



**GREATER  
DANDENONG**  
*City of Opportunity*

**AGENDA  
MONDAY  
14 FEBRUARY 2022**

Commencing at 7:00 PM

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

At the time of printing this Agenda, the Council Meeting to be held on Monday 14 February 2022 will be closed to the public under the COVID-19 *Omnibus (Emergency Measures) Act 2020 and the Local Government Act 2020.*

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

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

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## **1 MEETING OPENING**

### **1.1 ATTENDANCE**

#### **Apologies**

Cr Bob Milkovic - Leave of Absence

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

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

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

### **1.3 OFFERING OF PRAYER**

As part of Council's commitment to recognising the cultural and spiritual diversity of our community, the prayer this evening will be offered by Father Brendan Lane from St Marys Catholic Church, Dandenong, a member of the Greater Dandenong Interfaith Network.

### **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.**

## 1.5 DISCLOSURES OF INTEREST

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

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

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

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

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

### **2.1 DOCUMENTS FOR SEALING**

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

File Id:	A2683601
Responsible Officer:	Manager Governance

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#### **Report Summary**

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

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

#### **Recommendation Summary**

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

### **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.**

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## 2.2 DOCUMENTS FOR TABLING

### 2.2.1 Petitions and Joint Letters

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

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#### Report Summary

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

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

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

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

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

### **2.2.1 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.**

**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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## 2.3 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

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#### 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.

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### 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.

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

**Subject Site and Surrounds**

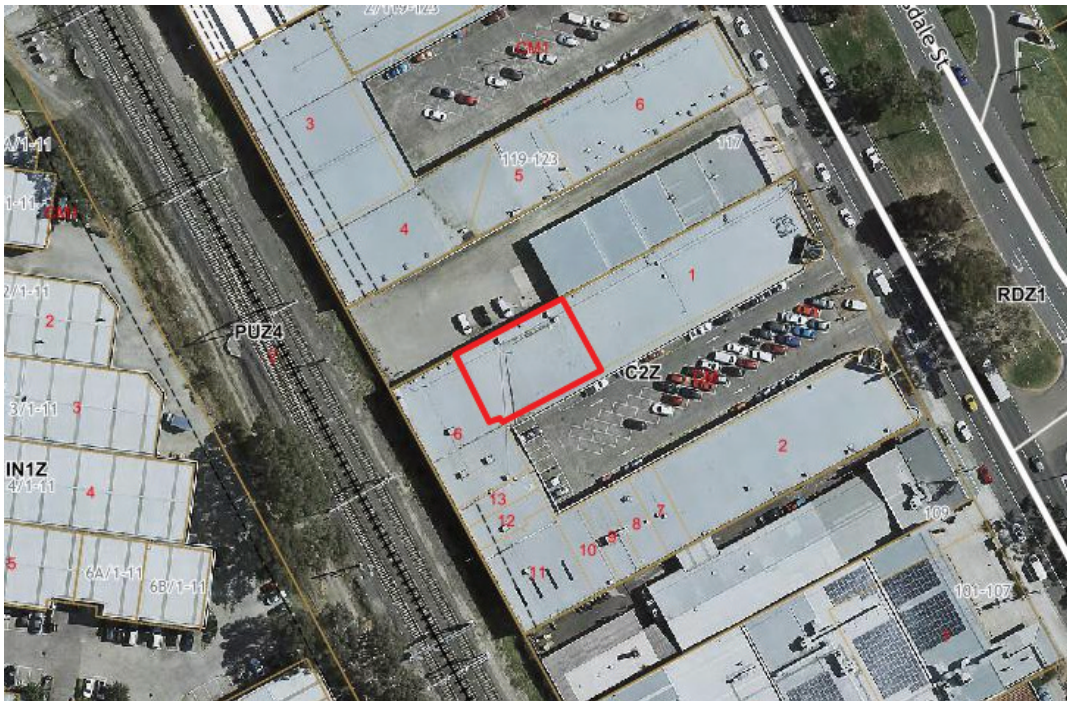
**Subject Site**

- 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.

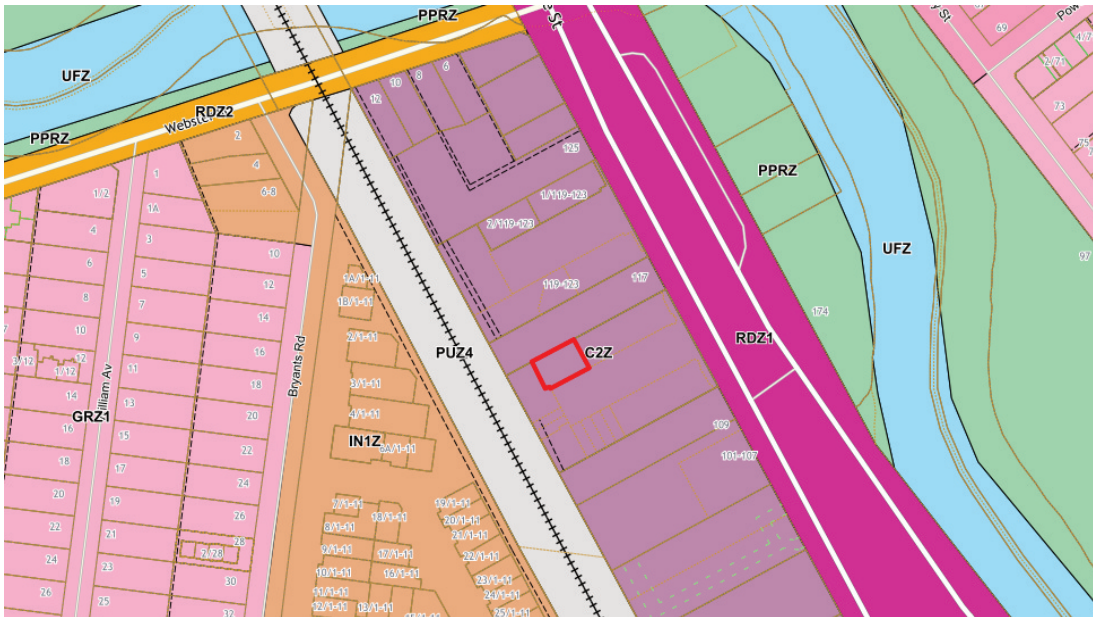
**Surrounding Area**

- 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.

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**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.*

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**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.

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### 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.

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**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.

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### 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.*

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**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.*

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**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.

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**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.

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**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.**

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**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.

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**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)**

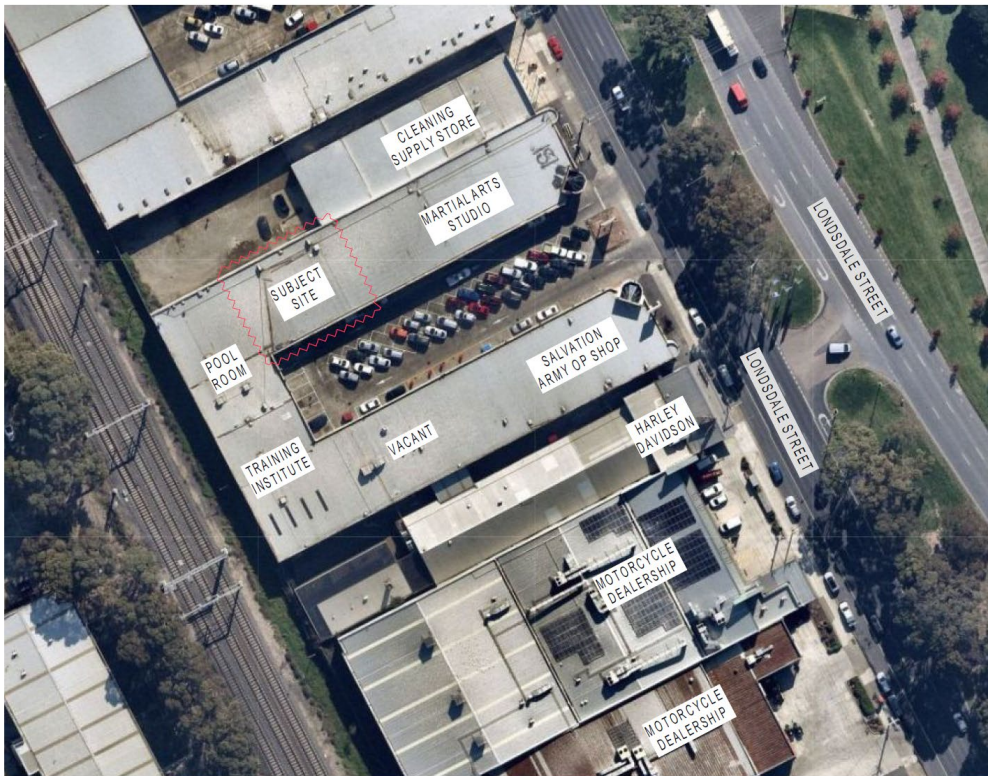
**ATTACHMENT 1**

**SUBMITTED PLANS**

**PAGES 6 (including cover)**

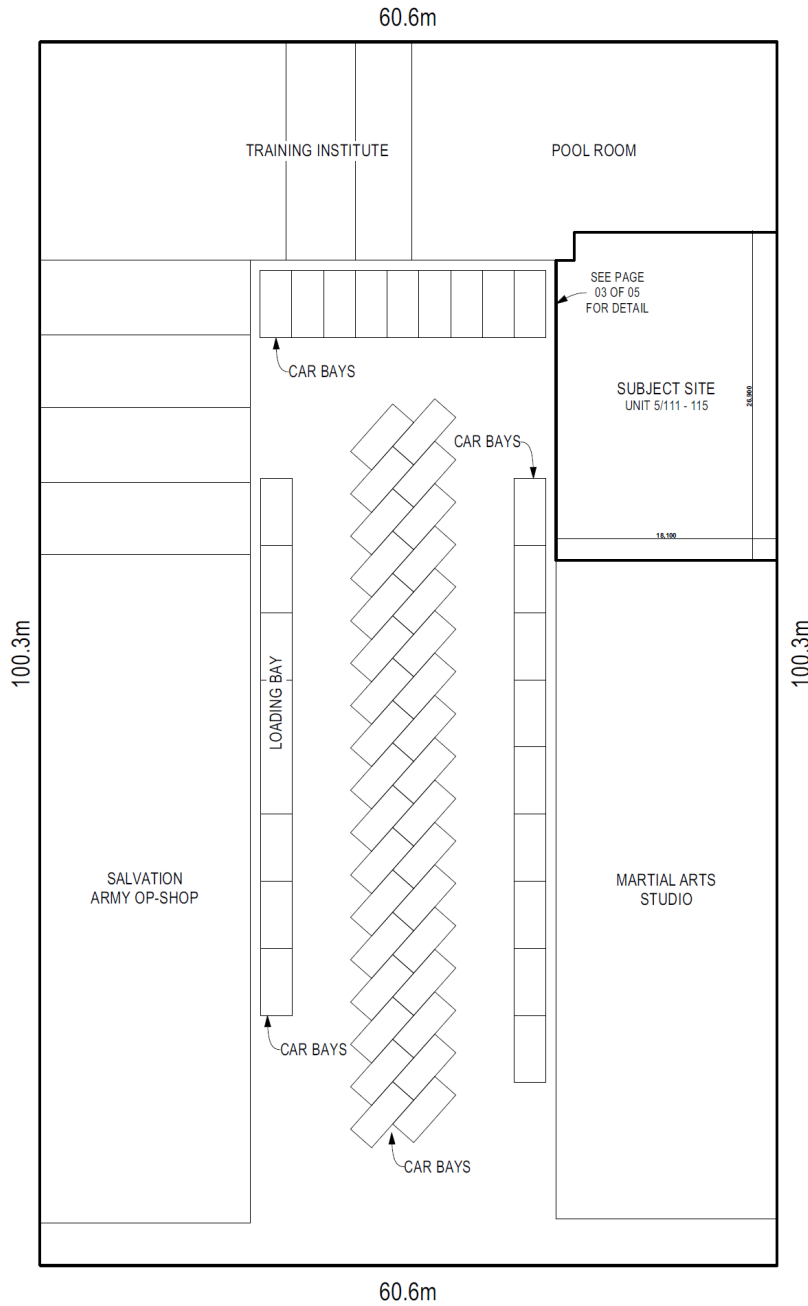
*If the details of the attachment are unclear please contact Governance on 8571 5235.*

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



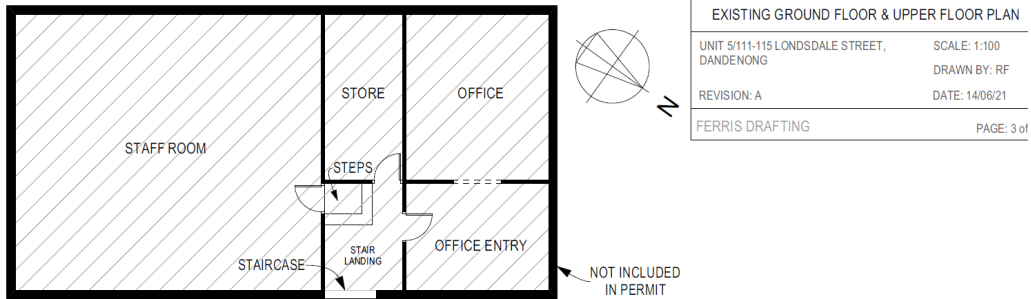
LOCALITY PLAN	
UNIT 5/111-115 LONSDALE STREET, DANDENONG	SCALE: 1:100 DRAWN BY: RF
REVISION: A	DATE: 14/06/21
FERRIS DRAFTING	PAGE: 1 of 5

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

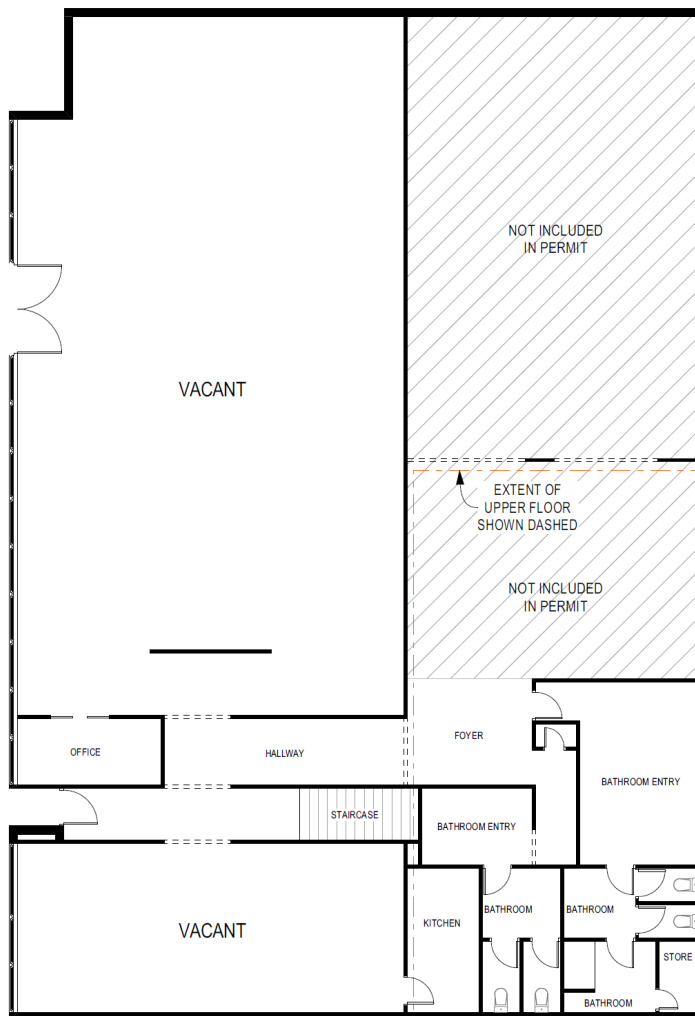


SITE PLAN	
UNIT 5/111-115 LONSDALE STREET, DANDENONG	SCALE: 1:300
<b>NO. CAR BAYS: 57 (NOT TO SCALE)</b>	DRAWN BY: RF
REVISION: A	DATE: 14/06/21
FERRIS DRAFTING	PAGE: 2 of 5

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

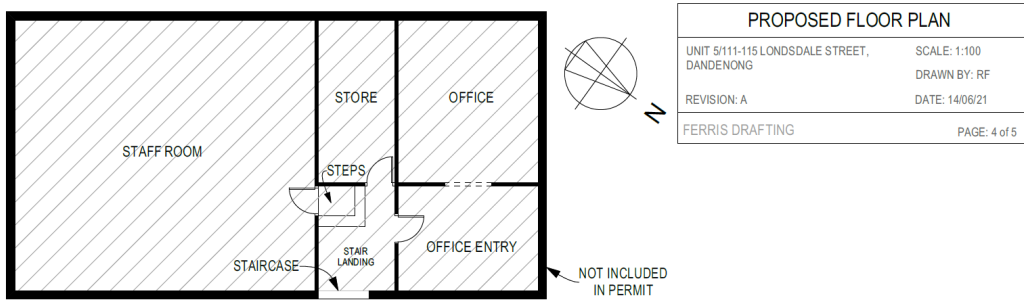


UPPER FLOOR PLAN

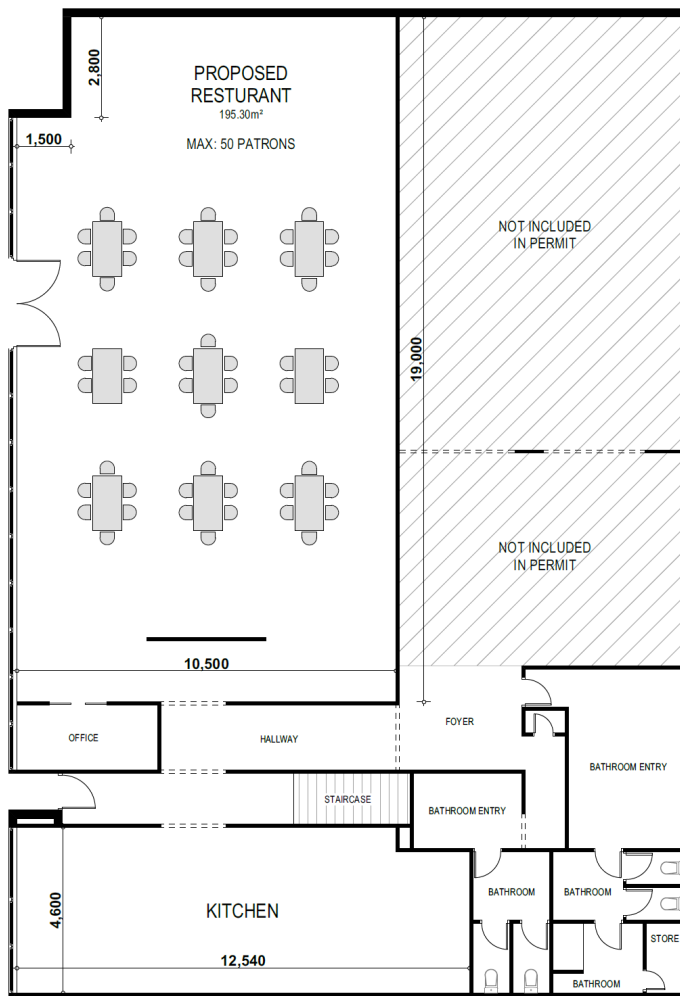


GROUND FLOOR PLAN

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

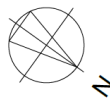
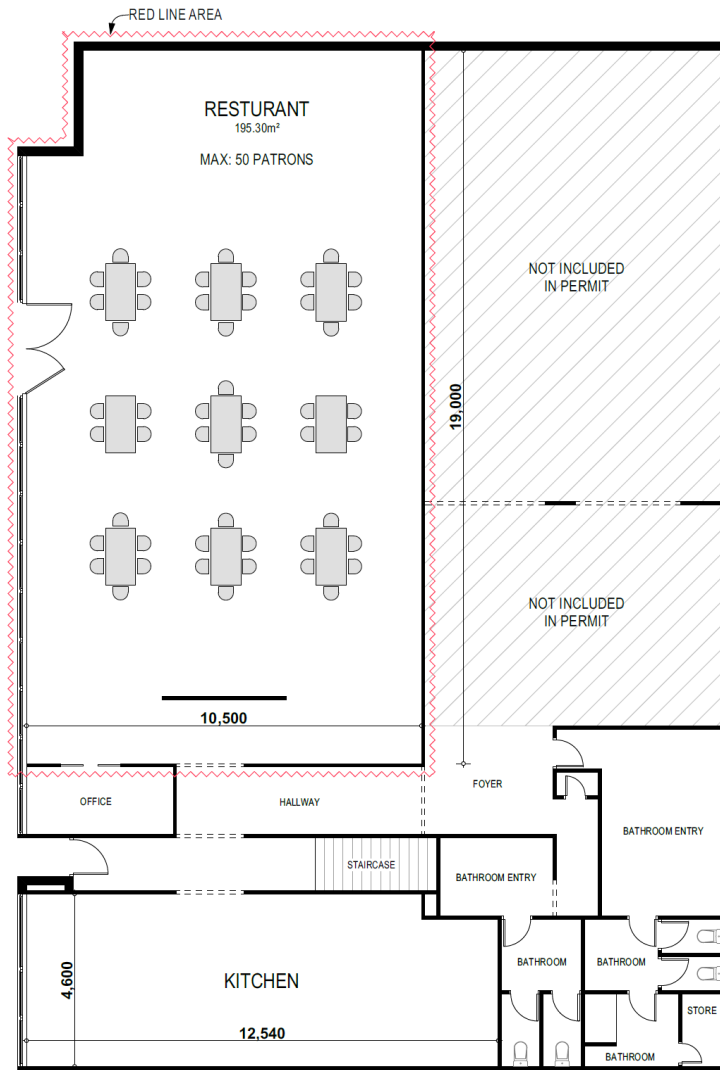


UPPER FLOOR PLAN



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: 14/06/21
	PAGE: 5 of 5

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**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

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### 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

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#### 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.

