update on the Wachter Reserve Master Plan upgrade including when the plants are intended to be planted; the installation of the boardwalk and when we expect the first stage of the playground updates to come into effect.</p> | Director Business, Engineering & Major Projects | 7/02/22 | <p>Initial response provided 24/01/22: I will take that question on notice. It will give me a chance to find the latest details. We have not been undertaking any works during the industry shutdown so I will follow up and advise Cr Dark.</p> <p>Further response provided 7/02/22: With regards to an update on the Wachter Reserve Master Plan I can advise that for the proposed playground the successful tenderer has ordered all of the play equipment and expects to be on site for installation in March 2022. For the wetlands boardwalk, the contractor for the piling to support the boardwalk has been scheduled for the end of February 2022.</p> |
| 24/01/22 CQT2 | Cr Tim Dark | <p>Letter of condolences to Amanda Stapledon's family. I just want to make a couple of comments as I am sure you have seen in the media that former Cr Amanda Stapledon of the City of Casey unfortunately lost her life last week. For those who were aware and those who did know her, Cr Stapledon was a fierce advocate for her community. She had contributed a significant amount of time, often at the bequest and expense of her own life to help Council facilities</p> | Mayor | 14/02/22 | <p>Initial response provided 24/01/22: I am happy to do that Cr Dark.</p> <p>Further response provided 14/02/22: Letter is in progress and will send when signed by the Mayor.</p> |

Reports from Councillors/Delegates & Councillors' Questions – Questions Taken on Notice

6 REPORTS FROM COUNCILLORS/DELEGATED MEMBERS AND COUNCILLORS' QUESTIONS (Cont.)

| Date of Council Meeting | Question Asked By | Subject & Summary of Question | Responsible Officer | Date of Completion | Summary of Response |
|-------------------------|-------------------|---|---------------------|--------------------|---------------------|
| | | <p>wherever she could. Whether it is a local sports club, local community groups from athletics to football, she was well regarded and had served quite well on Council for a couple of terms. With regards to the community, she also sat on many different community advisory boards. Her election back to Council was due to a phenomenal amount and a rise in her votes which showed how popular she was. Unfortunately, the impact that an IBAC investigation has upon one person and the pressures it brings amongst other things, which no doubt over time will come out, has put a significant amount of pressure and has put her in a position which I am sure nobody else would rather be in.</p> <p>Cr Stapledon was a formidable person, a person I always sought a great amount of advice from, who was always helpful and ready to help with any regional issues that may come to hand. I know she was very strong in the advocacy for the upgrade of Thompsons Road which affected our municipality and also for the works on the Monash Freeway and other links as well to push for the extension.</p> <p>It is a very great tragedy and if we could please pass on a letter of condolences to her family. I know she is survived by her son Peter who has been and is in fulltime care and her father as well. No doubt there will be some more events and information in the near future but if</p> | | | |

Reports from Councillors/Delegates & Councillors' Questions – Questions Taken on Notice

ORDINARY COUNCIL MEETING - MINUTES

6 REPORTS FROM COUNCILLORS/DELEGATED MEMBERS AND COUNCILLORS' QUESTIONS (Cont.)

| Date of Council Meeting | Question Asked By | Subject & Summary of Question | Responsible Officer | Date of Completion | Summary of Response |
|-------------------------|-------------------|--|--|--------------------|---|
| 24/01/22 CQT3 | Cr Eden Foster | <p>we could please write a letter and pass on our regards, that would be greatly appreciated.</p> <p>Promotion of Pop-Up Vax clinic at Dandenong Plaza. The pop-up vaccine clinic inside the Dandenong Plaza has been quiet and perhaps less utilised than the outdoor pop-up clinic that we had last year. I understand that with the heat, it was ideal to relocate the pop-up clinic indoors, but I have been told that there is not much advertising of the change in location. Could the relevant officer look into how we may promote this further given the visibility that we had with the outdoor pop-up clinic is now lacking? Could we consider placing some temporary signage outside the Plaza to promote this a bit more?</p> | Executive Manager Communication & Customer Service | 31/01/22 | <p>Initial response provided 24/01/22: Yes, we have been in discussions with Monash Health about the move to the new location and what a wonderful location it is because it has air-conditioning, plenty of parking and the café right outside so really, it is perfect for people. They did just last week announce that they were doing the walk-up vaccinations for children as well so, we are pushing out those messages but, I take your point and I will have another chat to them. We have got a group meeting tomorrow so will investigate additional signage and promotion.</p> <p>Further response provided 31/01/22: I have spoken to staff at Monash Health who are now organising this temporary signage via VMS Boards to be placed on Clow Street close to where the outdoor vaccination centre was previously located. They are in the process of organising this additional signage, currently liaising with the supplier over timing. We anticipate this will be sorted out soon. On our Council website we have a link to all the vaccination centres and we frequently share posts by Monash Health. We will have another update specifically</p> |