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**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.

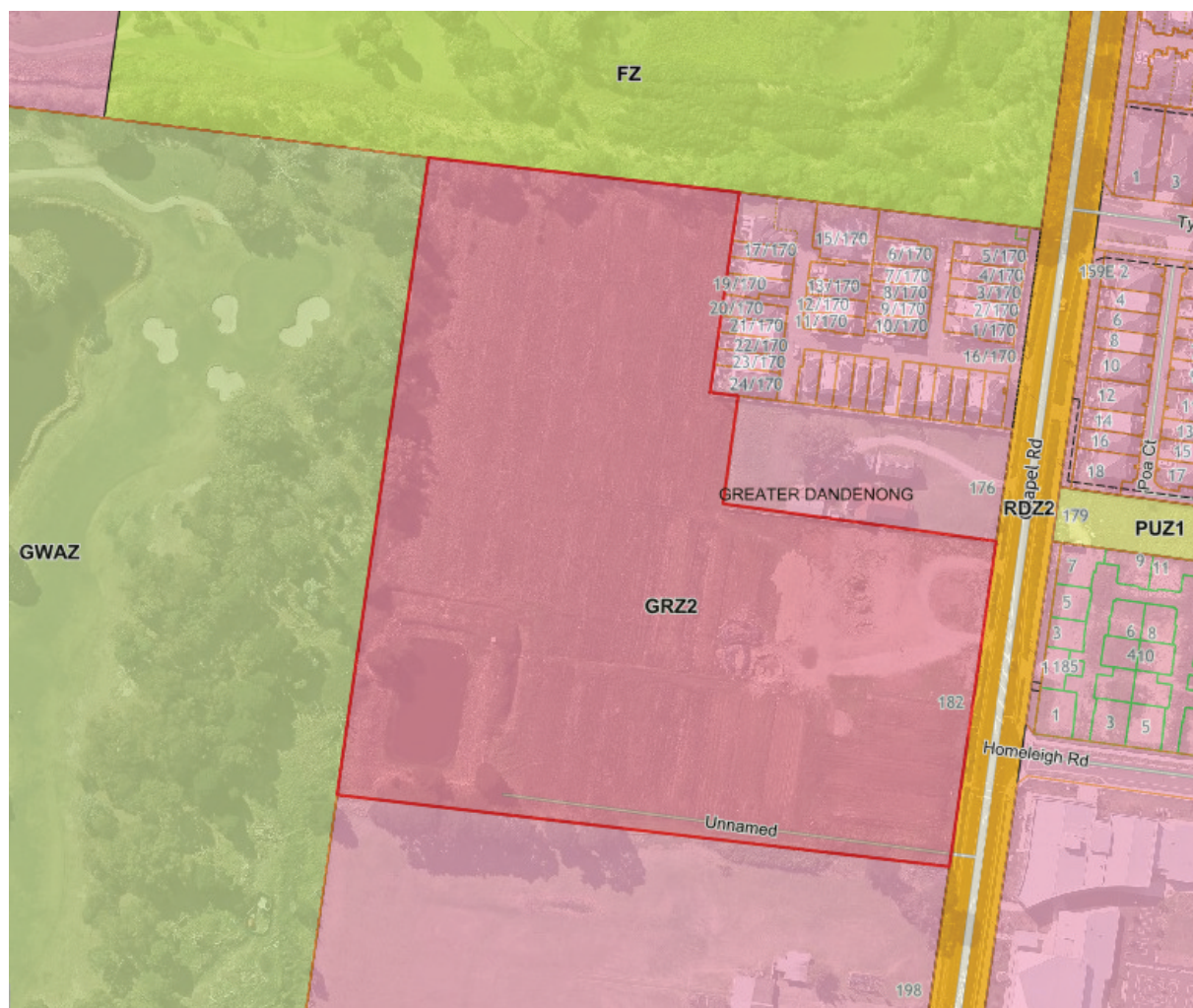
Land further south on Orlando Crescent comprises medium density residential development including townhouses and detached dwellings on rear lots.

**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.

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**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.

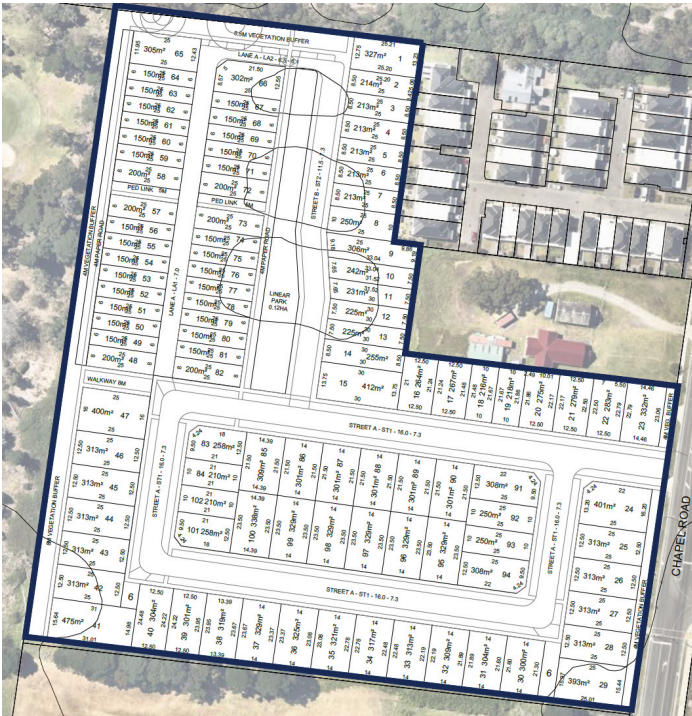
Access is proposed off Chapel Road via a 16 metre wide loop road reserve to be registered as a Council road. Lots in the northern section of the site will be accessed via common property accessways.

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.

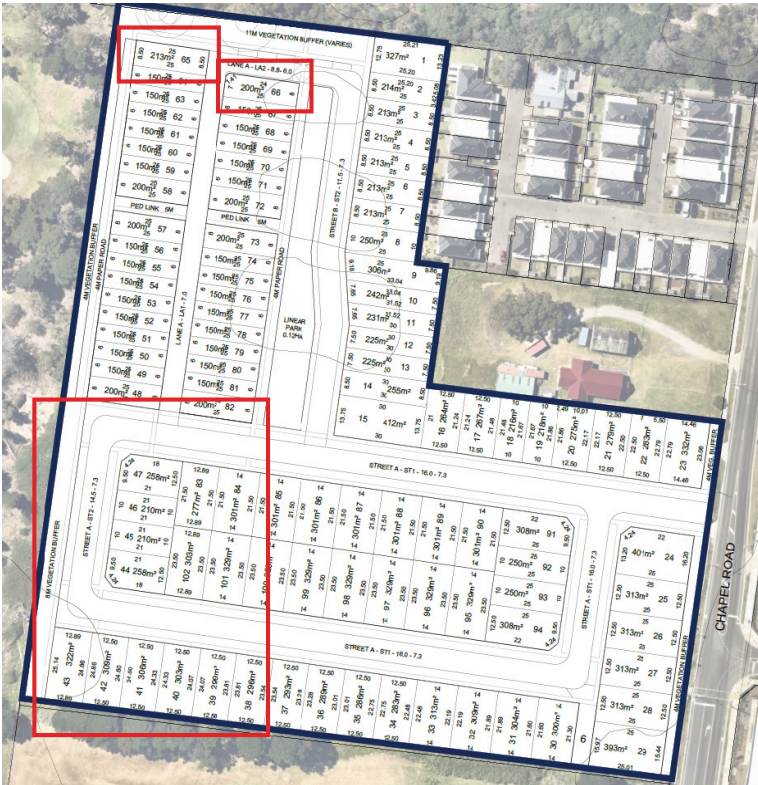
**2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)**



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 (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


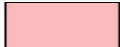

## ORDINARY COUNCIL MEETING - AGENDA

**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 - AGENDA

**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

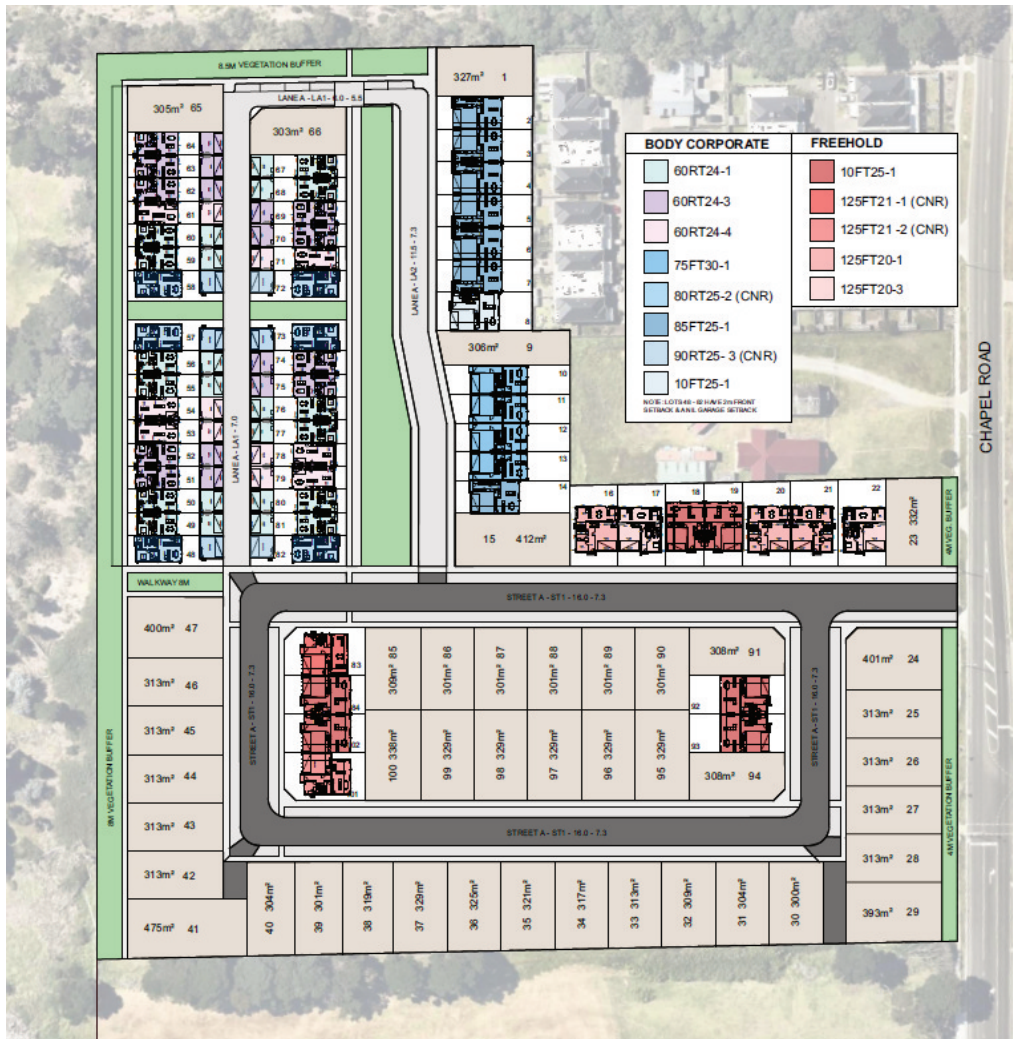
It is noted the dwelling typology 90RT25- 3 (CNR)



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.

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**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.

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**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.

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**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.

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**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.

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**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).*

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**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.*

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**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.*

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**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:

<b>Use</b>	<b>Rate</b>
Dwelling	One (1) car parking space to each one (1) or two (2) bedroom dwelling; and
	Two (2) car parking spaces to each three (3) or more bedroom dwelling
	One (1) 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.*

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**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.

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**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
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*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.*

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**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

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**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 - AGENDA

**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 1.10 1.11 1.13 1.14 1.15 1.17 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 1.16</p>
Site coverage:	<p>The housing typology (60RT24-1, 60RT24-3, 60RT24-4 &amp; 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 - AGENDA

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

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

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

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.

### 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.

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

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

## ORDINARY COUNCIL MEETING - AGENDA

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

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

**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;**

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**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:**

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**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.**

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**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.**

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**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**

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**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.**

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**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.)**



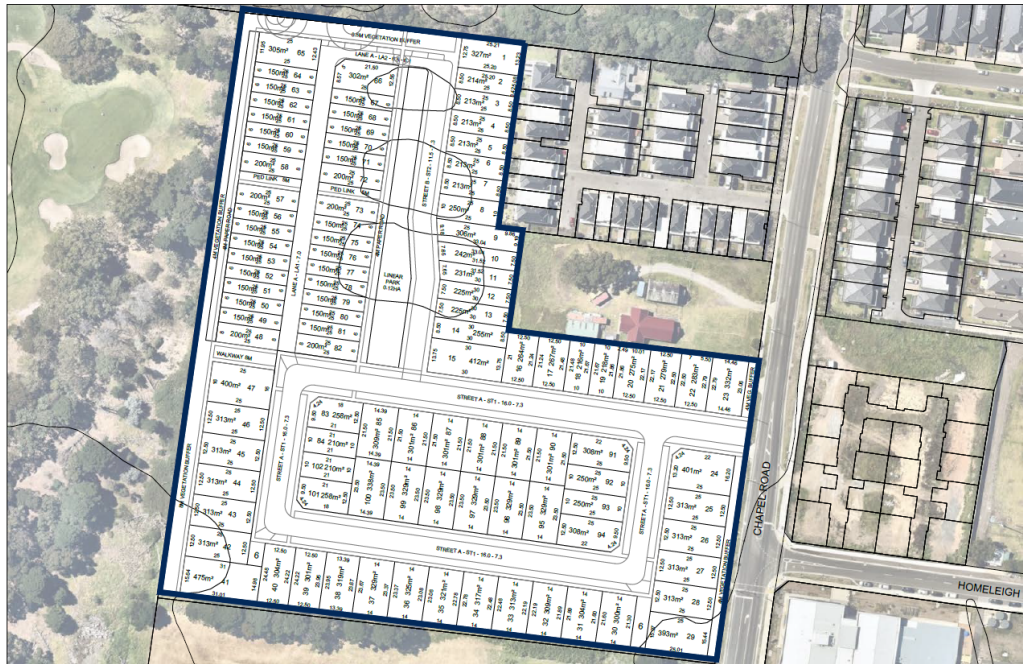
**2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)**

PROJECT TEAM:



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STREET CROSS SECTIONS	10



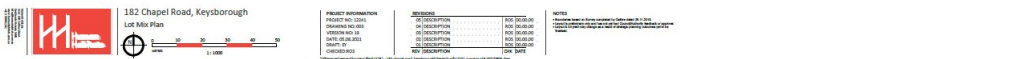
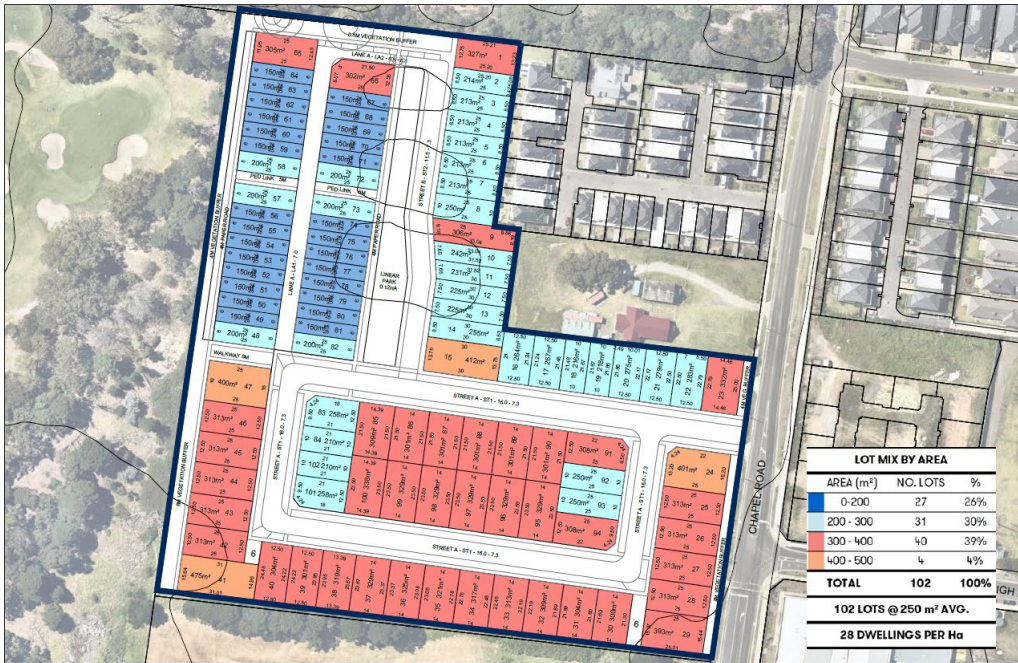
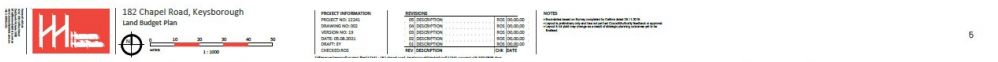
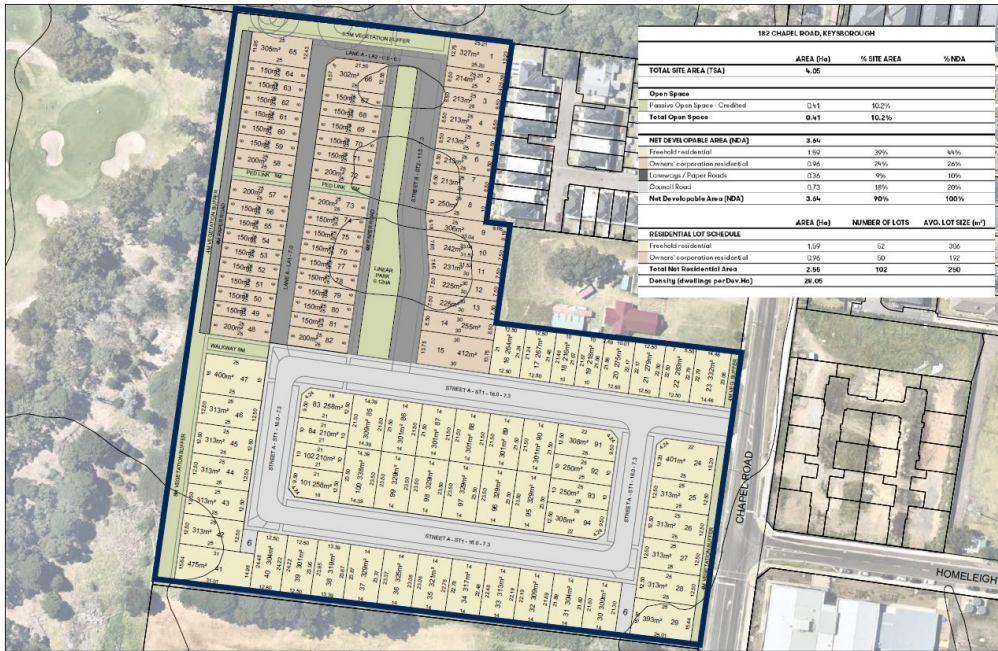
182 Chapel Road, Keysborough  
 Concept Plan of Subdivision

PROJECT INFORMATION  
 PROJECT NO. 182  
 PREPARED BY: [Name]  
 CHECKED BY: [Name]  
 DATE: [Date]

LEGEND  
 [Symbol] SUBDIVISION  
 [Symbol] LOT  
 [Symbol] ROAD  
 [Symbol] [Symbol]

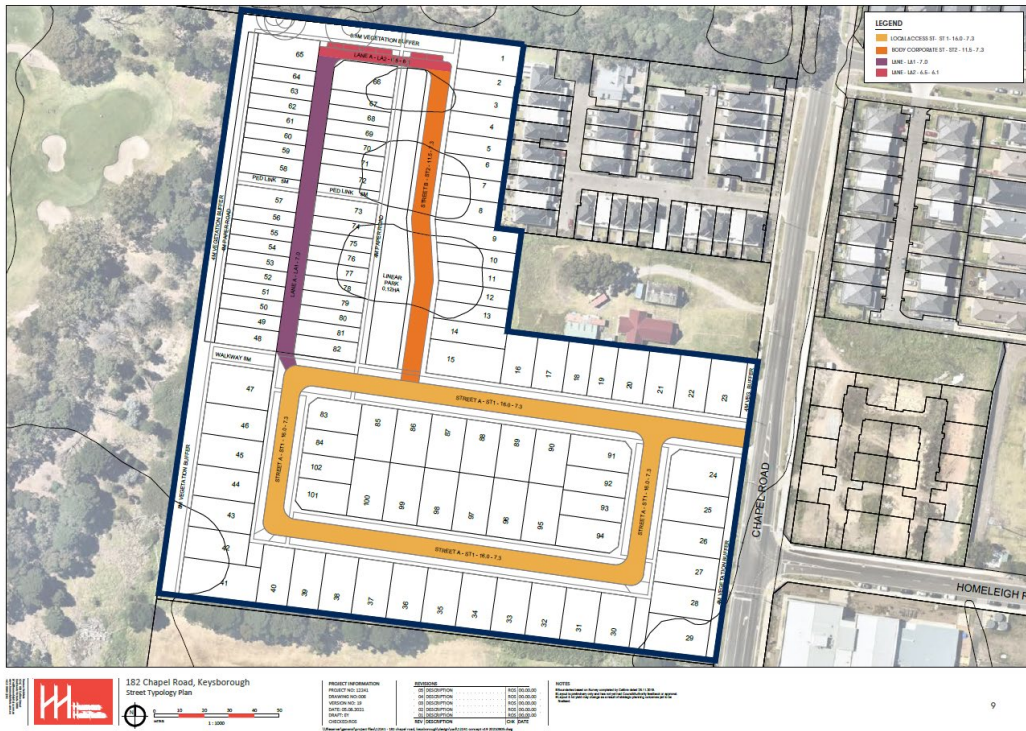
NOTES  
 1. This plan is prepared in accordance with the provisions of the Subdivisions Act 1988 and the Subdivisions Regulations 1997.  
 2. The boundaries shown on this plan are based on the information provided to the author and are not to be used for any other purpose without the written consent of the author.

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



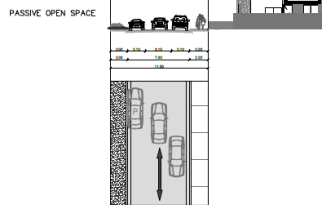
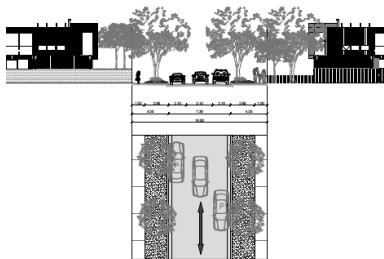


**2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)**



**LOCAL ACCESS ST - ST1-16.0M-7.3M**

**BODY CORPORATE ST - ST2-11.5M-7.3M**



LOCAL ACCESS ST - ST1-16.0-7.3			
<b>STREET TYPOLOGY SUMMARY</b>			
Road Reserve Width   Street Pavement Width	16m	7.3m	
Typical Speed   Traffic Movement	Slow	Yield	
DSIP Categorisation	Local Access Street		
Prohibition Crossing Time	% Desc		
<b>STREET PAVEMENT ASSEMBLY</b>			
Travel Lanes   Marking	One	No	
Parking Lanes   Marking   Disposition	Two	N/A	Parallel
Dedicated Cycling Path	N/A		
Median	N/A		
Kerb Type   Corner Radius   Effective Turning Radius	Barrier- B2	5.0m	12.5m
<b>STREETSCAPE</b>			
Verge Width   Footpath Width	1.5m	1.5m	
Street Tree Planting Location   Disposition	Neighbouring	Formal	
Street Tree Type   Preferred Species	TBC	TBC	
<b>NOTES/ OTHERS:</b>			
Cross section is subject to functional layout plan approval and detailed design plan approval.			

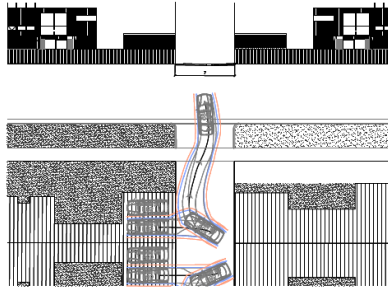


BODY CORPORATE ST - ST2-11.5-7.3			
<b>STREET TYPOLOGY SUMMARY</b>			
Road Reserve Width   Street Pavement Width	11.5m	7.3m	
Typical Speed   Traffic Movement	Slow	Yield	
DSIP Categorisation	Local Access Street		
Prohibition Crossing Time	% Desc		
<b>STREET PAVEMENT ASSEMBLY</b>			
Travel Lanes   Marking	One	No	
Parking Lanes   Marking   Disposition	Two	N/A	Parallel
Dedicated Cycling Path	N/A		
Median	N/A		
Kerb Type   Corner Radius   Effective Turning Radius	Barrier- B2	5.0m	12.5m
<b>STREETSCAPE</b>			
Verge Width   Footpath Width	2.0m   2.2m	2.2m (One side only)	
Street Tree Planting Location   Disposition	Neighbouring	Formal	
Street Tree Type   Preferred Species	TBC	TBC	
<b>NOTES/ OTHERS:</b>			
Cross section is 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.)**

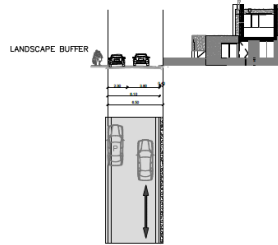
**LANE - LA1 - 7.0M**



LANE - LA1 - 7.0			
STREET TYPOLOGY SUMMARY			
Road Reserve Width   Street Pavement Width	7m	7m	
Typical Speed   Traffic Movement	Slow	Shared Space	
ISD Categorisation	Lane		
Deduction Crossing Time	N/A		
STREET PAVEMENT ASSEMBLY			
Travel Lanes   Marking	N/A	No	
Parking Lanes   Marking   Disposition	N/A	N/A	N/A
Dedicated Cycling Path	N/A		
Median	N/A		
Kerb Type   Corner Radius   Effective Turning Radius	Barrier - B2	5.0m	12.5m
STREETSCAPE			
Verge Width   Footpath Width	4.35m	1.5m	
Street Tree Planting Location   Disposition	Naturestrip	Formal	
Street Tree Type   Preferred Species	N/A	N/A	
<b>NOTES/ OTHERS:</b>			
Cross-section is subject to functional layout plan approval and detailed design plan approval.			



**LANE - LA2 - 6.5M - 6.1M**



LANE - LA2 - 6.5 - 6.1			
STREET TYPOLOGY SUMMARY			
Road Reserve Width   Street Pavement Width	6.5m	6.1m	
Typical Speed   Traffic Movement	Slow	Shared Space	
ISD Categorisation	Lane		
Deduction Crossing Time	N/A		
STREET PAVEMENT ASSEMBLY			
Travel Lanes   Marking	N/A	No	
Parking Lanes   Marking   Disposition	One	N/A	Parallel
Dedicated Cycling Path	N/A		
Median	N/A		
Kerb Type   Corner Radius   Effective Turning Radius	Barrier - B2	5.0m	12.5m
STREETSCAPE			
Verge Width   Footpath Width	N/A	N/A	
Street Tree Planting Location   Disposition	Naturestrip	Formal	
Street Tree Type   Preferred Species	N/A	N/A	
<b>NOTES/ OTHERS:</b>			
Cross-section is subject to functional layout plan approval and detailed design plan approval.			



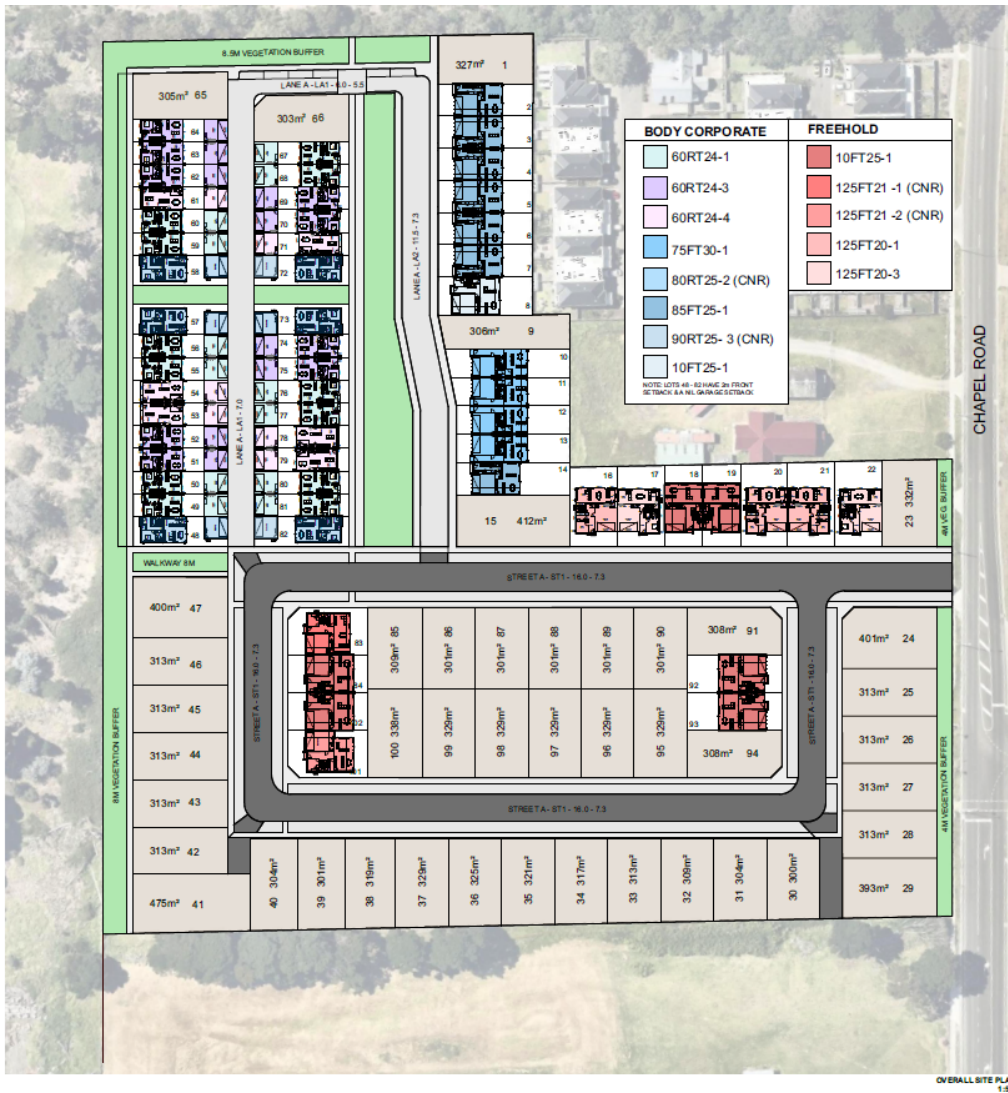
11

2022 © City of Greater Dandenong  
 ALL RIGHTS RESERVED  
 182 CHAPEL ROAD, KEYSBOROUGH  
 VIC 3171  
 PH 9594 1000  
 WWW.CITYOFGREATERDANDENONG.VIC.GOV.AU



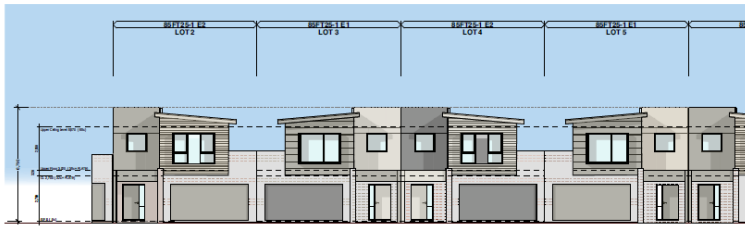
ORDINARY COUNCIL MEETING - AGENDA

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

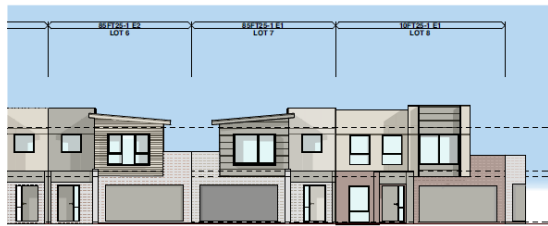


<b>PEET</b>	<b>182 CHAPEL ROAD, KEYSBOROUGH</b>	DOC:
		V17
		DATE: 30/7/21

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

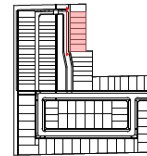


EAST ELEVATION  
1:150



EAST ELEVATION  
1:150

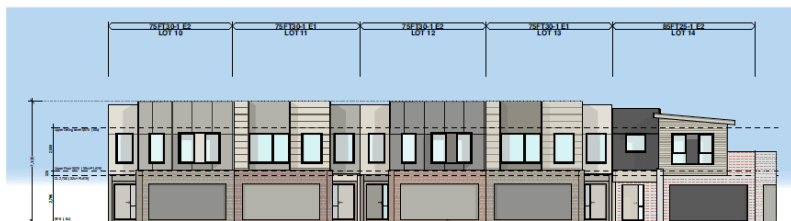
FINISHES LEGEND

KEY PLAN  
1:4000

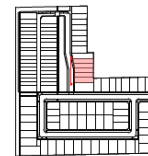
LOTS 2 - 8

**PEET** DESIGN: 182 CHAPEL ROAD, KEYSBOROUGH



EAST ELEVATION  
1:150

FINISHES LEGEND

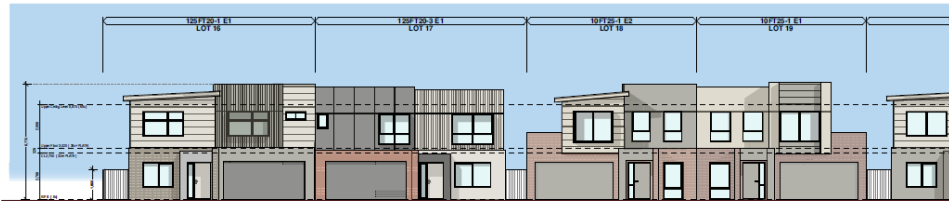



KEY PLAN  
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LOTS 10 - 14

**PEET** DESIGN: 182 CHAPEL ROAD, KEYSBOROUGH

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



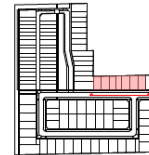
NORTH ELEVATION  
1:150



NORTH ELEVATION  
1:150

LOTS 16 - 22  
 DESIGN:  
**PEET** 182 CHAPEL ROAD, KEYSBOROUGH

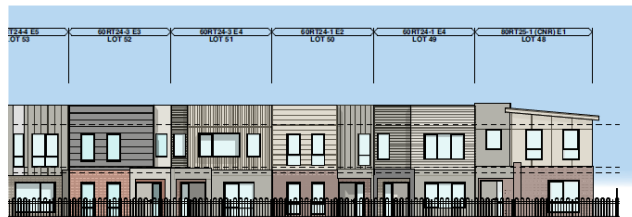
FINISHES LEGEND

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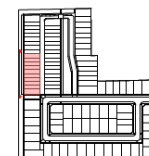


EAST ELEVATION  
1:150



EAST ELEVATION  
1:150

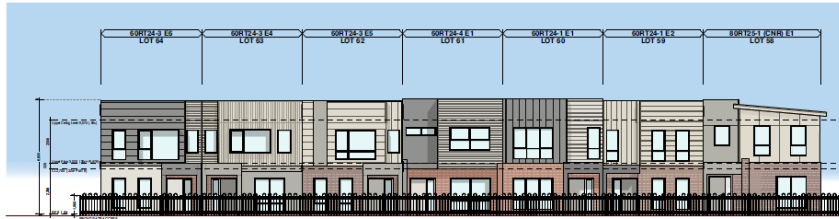
FINISHES LEGEND

KEY PLAN  
1:4000

LOTS 48 - 57  
 DESIGN:  
**PEET** 182 CHAPEL ROAD, KEYSBOROUGH

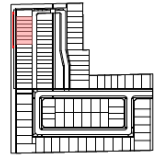
**2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)**



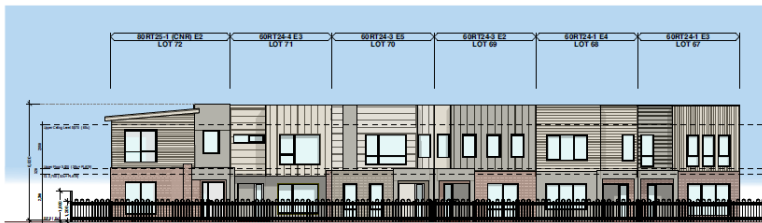
EAST ELEVATION  
1:150

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

**FINISHES LEGEND**

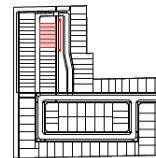
KEY PLAN  
1:4000



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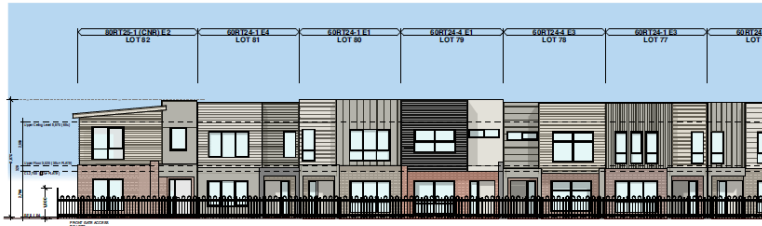
DESIGN: **LOTS 67 - 72**  
**PEET** 182 CHAPEL ROAD, KEYSBOROUGH

**FINISHES LEGEND**

KEY PLAN  
1:4000

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

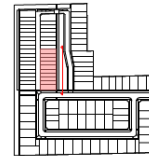


WEST ELEVATION  
1:150



WEST ELEVATION  
1:150

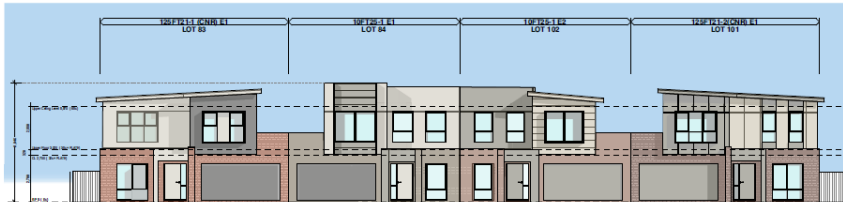
**FINISHES LEGEND**

KEY PLAN  
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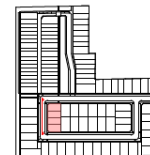
LOTS 73 - 82

**PEET** DESIGN: 182 CHAPEL ROAD, KEYSBOROUGH



EAST ELEVATION  
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**FINISHES LEGEND**

KEY PLAN  
1:4000

LOTS 83-84-102-101

**PEET** DESIGN: 182 CHAPEL ROAD, KEYSBOROUGH

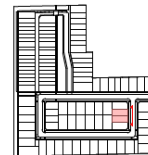
**2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)**



WEST ELEVATION  
1:100

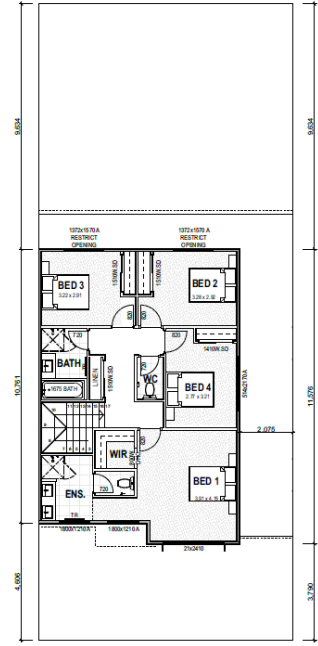
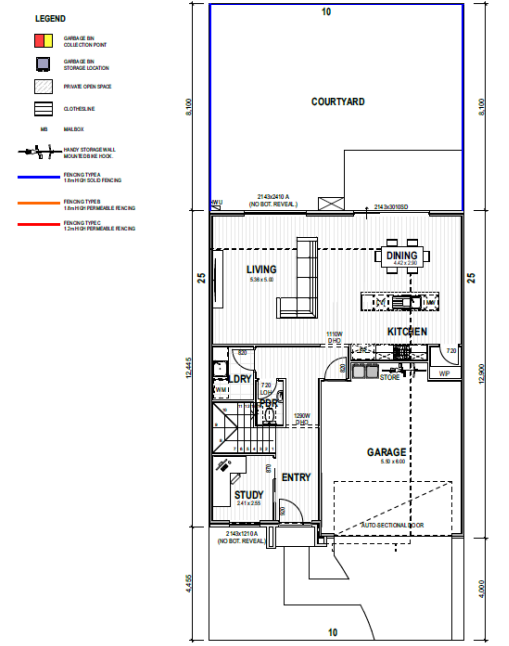
**FINISHES LEGEND**

[Symbol]	BACKLAP	[Symbol]	TRIME LINE NEWPORT
[Symbol]	WIND TEST	[Symbol]	ROCKWOOL
[Symbol]	WALLS AND PARTS	[Symbol]	STEEL STRAPS
[Symbol]	STEEL BRACKETS	[Symbol]	FACE BRICKWORK