Reports from Councillors/Delegates & Councillors' Questions – Questions Taken on Notice

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ORDINARY COUNCIL MEETING - MINUTES

6 REPORTS FROM COUNCILLORS/DELEGATED MEMBERS AND COUNCILLORS' QUESTIONS (Cont.)

| Date of Council Meeting | Question Asked By | Subject & Summary of Question | Responsible Officer | Date of Completion | Summary of Response |
|--|-----------------------|---|---|--------------------|--|
| 24/01/22 CQT9 | Cr Richard Lim OAM | <p>Elevator issues at No.8 Balmoral Avenue, Springvale. I am concerned about our Springvale Activity Centre in particular the problems with elevators. Residents contact me regularly as I walk up and down Springvale and the Springvale multilevel carpark at No.8 Balmoral Avenue very frequently. Last week, I called the phone number that is on the front of the elevator and the person at the other end was hard to understand, then she tried to refer me to someone else which was quite annoying. The elevators were fixed by Sunday afternoon but when I checked Monday morning, most of the elevators were not working again. Everyone had to walk up to and down from the fifth level to level four. Why is this happening frequently especially on the weekend and the busiest times of the week on Friday, Saturday, Sunday and Monday? How are we going to fix this problem? My suggestion is that the number on the front of the elevator should take the caller directly to the mechanic or the technician who can fix the problem promptly. I tried the lifts again today at 4pm and they are still not working. Is there any other way of solving this problem?</p> | Director Business, Engineering & Major Projects | 7/02/22 | <p>about the Dandenong location this week. We are also heavily promoting this venue to staff.</p> <p>COMPLETED</p> |
| <p>Initial response provided 24/01/22: Yes, we will do some tests on that phone number particularly the comment about not being clear. The call needs to go to a central dispatch location because if it goes straight to the technician, they could be tied up with another job, so it is better that it does go to the central point where it can be then issued to the nearest technician. I was not aware that the quality of the line was a problem so I will do some tests on that and see if that can be improved.</p> <p>Further response provided 7/02/22: Further to your question about the clarity of the communications connection for these lifts our contractor Motion Elevators, is continuing to test the phone link but in addition they are proposing to install an additional phone speaker in each lift which would enhance the clarity of the intercom.</p> <p>COMPLETED</p> | | | | | |

Reports from Councillors/Delegates & Councillors' Questions – Questions Taken on Notice

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6 REPORTS FROM COUNCILLORS/DELEGATED MEMBERS AND COUNCILLORS' QUESTIONS (Cont.)

| Date of Council Meeting | Question Asked By | Subject & Summary of Question | Responsible Officer | Date of Completion | Summary of Response |
|-------------------------|--------------------|--|-------------------------|--------------------|---|
| 24/01/22 CQT10 | Cr Richard Lim OAM | <p>Concerns about beggars/scammers in the Springvale Activity Centre.</p> <p>My second question is regarding the increase of beggars and scammers in Springvale. I have forwarded the details to John Bennie and to Martin Fidler. I have received photos and complaints. How are we going to deal with these scammers? Is there any local law to control these people?</p> | Chief Executive Officer | 14/02/22 | <p>Initial response provided 24/11/22:</p> <p>I do not have an immediate response or an immediate answer, but I heard with concern your story and I will discuss with various directors tomorrow as to what further and immediate actions we can take. There are undoubtedly individuals who need help and support. This may not be the way for them to achieve that and we need to work with them to help them receive the support that they need but over and above or a priority for the Council continues to be ensuring that the Springvale Activity Centre is a centre that attracts people and does not in fact distract them by the sorts of things that you have reported. We need to deal with all issues, not just one or the other, we need to deal with them all and we have proven that we can do that in the past in most centres including Springvale, but in more recent times in Dandenong through the involvement and intervention of Victoria Police as well. We will take your question on notice and first thing tomorrow we will have a discussion about what steps and actions that we can take and we will be reporting that back to you and all Councillors.</p> <p>Further response provided 14/02/22:</p> <p>Executive Officers have discussed the concerns expressed by the Ward Councillor including on behalf of</p> |

Reports from Councillors/Delegates & Councillors' Questions – Questions Taken on Notice

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ORDINARY COUNCIL MEETING - MINUTES