KEY PLAN  
1:4000

**PEET** DESIGN: **182 CHAPEL ROAD, KEYSBOROUGH**  
10 FT 25-1 LOT 93

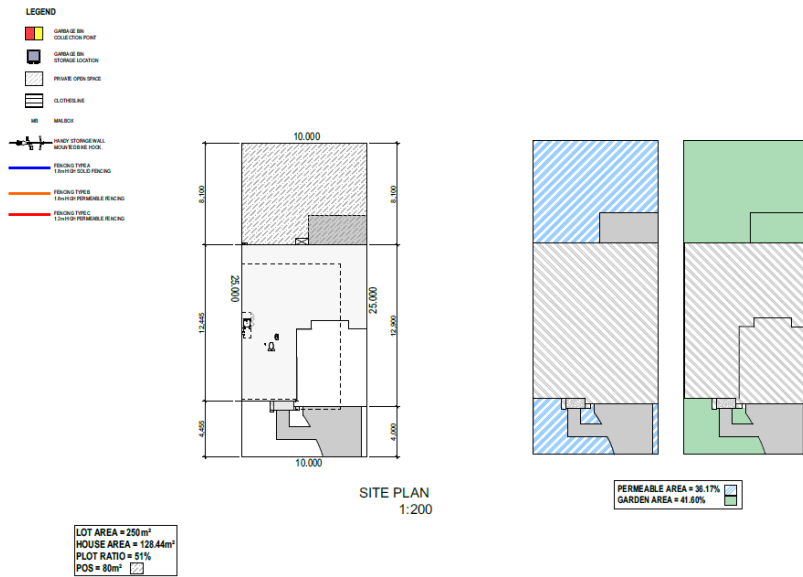


**PEET** DESIGN: **10FT25-1**  
LOT 93, 92 & 91  
 DATE: 29/7/21

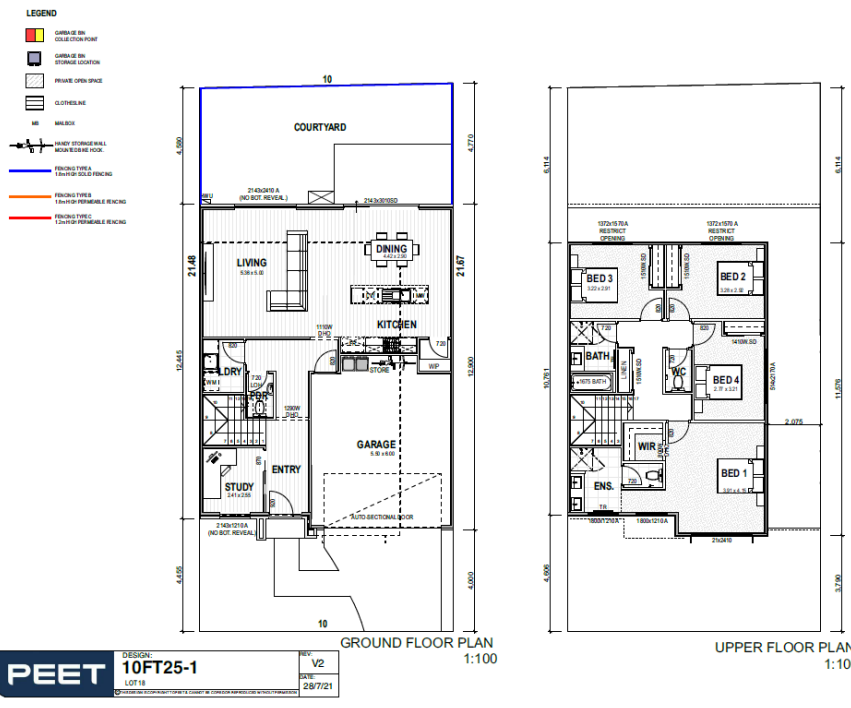
**FLOOR AREAS**

1st Floor Area	850
2nd Floor Area	850
3rd Floor Area	850
4th Floor Area	850
5th Floor Area	850
6th Floor Area	850
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8th Floor Area	850
9th Floor Area	850
10th Floor Area	850
11th Floor Area	850
12th Floor Area	850
13th Floor Area	850
14th Floor Area	850
15th Floor Area	850
16th Floor Area	850
17th Floor Area	850
18th Floor Area	850
19th Floor Area	850
20th Floor Area	850
21st Floor Area	850
22nd Floor Area	850
23rd Floor Area	850
24th Floor Area	850
25th Floor Area	850
26th Floor Area	850
27th Floor Area	850
28th Floor Area	850
29th Floor Area	850
30th Floor Area	850
31st Floor Area	850
32nd Floor Area	850
33rd Floor Area	850
34th Floor Area	850
35th Floor Area	850
36th Floor Area	850
37th Floor Area	850
38th Floor Area	850
39th Floor Area	850
40th Floor Area	850
41st Floor Area	850
42nd Floor Area	850
43rd Floor Area	850
44th Floor Area	850
45th Floor Area	850
46th Floor Area	850
47th Floor Area	850
48th Floor Area	850
49th Floor Area	850
50th Floor Area	850

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

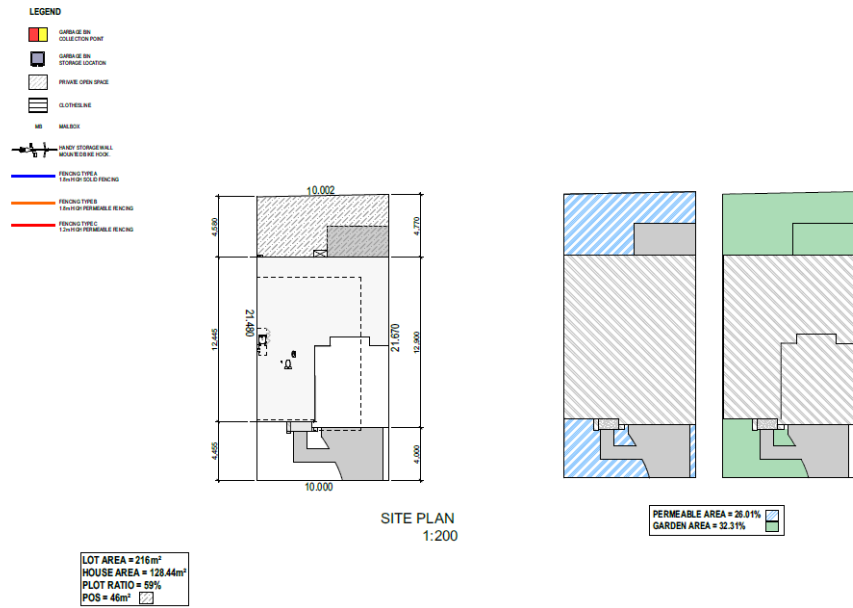


**PEET** DESIGN: **10FT25-1** REV: **V2**  
 LOT 18 DATE: 29/7/21

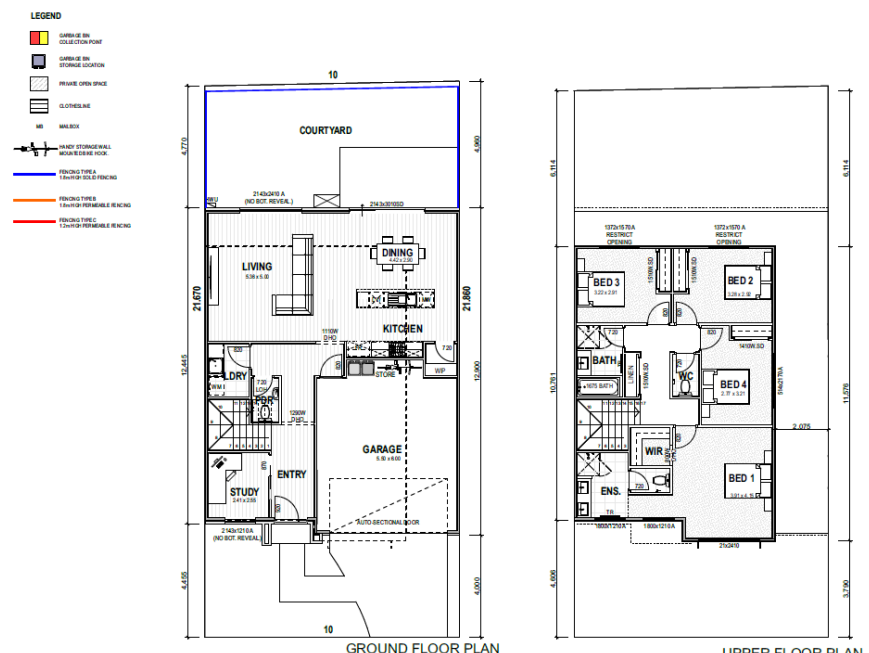


**PEET** DESIGN: **10FT25-1** REV: **V2**  
 LOT 18 DATE: 29/7/21

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



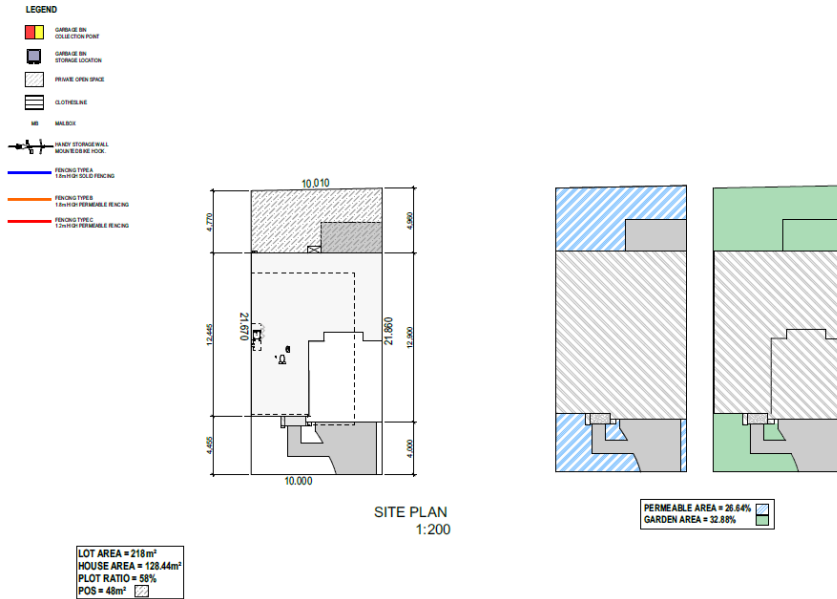
**PEET** DESIGN: 10FT25-1 LOT 19 REV: V2 DATE: 28/7/21



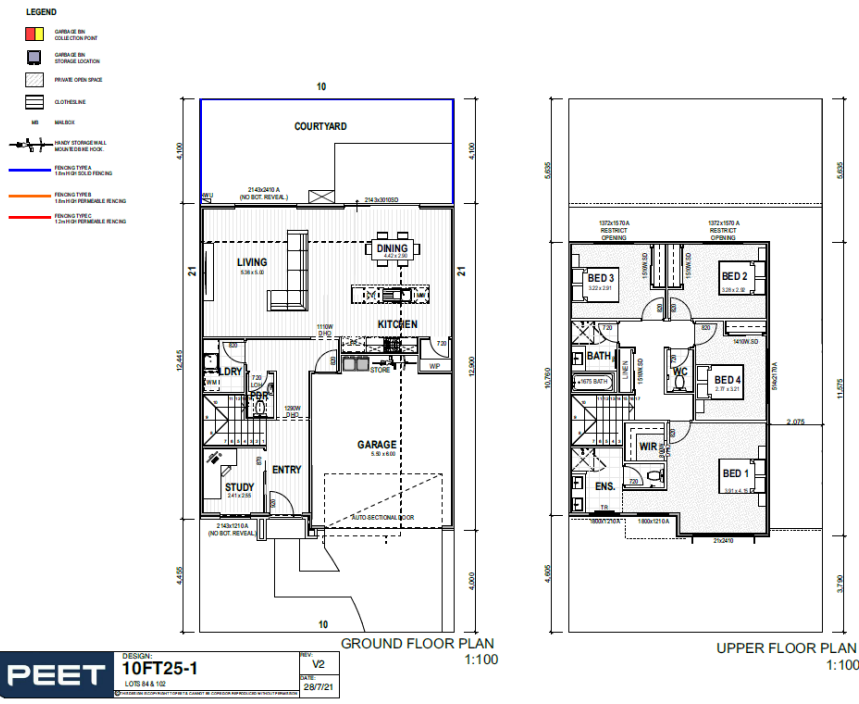
**PEET** DESIGN: 10FT25-1 LOT 19 REV: V2 DATE: 28/7/21

ORDINARY COUNCIL MEETING - AGENDA

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

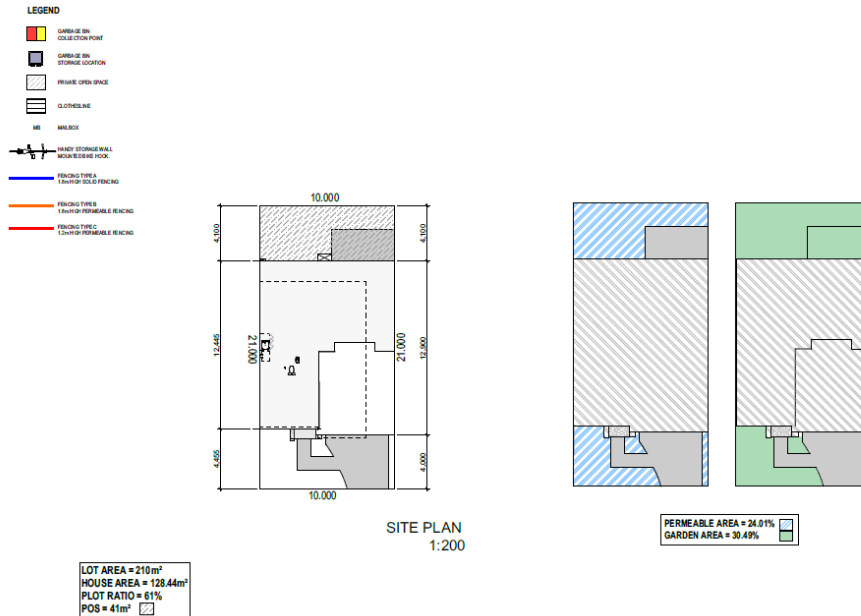


**PEET** DESIGN: 10FT25-1 V2  
DATE: 28/7/21  
LOT 182

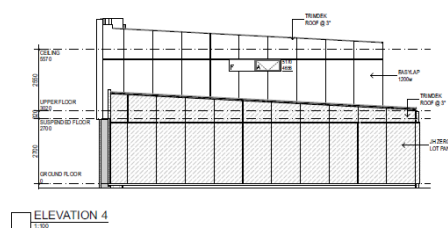
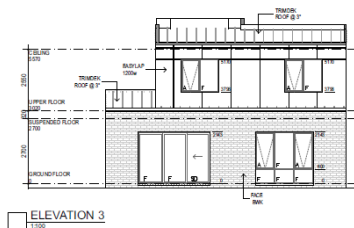
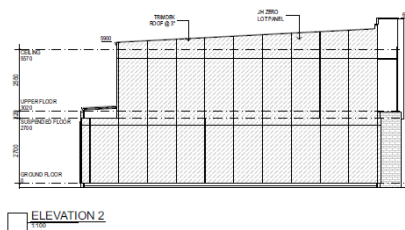
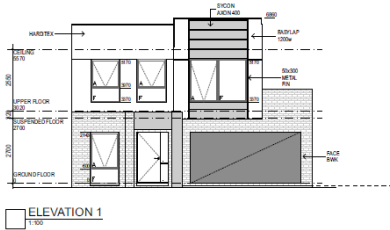


**PEET** DESIGN: 10FT25-1 V2  
DATE: 28/7/21  
LOT 182 & 183

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

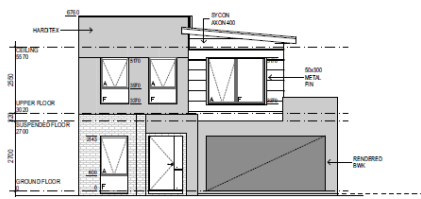


<b>PEET</b>	DESIGN: <b>10FT25-1</b>	REV: <b>V2</b>
	DATE: 28/7/21	

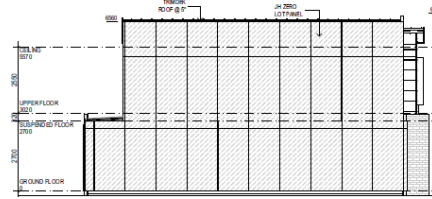


<b>PEET</b>	DESIGN: <b>10FT25-1</b>	ELEVATION 1 REV: <b>V2</b>
		DATE: 28/7/21

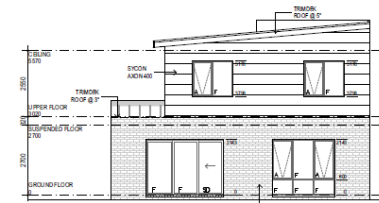
**2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)**



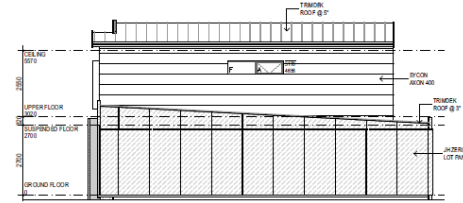
ELEVATION 1  
 T100



ELEVATION 2  
 T100



ELEVATION 3  
 T100

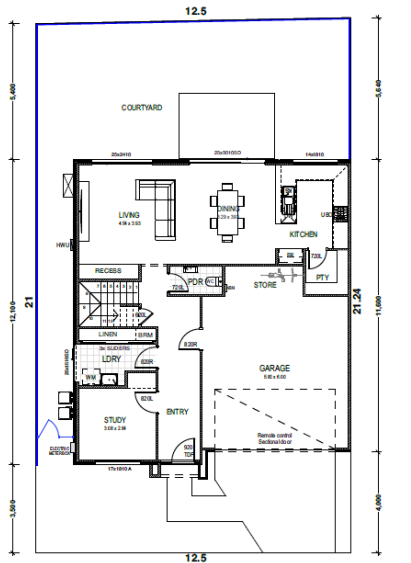


ELEVATION 4  
 T100

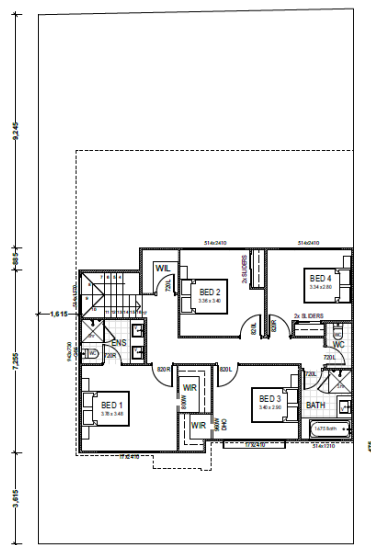
**PEET** DESIGN: 10FT25-1 ELEVATION 2 REV: V2 DATE: 28/6/21

LEGEND

- GARAGE BAY COLLECTION POINT
- GARAGE BAY STORAGE LOCATION
- PRIVATE OPEN SPACE
- BALCONY
- HAND STORAGE WALL
- FENCING TYPE A 1.8m HIGH SOLID BRICK
- FENCING TYPE B 1.8m HIGH PERMEABLE FENCING
- FENCING TYPE C 1.2m HIGH PERMEABLE FENCING



GROUND FLOOR PLAN  
 1:100



UPPER FLOOR PLAN  
 1:100

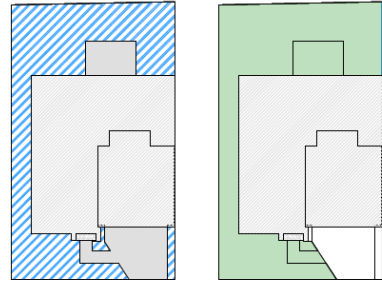
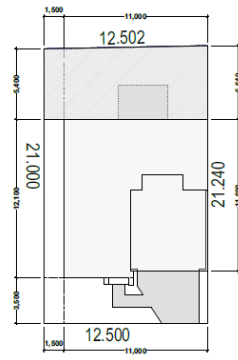
**PEET** DESIGN: 125FT20 - 1 LOT 16 REV: V1 DATE: 28/7/21

Page	Area	Description
1	10FT25-1	10FT25-1
2	10FT25-2	10FT25-2
3	10FT25-3	10FT25-3
4	10FT25-4	10FT25-4
5	10FT25-5	10FT25-5
6	10FT25-6	10FT25-6
7	10FT25-7	10FT25-7
8	10FT25-8	10FT25-8
9	10FT25-9	10FT25-9
10	10FT25-10	10FT25-10

ORDINARY COUNCIL MEETING - AGENDA

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

- LEGEND**
- GARAGE ON COLLECTION POINT
  - GARAGE ON STORAGE LOCATION
  - PRIVATE OPEN SPACE
  - WALLBOX
  - WINDY STORAGE WALL WINDWARD SIDE/FLOOR
  - FENCING TYPE A 1.8m HIGH SOLID FENCING
  - FENCING TYPE B 1.8m HIGH FORMABLE FENCING
  - FENCING TYPE C 1.8m HIGH FORMABLE FENCING

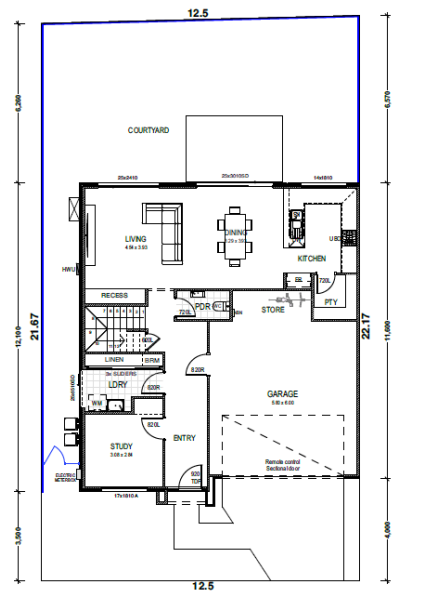


**SITE 1:200**

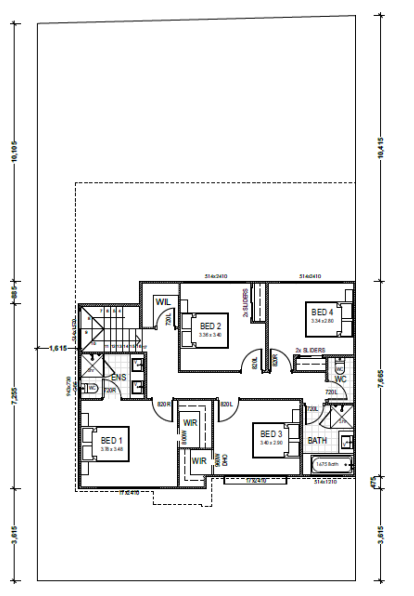
SITE AREA = 264m<sup>2</sup>  
 HOUSE AREA = 131.19m<sup>2</sup>  
 PLOT RATIO = 49%  
 FOS = 59m<sup>2</sup>

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

- LEGEND**
- GARAGE ON COLLECTION POINT
  - GARAGE ON STORAGE LOCATION
  - PRIVATE OPEN SPACE
  - WALLBOX
  - WINDY STORAGE WALL WINDWARD SIDE/FLOOR
  - FENCING TYPE A 1.8m HIGH SOLID FENCING
  - FENCING TYPE B 1.8m HIGH FORMABLE FENCING
  - FENCING TYPE C 1.8m HIGH FORMABLE FENCING



**GROUND FLOOR PLAN 1:100**



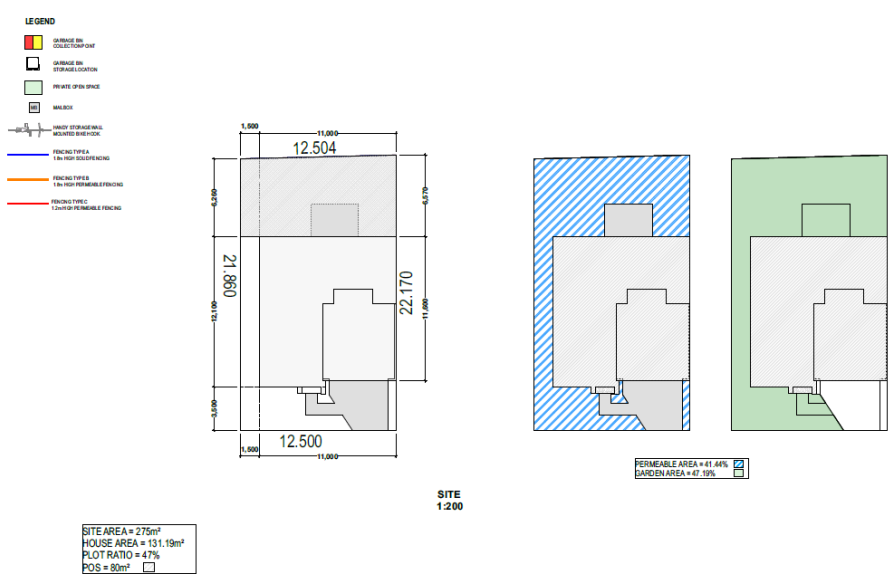
**UPPER FLOOR PLAN 1:100**

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

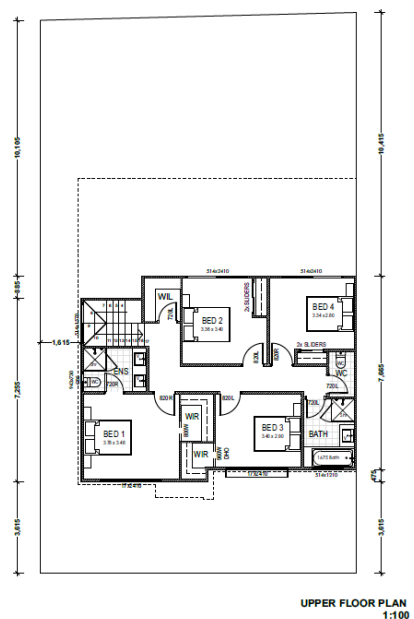
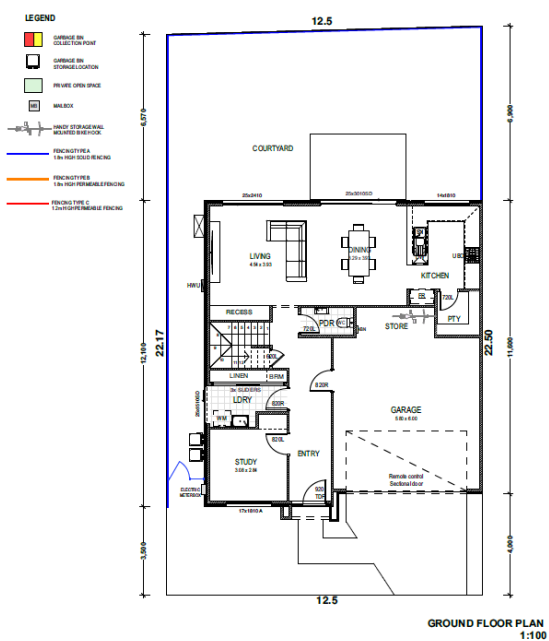
Floor	Area	Perimeter
GROUND FLOOR	131.19	181.0
UPPER FLOOR	131.19	181.0
TOTAL	262.38	362.0

ORDINARY COUNCIL MEETING - AGENDA

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



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

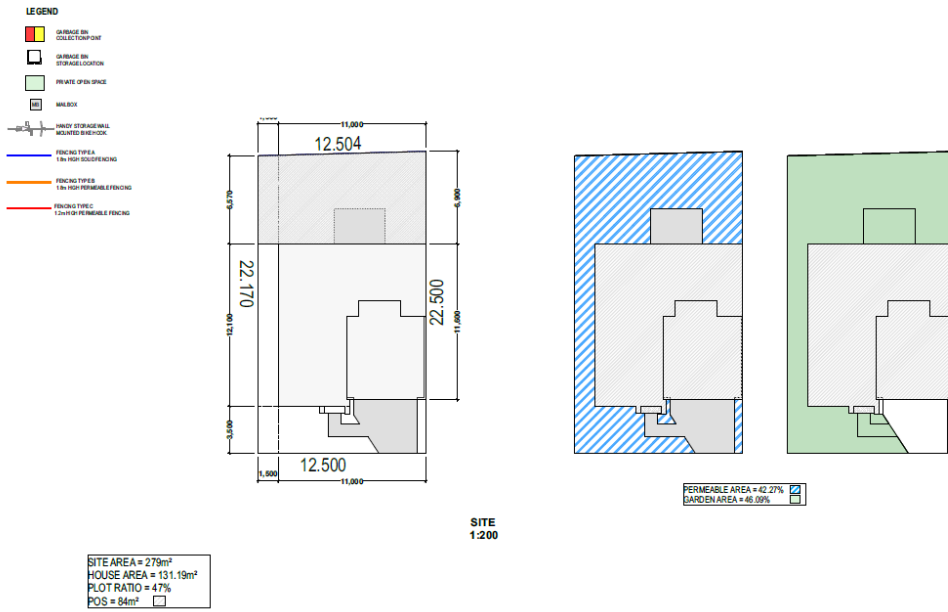


**PEET** DESIGN: 125FT20 - 1 REV: V1 DATE: 28/7/21

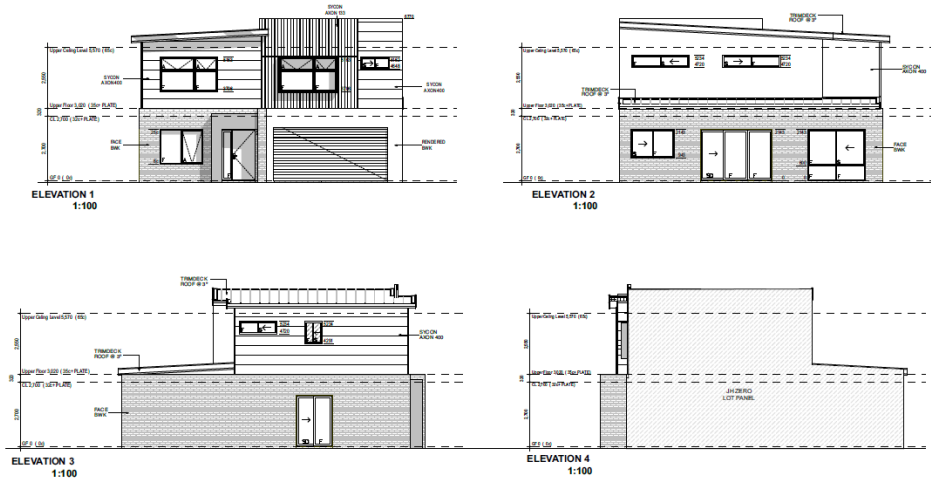
AREA	PERMEABLE
PERMEABLE FLOOR	41.44%
UPPER FLOOR	47.95%
GARAGE	47.95%
FENCING	47.95%
PERMEABLE	47.95%

ORDINARY COUNCIL MEETING - AGENDA

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



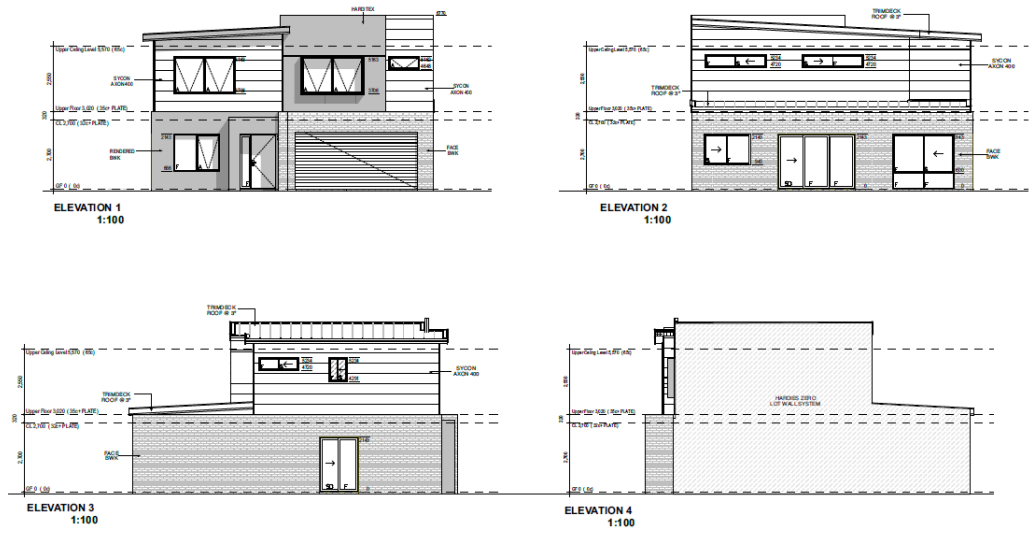
<b>PEET</b>	DESIGN: <b>125FT20 - 1</b>	REV: <b>V1</b>
	LOT 21	DATE: 28/7/21



<b>PEET</b>	DESIGN: <b>125FT20 - 1</b>	ELEVATION: <b>V1</b>
	LOT 21	DATE: 28/7/21

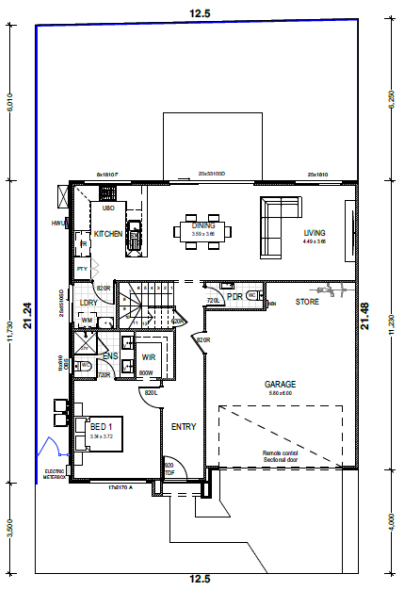
ORDINARY COUNCIL MEETING - AGENDA

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

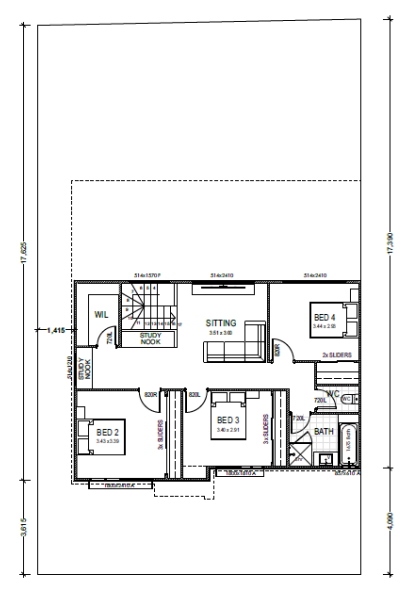


**PEET** DESIGN: 125FT20 - 1 ELEVATION 2 REV: V1  
 DATE: 2/7/21

- LEGEND**
- GARAGE BIN COLLECTION POINT
  - GARAGE BIN STORAGE LOCATION
  - PRIVATE OPEN SPACE
  - WALLBOX
  - WINDY STORAGE BIN/ WASHING MACHINE
  - FENCING TYPE 1 1.8m HIGH SOLID FENCING
  - FENCING TYPE 2 1.8m HIGH PERMEABLE FENCING
  - FENCING TYPE 3 1.8m HIGH PERMEABLE FENCING



**GROUND FLOOR PLAN**  
1:100



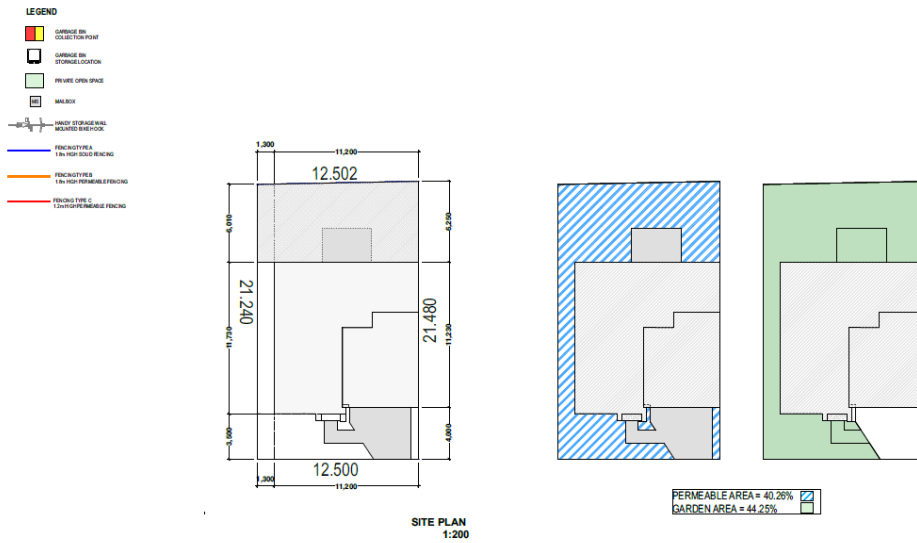
**UPPER FLOOR PLAN**  
1:100

Floor Areas	
AREA	PERIMETER
GROUND FLOOR	48.88
UPPER FLOOR	65.88
GARAGE	24.52
TOTAL	139.28

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

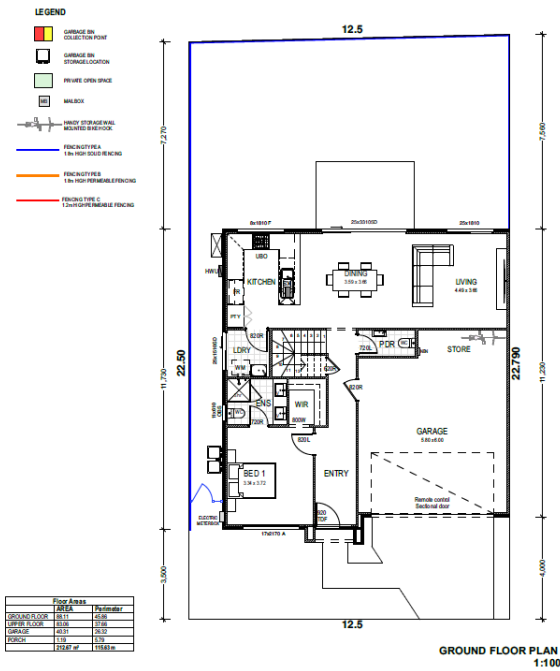
ORDINARY COUNCIL MEETING - AGENDA

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



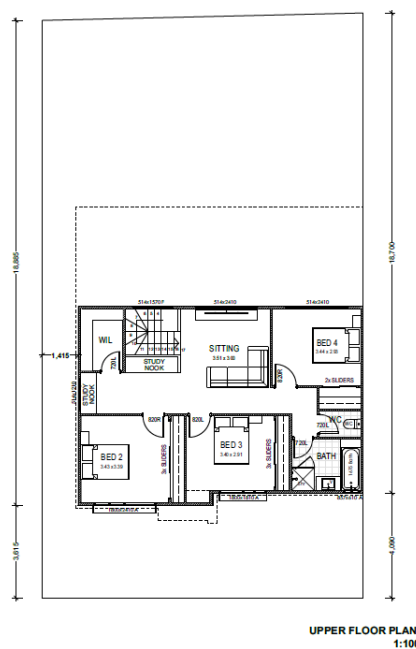
**PEET** DESIGN: 125FT20 - 3  
LOT 11

REV: V1  
DATE: 28/7/21



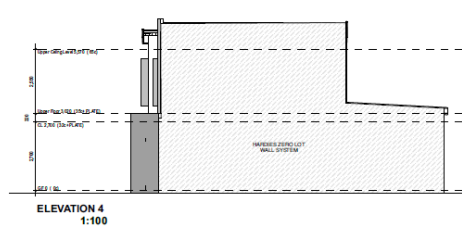
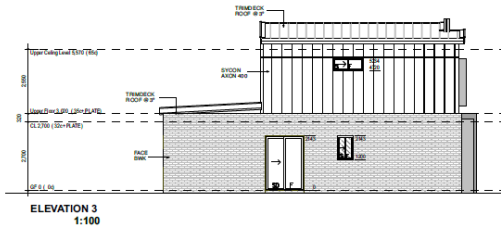
**PEET** DESIGN: 125FT20 - 3  
LOT 22

REV: V1  
DATE: 28/7/21



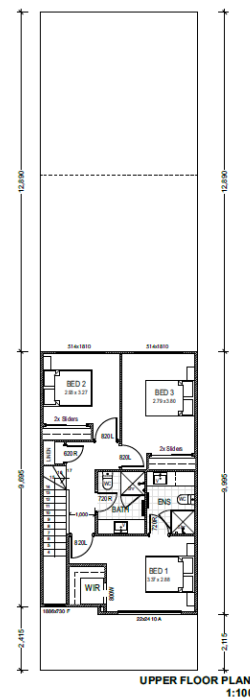
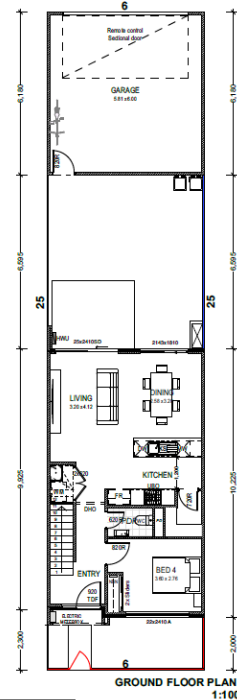


**2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)**



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

- LEGEND**
- GARAGES & COLLECTION POINT
  - GARAGES & STORAGE LOCATIONS
  - PRIVATE OPEN SPACE
  - WALLS
  - HAND STORAGE WALL
  - ROOFING WALL
  - ROOFING WALL
  - FENCING TYPE A 1.8m HIGH PERMEABLE FENCING
  - FENCING TYPE B 1.8m HIGH PERMEABLE FENCING
  - FENCING TYPE C 1.8m HIGH PERMEABLE FENCING