6 REPORTS FROM COUNCILLORS/DELEGATED MEMBERS AND COUNCILLORS' QUESTIONS (Cont.)

| Date of Council Meeting | Question Asked By | Subject & Summary of Question | Responsible Officer | Date of Completion | Summary of Response |
|-------------------------|--------------------|--|---|--------------------|---|
| 24/01/22 CQT11 | Cr Richard Lim OAM | Dead trees/plants around Springvale The trees look beautiful however the small trees near Multicultural Place and in front of my pharmacy have died. How are these trees maintained and will they be replaced? | Director Business, Engineering & Major Projects | 3/02/22 | <p>other Springvale businesses. It is agreed that any public conduct or conduct in the public domain that does not present Springvale as safe and welcoming, is conduct that should be managed. Some people who display poor public conduct need assistance and Council is equally obliged to steer these individuals towards organisations that can help them. Once these steps have been planned and taken, it is considered acceptable that individuals be moved along knowing that the appropriate safety nets are in place (or if they do not require assistance and are acting contrary to public order norms, that Victoria Police or others take infringement action). Between Council's business support; community support; public and community safety; and, regulatory services officers, all of the referenced actions will be considered, planned and implemented.</p> <p>This matter will remain under review. Councilors will be updated accordingly.</p> <p style="text-align: center;">COMPLETED</p> <p>Initial response provided 24/01/22: I will take that question on notice and discuss with our open space staff and provide an update.</p> <p>Further response provided 3/02/22: The trees in the Gem Planters, and</p> |

Reports from Councillors/Delegates & Councilors' Questions – Questions Taken on Notice
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6 REPORTS FROM COUNCILLORS/DELEGATED MEMBERS AND COUNCILLORS' QUESTIONS (Cont.)

| Date of Council Meeting | Question Asked By | Subject & Summary of Question | Responsible Officer | Date of Completion | Summary of Response |
|-------------------------|-------------------|-------------------------------|---------------------|--------------------|--|
| | | | | | <p>many of the other landscaping assets located within the Springvale Activity Centre, face a challenging environment given the heat, hard surfaces and high pedestrian traffic. With these site conditions in mind there is often a higher frequency of asset renewal required due to the shortened life span of the landscape, as seen in this example. I can confirm that the first stage of these programmed renewal works began on Friday 14th January with the removal of the trees and soil within four (4) of the Gem Planters located in Multicultural Place. These Gem Planters spaces have been made safe onsite and have been relocated to the Operations Centre where they are undergoing the installation of a wicking system, fresh soil, mulch, new trees and understory plants. The renewed Gem Planters are scheduled to be re-positioned back on site the week beginning Monday 22 February 2022. The installation of the wicking system is part of a trial program to decrease the frequency of watering necessary to maintain optimal plant performance, reducing maintenance costs and increasing the longevity of potted landscape assets within the Springvale Activity Centre. Council are committed to the ongoing maintenance and improvement of landscape areas within this precinct. Over the coming months you will notice further works that will focus on:</p> |

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Reports from Councillors/Delegates & Councillors' Questions – Questions Taken on Notice

ORDINARY COUNCIL MEETING - MINUTES

6 REPORTS FROM COUNCILLORS/DELEGATED MEMBERS AND COUNCILLORS' QUESTIONS (Cont.)

| Date of Council Meeting | Question Asked By | Subject & Summary of Question | Responsible Officer | Date of Completion | Summary of Response |
|-------------------------|-------------------|--|--|--------------------|---|
| 24/01/22 CQT12 | Cr Sean O'Reilly | <p>Carparking in Springvale Shopping Centre</p> <p>One event I did attend was as Cr Lim mentioned, the Springvale Shopping Centre Owners' Management end of year dinner. There was quite an interesting revelation made at that meeting that surprised me. I would just like to mention it now to see if we are across it but I believe the plan there at Springvale Shopping Centre and the Owners' Management Corporation is to construct or create another roundabout and another hundred or so paid carparks in that shopping centre. It is going to be built via pre-fabrication</p> | Director City Planning, Design & Amenity | 9/02/22 | <ul style="list-style-type: none"> • Renewal of 5 tree pits on Buckingham Avenue with new trees and understorey planting • Renewal of stoneflow permeable paving on tree pits within the footpath areas of Buckingham Avenue • Ongoing tree maintenance and formative pruning as required of existing trees • Renewal of 6 planter boxes along Buckingham Avenue with a floral display and the above mentioned wicking system • Increased maintenance regimes ensuring the green infrastructure is always looking its best. <p style="text-align: center;">COMPLETED</p> |
| | | | | | <p>Initial response provided 24/01/22:</p> <p>This is the first I have heard about it. I will consult with my colleagues and Kevin Van Boxtel. I will speak to the Traffic Engineers but, it is certainly nothing that has come through the Planning Directorate at this stage. Let me make those enquiries and I will follow up with an email in response to yourself and copy the other Councillors.</p> <p>Further response provided 9/02/22:</p> <p>Consultation with relevant Council officers has occurred and I can advise there is no knowledge of</p> |

Reports from Councillors/Delegates & Councillors' Questions – Questions Taken on Notice

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ORDINARY COUNCIL MEETING - MINUTES

6 REPORTS FROM COUNCILLORS/DELEGATED MEMBERS AND COUNCILLORS' QUESTIONS (Cont.)

| Date of Council Meeting | Question Asked By | Subject & Summary of Question | Responsible Officer | Date of Completion | Summary of Response |
|-------------------------|-------------------|---|---|--------------------|---|
| 24/01/22 CQT13 | Cr Sophie Tan | <p>brought in and assembled like 'lego' which is quite a major announcement for a carparking capacity in Springvale. It is a joint project between Care Park who administered the ticket paid carparking in Springvale and the Springvale Shopping Centre Owners' Management Corporation. Are officers aware of the project? Would there be any permits required to create all these new carparking in Springvale Shopping Centre and if and when it is constructed, would you think that adding such a large amount of capacity of carparking spaces would have traffic flow implications around the centre? I think it would be important that Council and the traffic officers and all that experience and advice is involved prior. How can we engage from here?</p> <p>Potheses along Paterson Road, Springvale South towards Springvale Road. This is a question I asked last year regarding a pothole which has not been fixed yet along Paterson Road in Springvale South towards Springvale Road. Do we have an update on that?</p> | Director Business, Engineering & Major Projects | 3/02/22 | <p>having either received a presentation or been approached in regard to this matter. Should this change at any stage in the future I will update councillors at that time.</p> <p>COMPLETED</p> <p>Initial response provided 24/01/22: No, I do not have an update on that so I will follow up and respond.</p> <p>Further response provided 3/02/22: The potholes at the west end of Paterson Road have been temporarily repaired on several occasions (most recently on 27th January) pending more substantial resurfacing works that were originally programmed for completion by mid-January. Unfortunately, the contractor engaged to complete these works has experienced staff shortages due to COVID and it is now anticipated</p> |

Reports from Councillors/Delegates & Councillors' Questions – Questions Taken on Notice

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6 REPORTS FROM COUNCILLORS/DELEGATED MEMBERS AND COUNCILLORS' QUESTIONS (Cont.)

| Date of Council Meeting | Question Asked By | Subject & Summary of Question | Responsible Officer | Date of Completion | Summary of Response |
|-------------------------|-------------------|-------------------------------|---------------------|--------------------|--|
| | | | | | that these works will be completed by 11th February. We will continue to monitor the potholes in the meantime and temporarily repair as required in accordance with councils Road Management obligations. COMPLETED |

At the Ordinary meeting of Council on Monday, 24 March 2014, Council resolved to change the way Councillors and Public questions taken on notice are answered and recorded from 14 April 2014 meeting of Council onwards.

7 URGENT BUSINESS

That Council resolves to accept an item of Urgent Business, in relation to Town Planning Application PLN 20/0213. The application is in relation to 182 Chapel Road, Keysborough that was discussed earlier this meeting.

MINUTE 388

Moved by: Cr Rhonda Garad
Seconded by: Cr Angela Long

That Council resolves to accept an item of Urgent Business, in relation to Town Planning Application PLN 20/0213. The application is in relation to 182 Chapel Road, Keysborough that was discussed earlier this meeting.

CARRIED

7.1 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213)

MOTION

That Council resolves to Refuse a planning permit in respect of the land known and described as Lot 1 TP 13953, 182 Chapel Road, Keysborough for the purpose of subdivision of land, development of the land for dwellings and to remove native vegetation as the proposal would result in an overdevelopment of the site; and would result in unacceptable traffic impacts on the surrounding area; and impacts on the sensitive ecological areas including the wetlands adjacent to the property contrary to the Greater Dandenong Planning Scheme.

MINUTE 389

Moved by: Cr Rhonda Garad
Seconded by: Cr Tim Dark

That Council resolves to Refuse a planning permit in respect of the land known and described as Lot 1 TP 13953, 182 Chapel Road, Keysborough for the purpose of subdivision of land, development of the land for dwellings and to remove native vegetation as the proposal would result in an overdevelopment of the site; and would result in unacceptable traffic impacts on the surrounding area; and impacts on the sensitive ecological areas including the wetlands adjacent to the property contrary to the Greater Dandenong Planning Scheme.

CARRIED

The meeting closed at 8.48PM.

Confirmed: / /