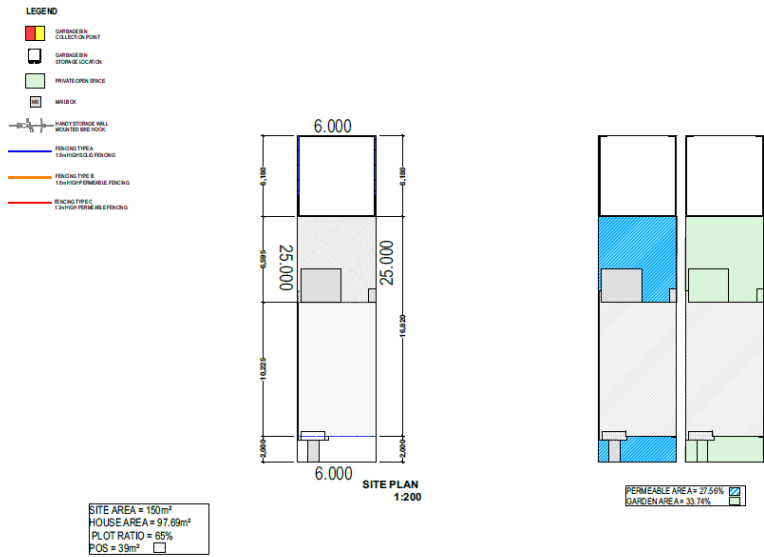


Room Areas		
TOTAL	% of TOTAL	
GROUND FLOOR	80.50	81.14
UPPER FLOOR	16.40	16.51
GARAGE	16.50	16.63
TOTAL	113.40	113.28

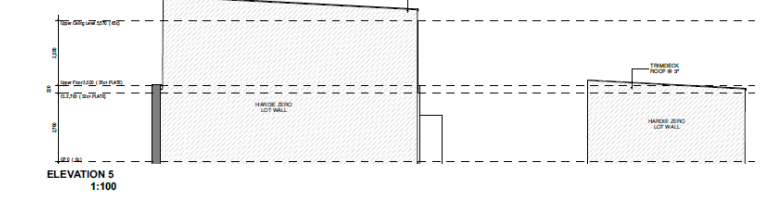
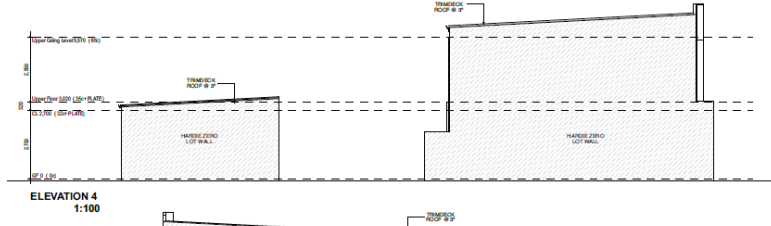
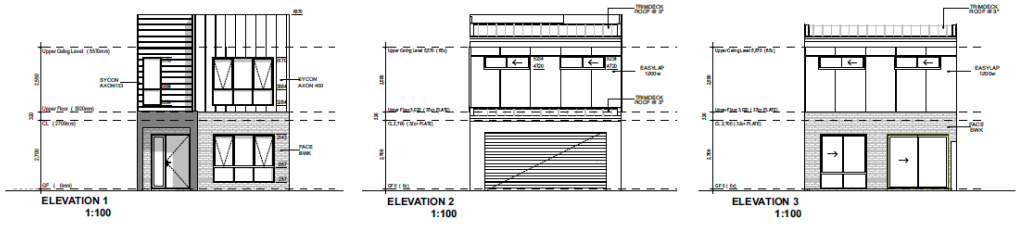
**PEET** DESIGN: 60RT24 - 1 ELEVATION: V1  
 DATE: 28/7/21

ORDINARY COUNCIL MEETING - AGENDA

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

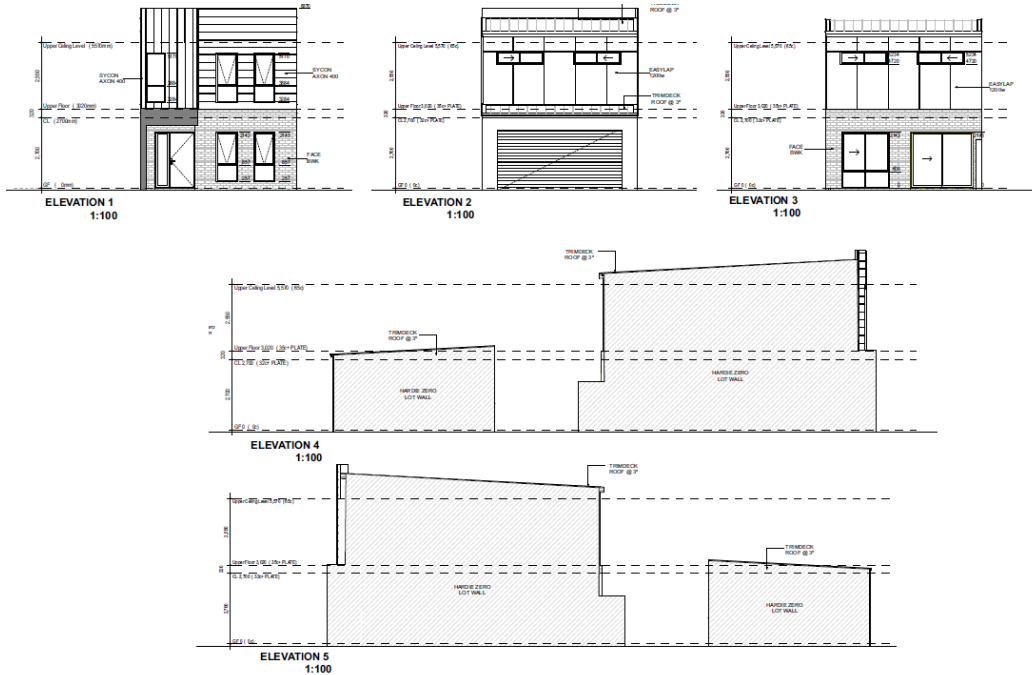


**PEET** DESIGN **60RT24 -1** REV. **V1**  
 LOTS 49, 50, 55, 56, 60, 67, 68, 76, 77, 80 & 81 DATE: 28/7/21

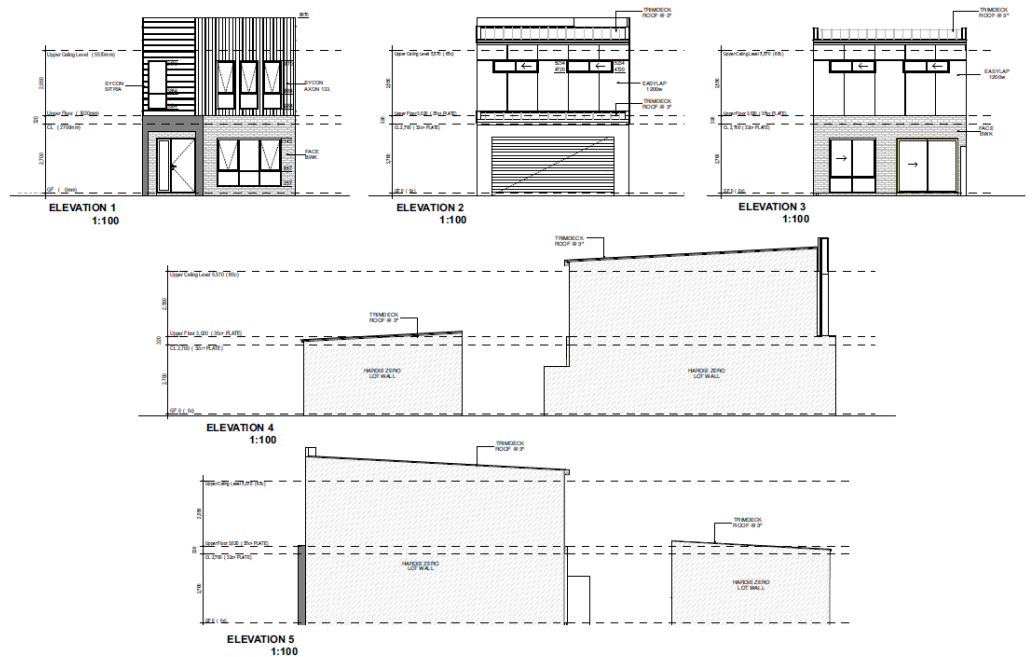


**PEET** DESIGN **60RT24 -1** ELEVATION 1 REV. **V1**  
 DATE: 28/7/21

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

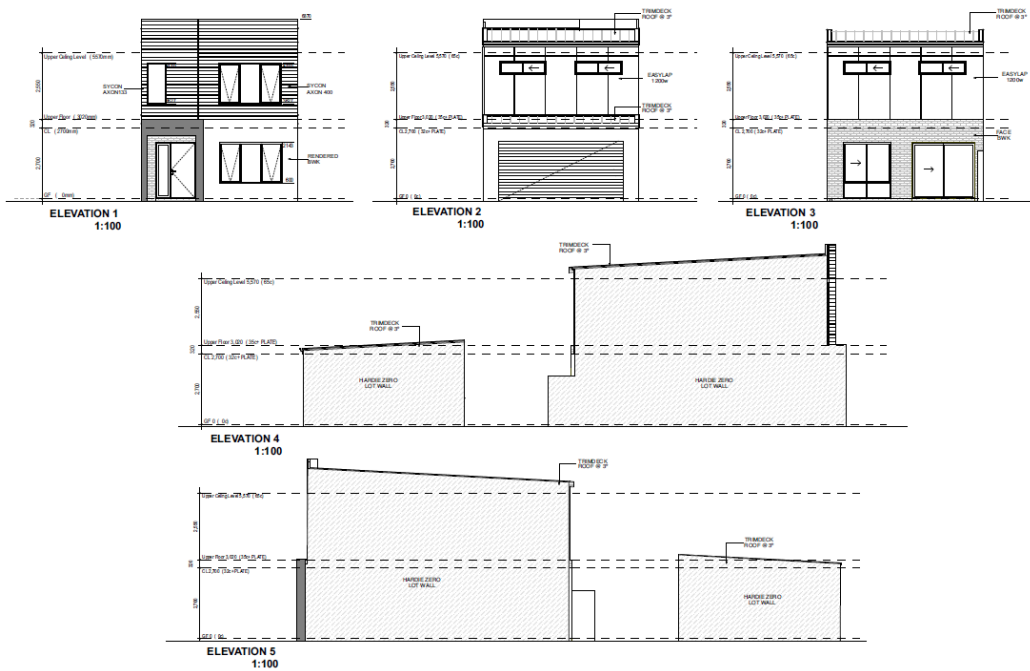


**PEET** DESIGN 60RT24 -1 ELEVATION 2 BY V1  
DATE 2/7/21



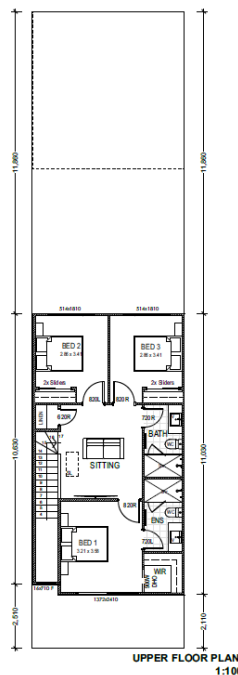
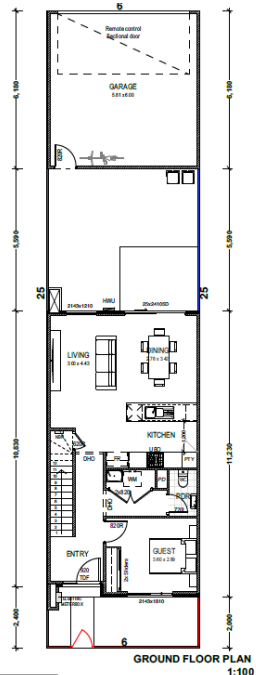
**PEET** DESIGN 60RT24 -1 ELEVATION 3 BY V1  
DATE 2/7/21

**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

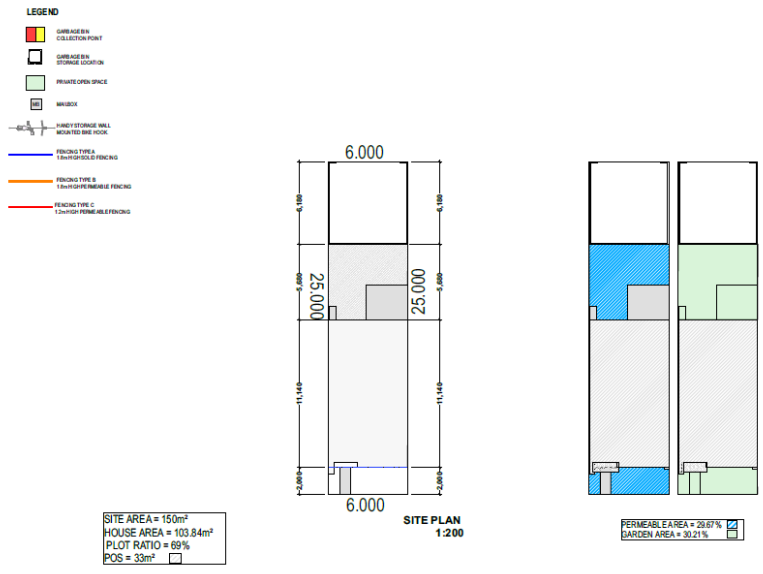
- LEGEND**
- GARAGE IN COLLECTION POINT
  - GARAGE IN DISCONTINUATION
  - PRIVATE OPEN SPACE
  - WALKWAY
  - WALKWAY STRADDLING ADJACENT BLOCKS
  - FENCING TYPE 1 (8m HIGH SOLID FENCING)
  - FENCING TYPE 2 (8m HIGH FENCE/SLAT FENCING)
  - FENCING TYPE 3 (4m HIGH FENCE/SLAT FENCING)



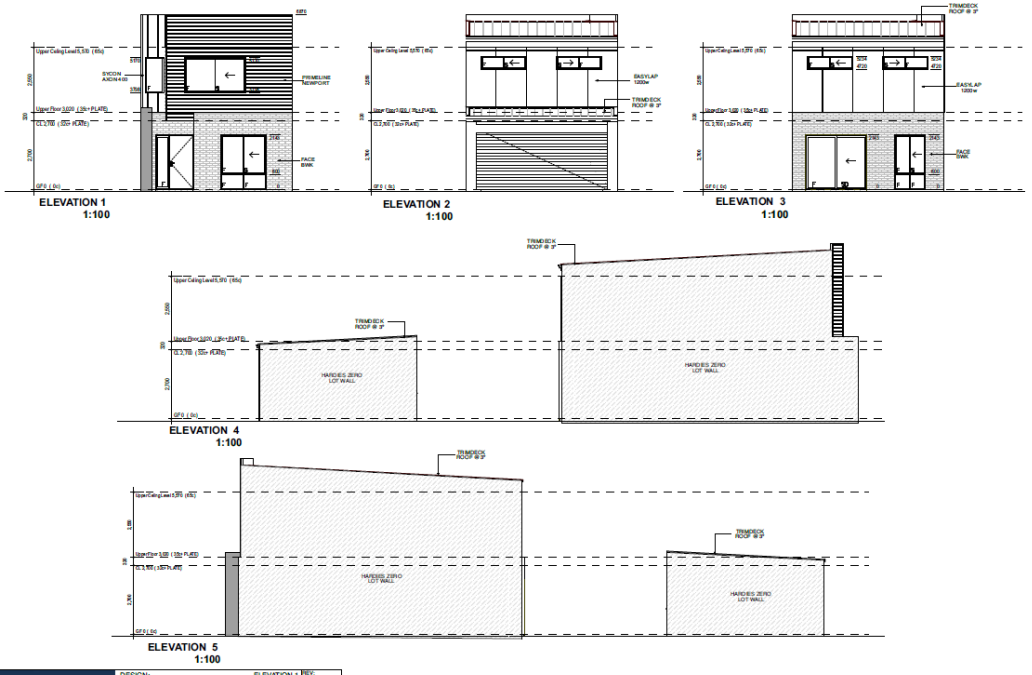
**PEET** DESIGN: 60RT24-3 ELEVATION 4 REV: V1 DATE: 29/7/21

Room Name	Area	Perimeter
SECOND FLOOR	11.00	4.20
UPPER FLOOR	33.00	3.00
GARAGE	41.00	4.20
TOTAL	85.00	3.00
NET TYP	87.53	

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

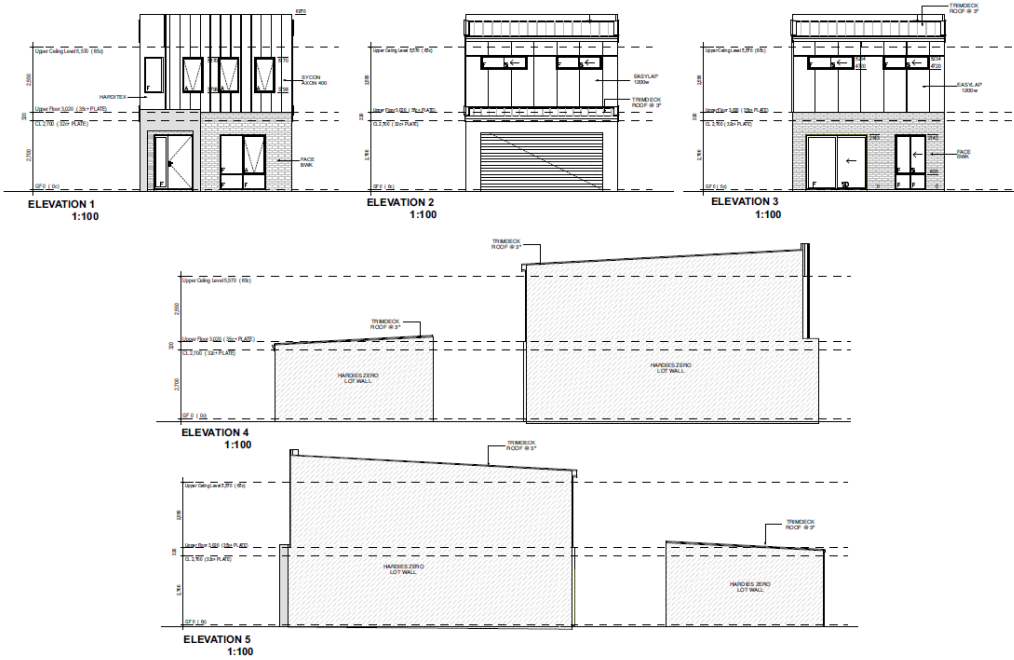


**PEET** DESIGN: 60RT24-3 REV: V1  
 DATE: 28/7/21

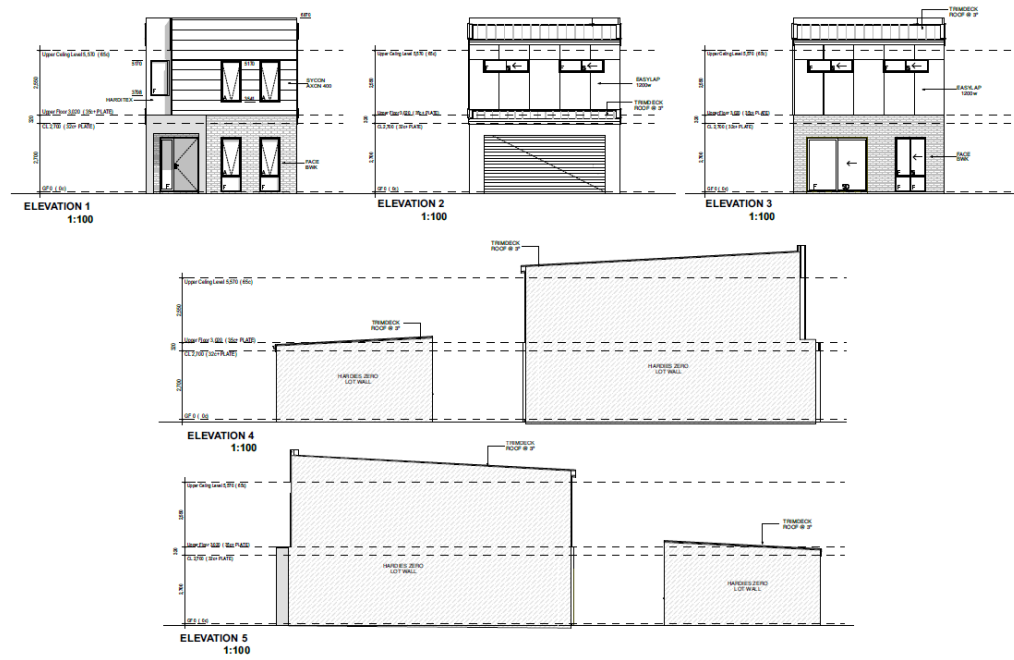


**PEET** DESIGN: 60RT24-3 ELEVATION 1 REV: V1  
 DATE: 28/7/21

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

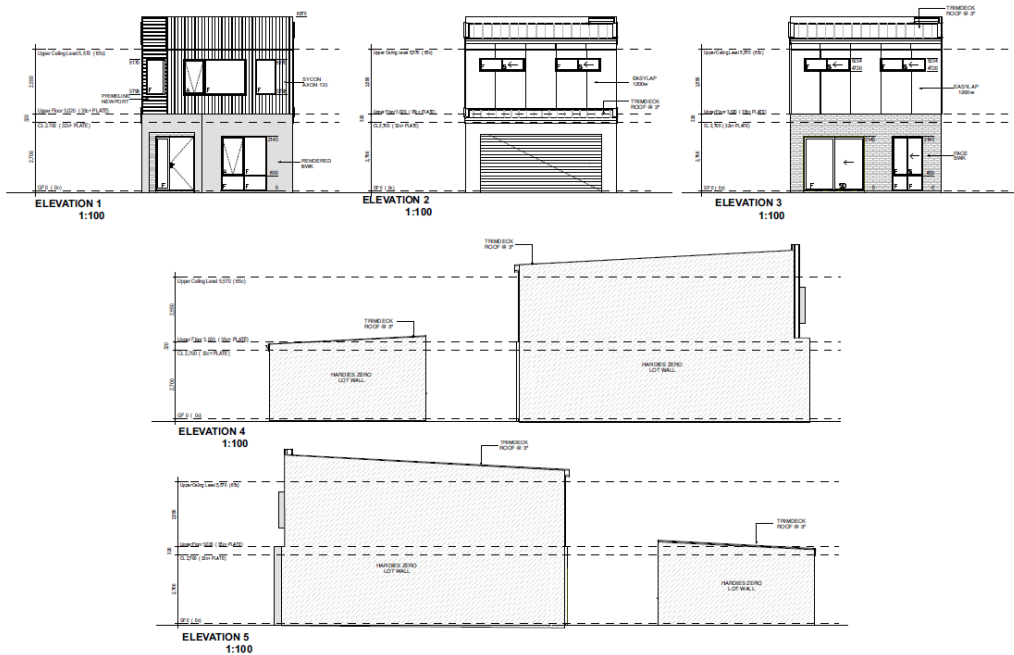


<b>PEET</b>	DESIGN: <b>60RT24-3</b>	ELEVATION 2	V1
	DATE: 2/7/21		

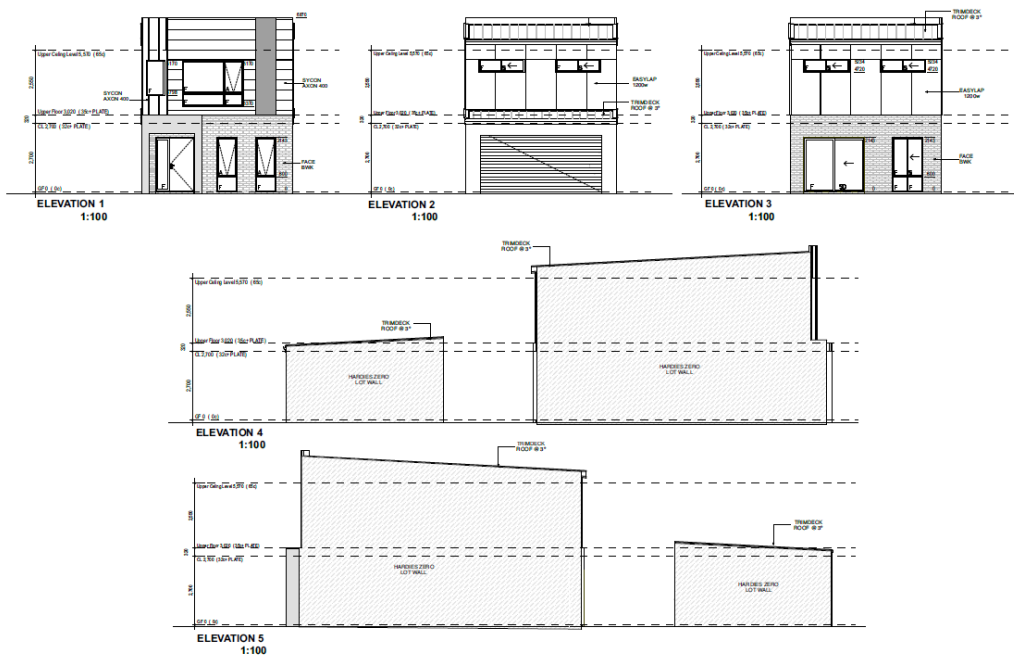


<b>PEET</b>	DESIGN: <b>60RT24-3</b>	ELEVATION 3	V1
	DATE: 2/7/21		

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

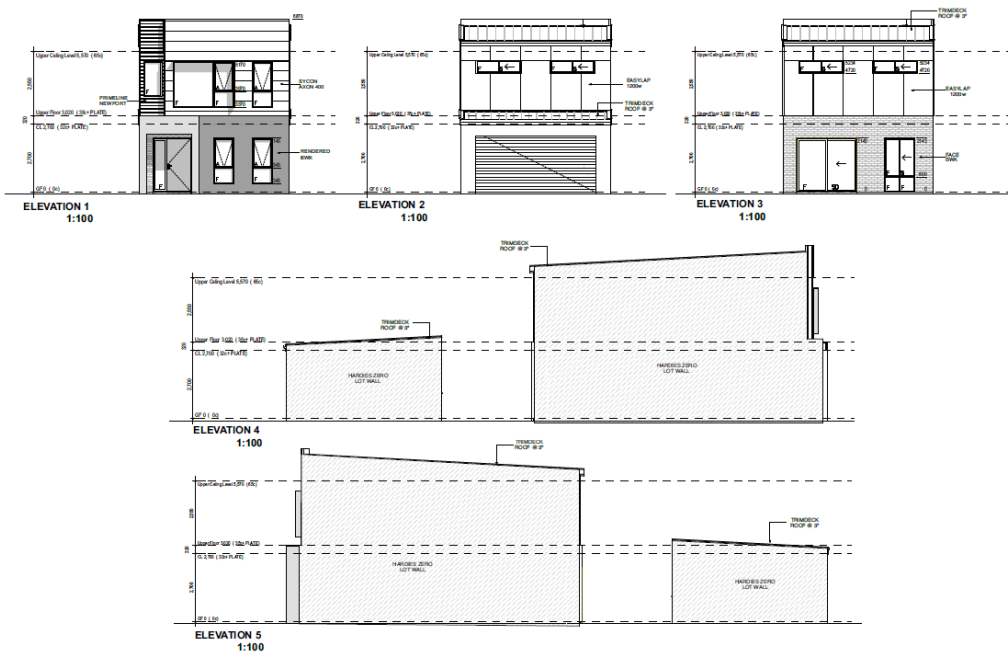


<b>PEET</b>	DESIGN: 60RT24-3	ELEVATION 4	REV: V1
			DATE: 2/7/21



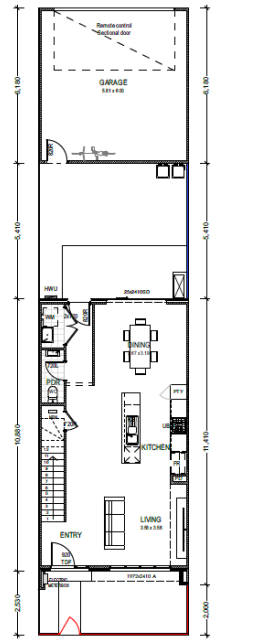
<b>PEET</b>	DESIGN: 60RT24-3	ELEVATION 5	REV: V1
			DATE: 2/7/21

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

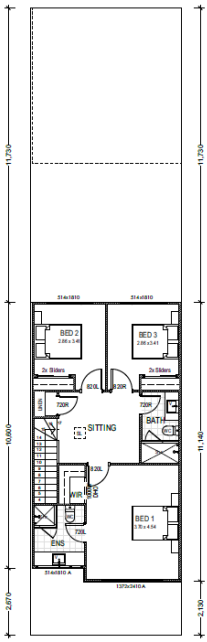


**PEET** DESIGN: **60RT24-3** ELEVATION 6 REV: **V1**  
 DATE: **2/7/21**

- LEGEND**
- GARAGE IN EXISTING FOOTPRINT
  - GARAGE IN STORAGE LOCATION
  - PRIVATE OPENSPACE
  - WALLS
  - SANDY STORAGE WALL RELATED BRICKWORK
  - FENCING TYPE 1 1.8M HIGH FORMER WALL FENCING
  - FENCING TYPE 2 1.8M HIGH FORMER WALL FENCING
  - FENCING TYPE 3 1.8M HIGH FORMER WALL FENCING



**GROUND FLOOR PLAN 1:100**



**UPPER FLOOR PLAN 1:100**

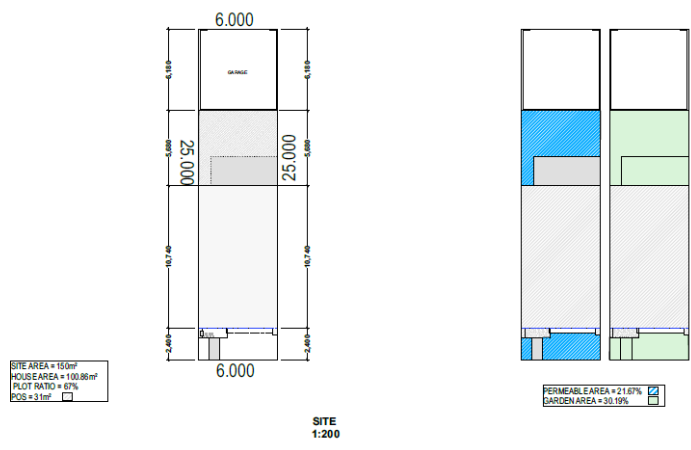
**PEET** DESIGN: **60RT24-4** REV: **V1**  
 DATE: **28/7/21**

Proposed		Permitted	
Area (sqm)	Volume (m <sup>3</sup> )	Area (sqm)	Volume (m <sup>3</sup> )
Upper Floor	18.00	24.00	24.00
Ground Floor	11.00	14.00	14.00
Garage	48.00	24.00	24.00
Storage	14.00	14.00	14.00

ORDINARY COUNCIL MEETING - AGENDA

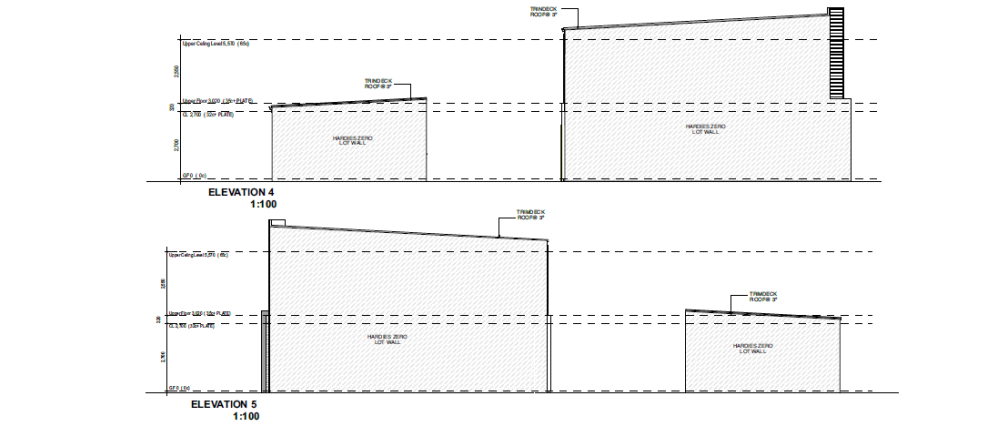
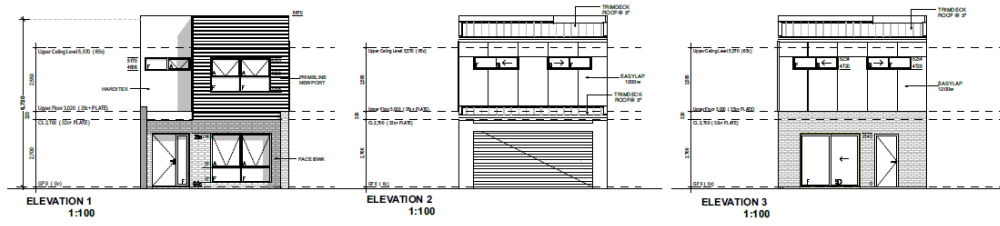
2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)

- LEGEND**
- OVERSEEN COLLECTOR PIT
  - OVERSEEN DISPOSAL UNIT
  - PRIVATE OPEN SPACE
  - WALLBOX
  - HANDY STORAGE WALL MOUNTED BENCH
  - FENCING TYPE 1 1.8M HIGH SECURITY FENCING
  - FENCING TYPE 1 1.8M HIGH PERMANENT FENCING
  - FENCING TYPE 1 2.0M HIGH PERMANENT FENCING



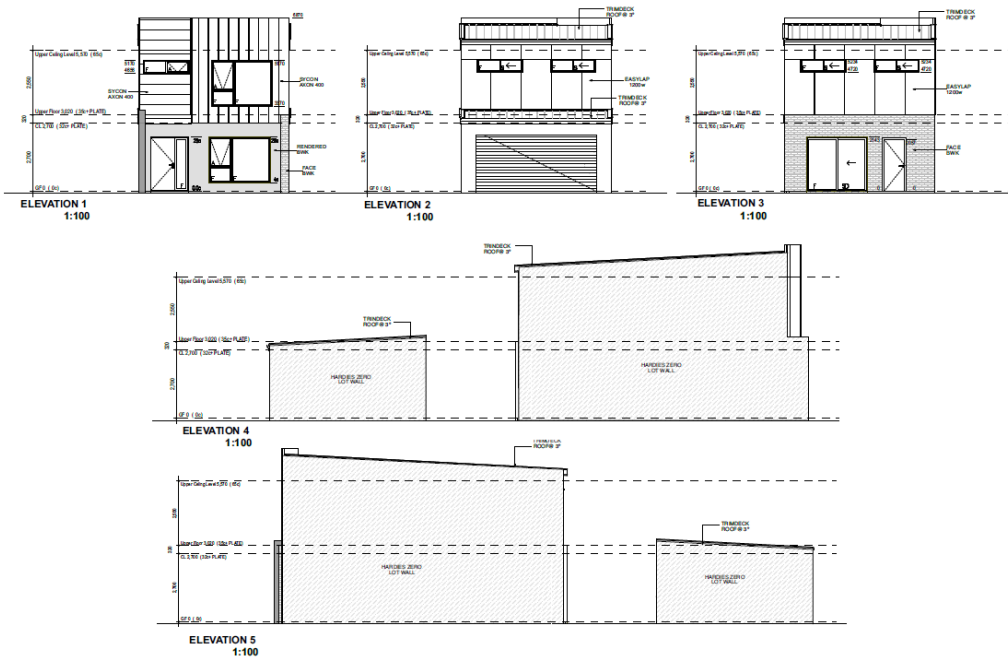
SITE  
1:200

**PEET** DESIGN: 60RT24-4 REV: V1  
 DATE: 28/7/21  
 LOTS 63, 64, 65, 71, 78 & 79

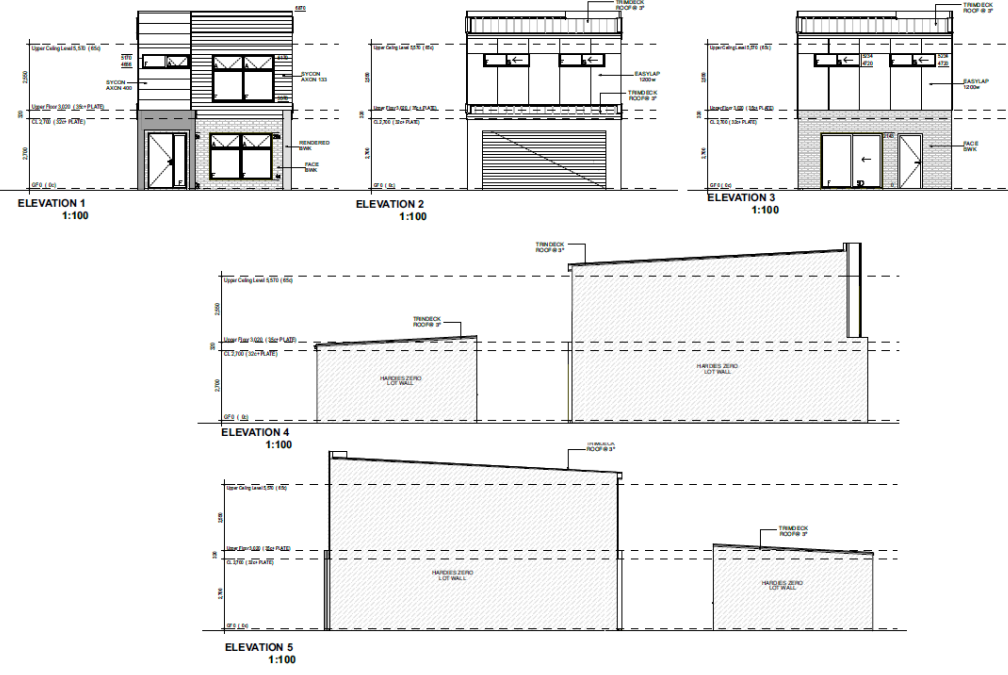


**PEET** DESIGN: 60RT24-4 ELEVATION: V1  
 DATE: 28/7/21

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



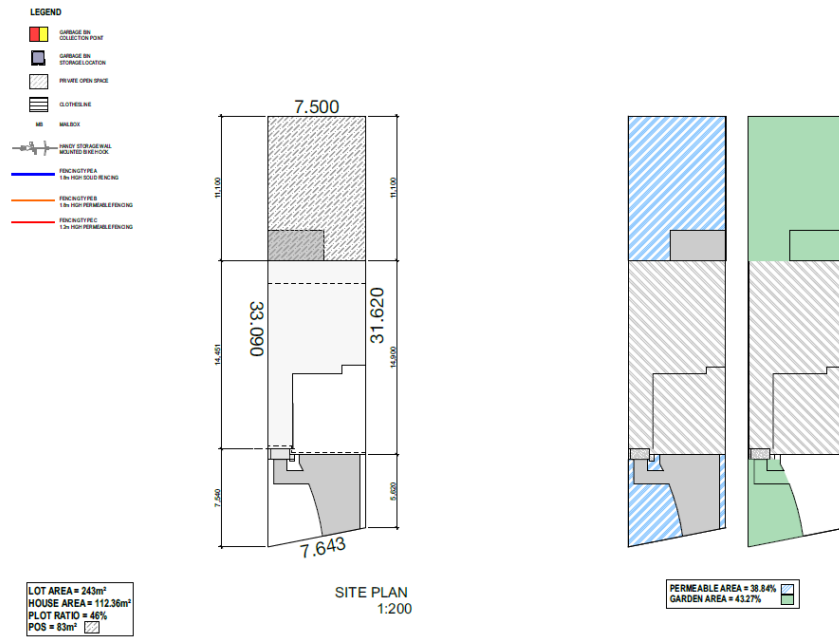
**PEET** DESIGN  
 60RT24-4  
 ELEVATION 3 REV V1  
 DATE 2/7/21



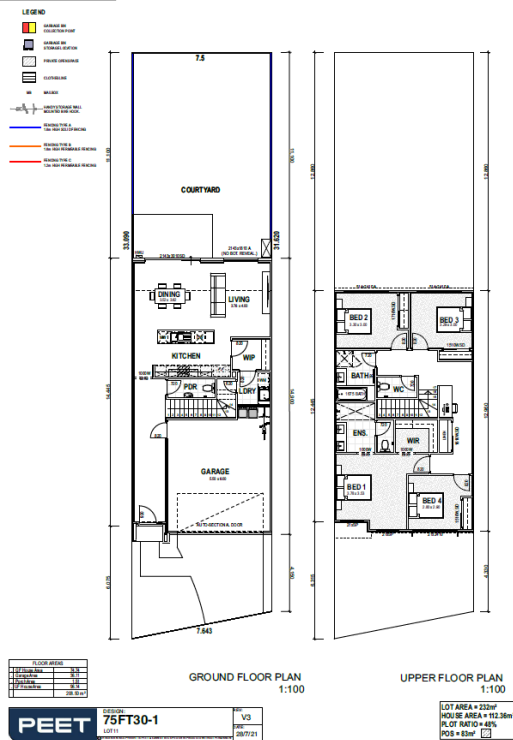
**PEET** DESIGN  
 60RT24-4  
 ELEVATION 4 REV V1  
 DATE 2/7/21



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

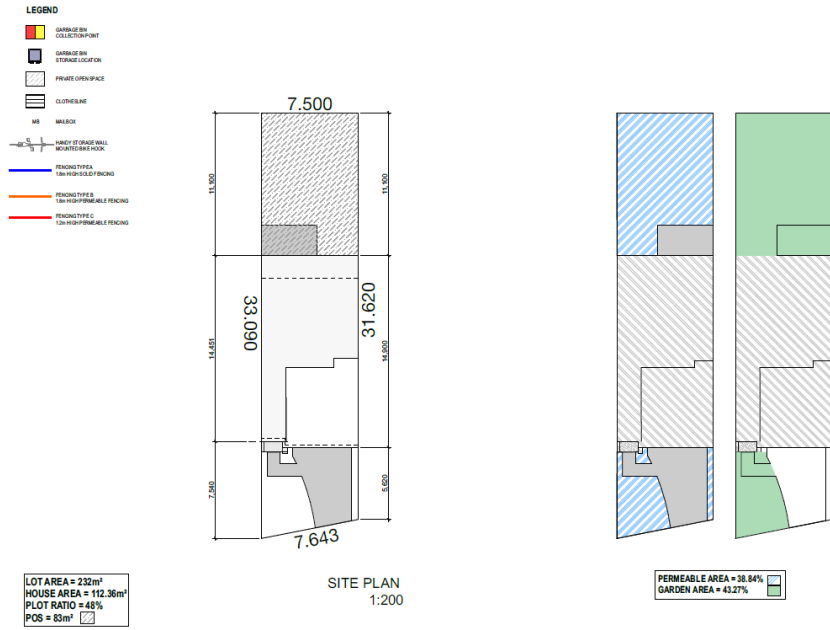


**PEET** DESIGN: **75FT30-1** LOT 10 REV: **V3**  
 DATE: **28/7/21**

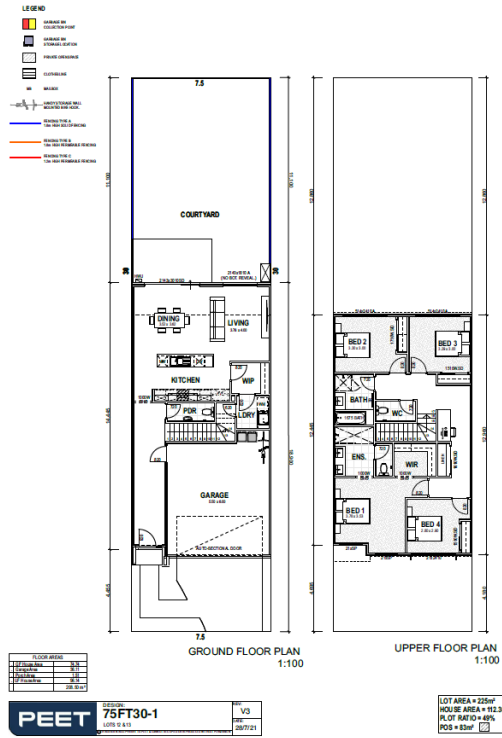


**PEET** DESIGN: **75FT30-1** LOT 10 REV: **V3**  
 DATE: **28/7/21**

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












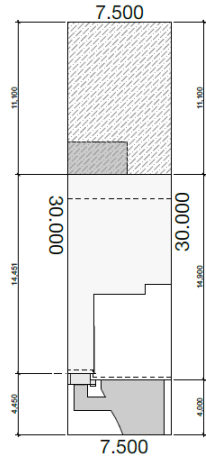
**PEET** DESIGN: **75FT30-1** REV: **V3**  
 LOT 11 DATE: **28/7/21**



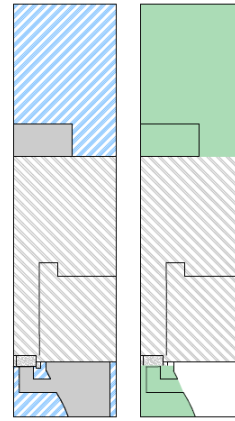
ORDINARY COUNCIL MEETING - AGENDA

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
  -  CLOSER LINE
  -  MB WALL
  -  SANDY ST GRAZE WALL AND/OR BOUNDARY FENCE
  -  FENCING TYPE A 1.8m HIGH SOLID FENCING
  -  FENCING TYPE B 1.8m HIGH PERMEABLE FENCING
  -  FENCING TYPE C 1.5m HIGH PERMEABLE FENCING



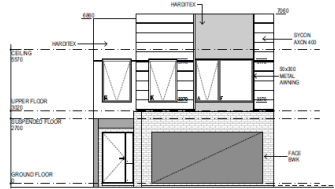
SITE PLAN  
1:200



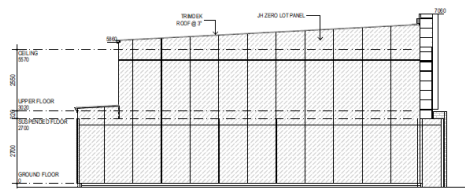
PERMEABLE AREA = 36.95%  
GARDEN AREA = 42.16%

LOT AREA = 225m<sup>2</sup>  
HOUSE AREA = 112.36m<sup>2</sup>  
PLOT RATIO = 49%  
POS = 65m<sup>2</sup>

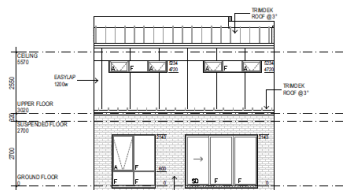
<b>PEET</b>	DESIGN: <b>75FT30-1</b>	REV: <b>V3</b>
	LOTS 12 & 13	DATE: <b>28/7/21</b>



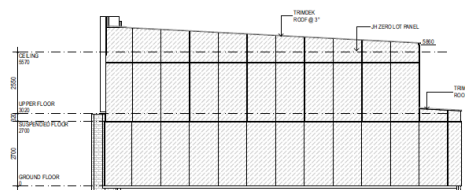
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1:500



ELEVATION 2  
1:500



ELEVATION 3  
1:500

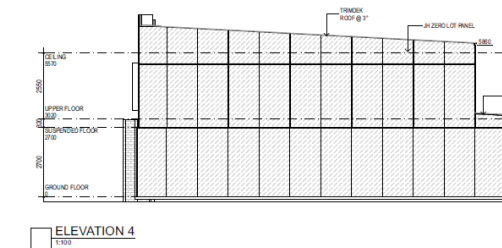
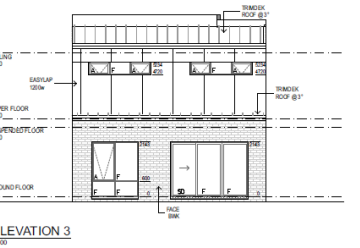
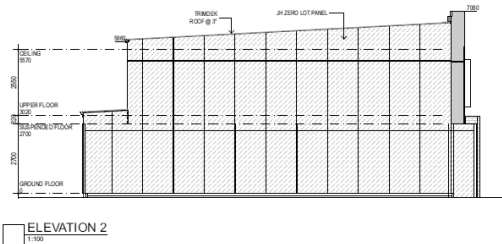
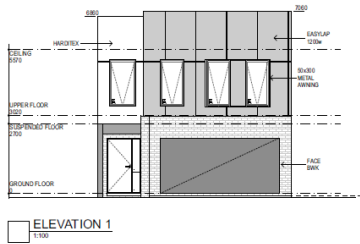


ELEVATION 4  
1:500

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

ORDINARY COUNCIL MEETING - AGENDA

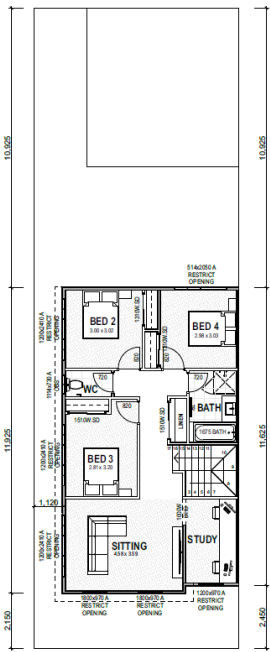
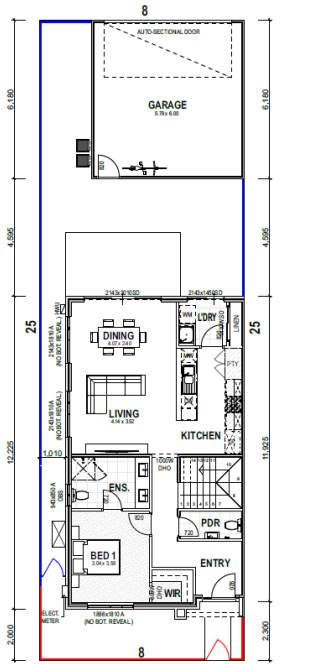
2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)



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

- LEGEND**
- GARAGE EN COLOR-BOND ROOF
  - GARAGE EN BRICKWORK LOCATION
  - PRIVATE OPEN SPACE
  - CLOTHESLINE
  - WALLBOX
  - ENERGY EFFICIENT WALL WINDOW/SCREEN DOOR
  - FENCING TYPE A 18m HIGH SOLID FENCING
  - FENCING TYPE B 18m HIGH FENCEABLE FENCING
  - FENCING TYPE C 12m HIGH FENCEABLE FENCING

FLOORAREAS	
1 OF THESE ARE	34.0
Garage Area	34.0
Private Open Space	1.0
1 OF THESE ARE	24.54



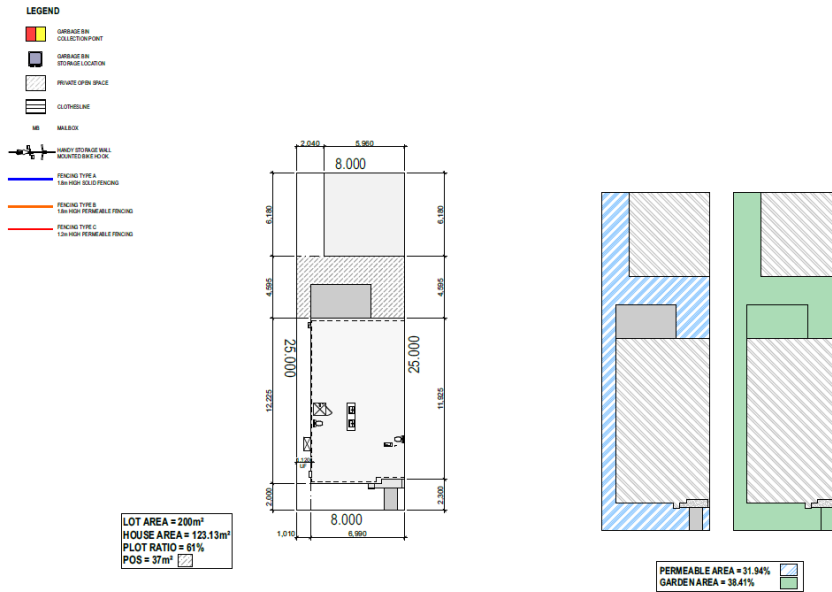
**PEET** DESIGN: 80RT25-2 (CNR) ELEVATION 2 REV: V2 DATE: 29/7/21

GROUND FLOOR PLAN 1:100

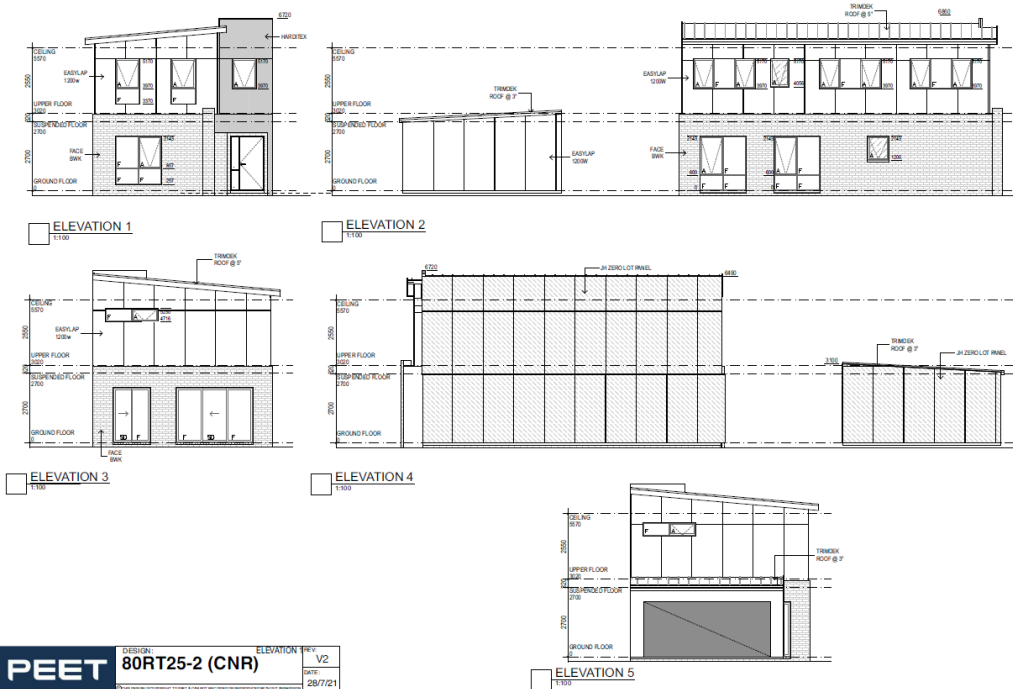
UPPER FLOOR PLAN 1:100

ORDINARY COUNCIL MEETING - AGENDA

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

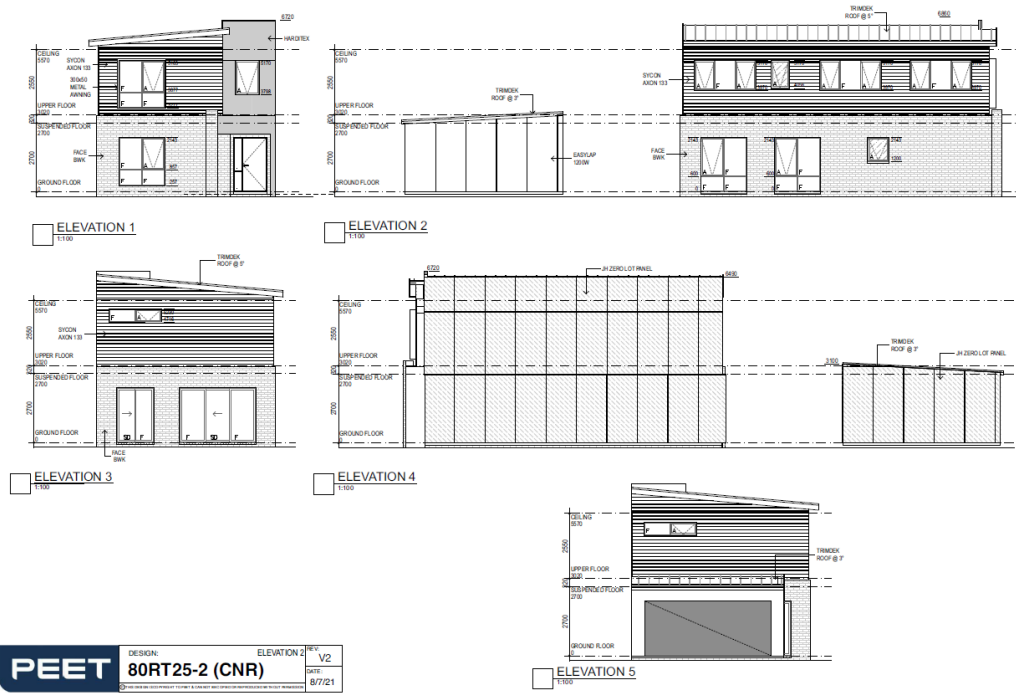


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 LOTS 48, 57, 58, 72, 73 & 82 DATE: **28/7/21**



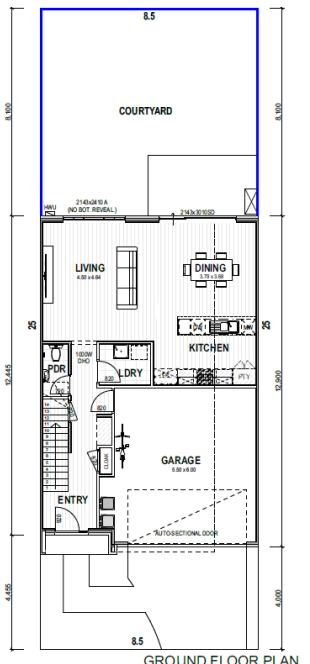
**PEET** DESIGN: **80RT25-2 (CNR)** ELEVATION REV: **V2**  
 DATE: **28/7/21**

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



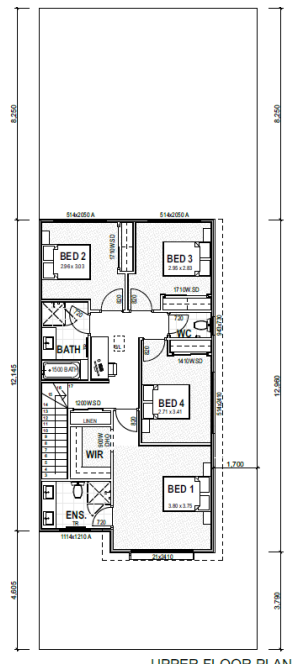
**PEET** DESIGN: **80RT25-2 (CNR)** ELEVATION 2 V2  
 DATE: 8/7/21

- LEGEND**
- GARAGE SIGN COLLECTION POINT
  - GARAGE SIGN STORAGE LOCATION
  - PRIVATE OPEN SPACE
  - CLOTHESLINE
  - MILESTONE
  - WINDOW FRAME WALL MOUNTING POSITION
  - FENCING TYPE A 1.8M HIGH SOLID FENCING
  - FENCING TYPE B 1.8M HIGH FENCEABLE FENCING
  - FENCING TYPE C 1.2M HIGH FENCEABLE FENCING



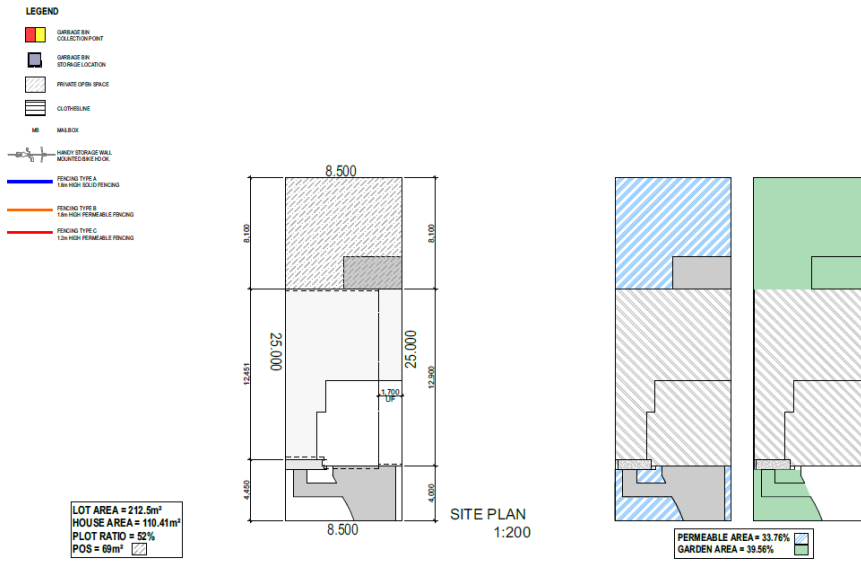
FLOOR AREAS	
1st Floor Area	21.40
Garage Area	21.20
2nd Floor	2.20
1st Floor Area	21.20
<b>Total</b>	<b>66.00</b>

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

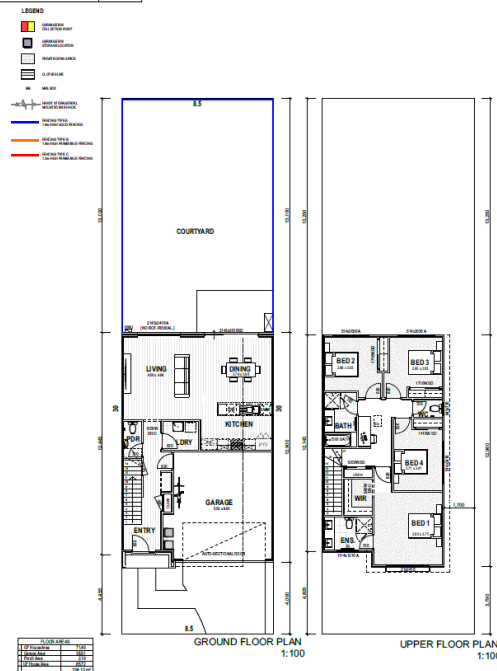


ORDINARY COUNCIL MEETING - AGENDA

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



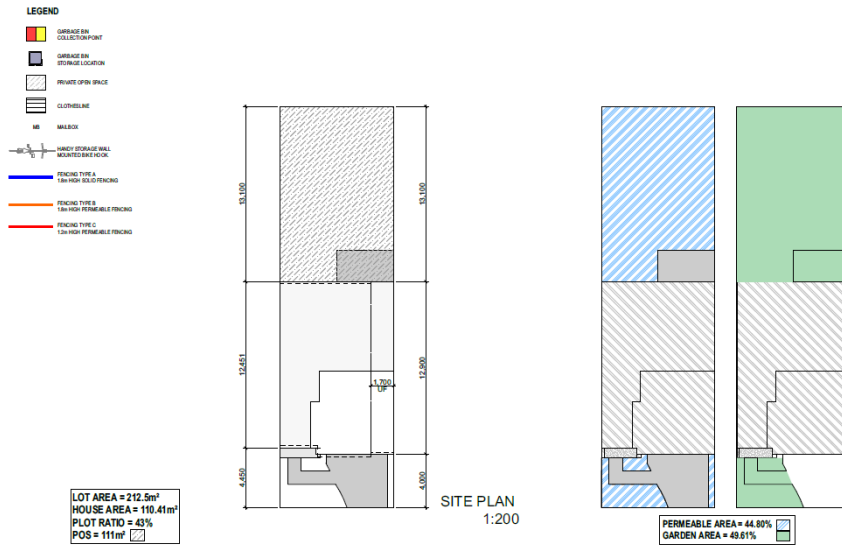
**PEET** DESIGN: **85FT25-1** REV: **V2**  
 LOT 2, 3, 4, 5, 6 & 7 DATE: **28/7/21**



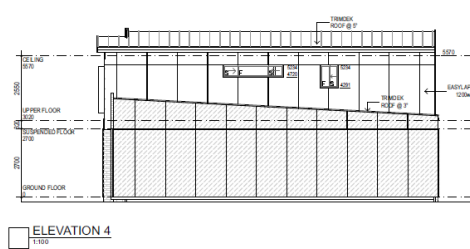
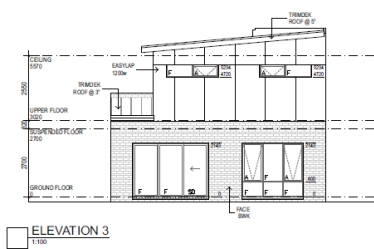
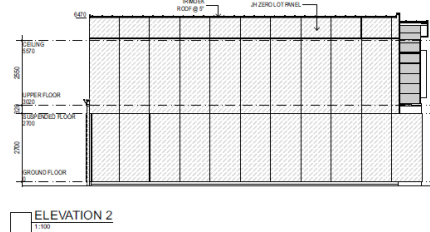
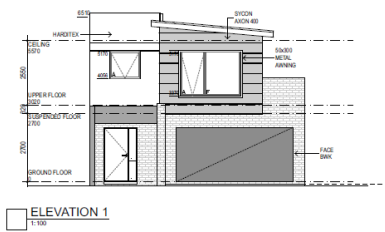
**PEET** DESIGN: **85FT25-1** REV: **V2**  
 LOT 2, 3, 4, 5, 6 & 7 DATE: **28/7/21**

ORDINARY COUNCIL MEETING - AGENDA

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

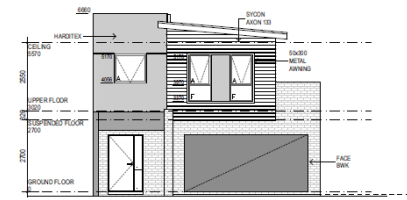


**PEET** DESIGN: **85FT25-1** REF: **V2**  
 LOT 14 DATE: **28/7/21**

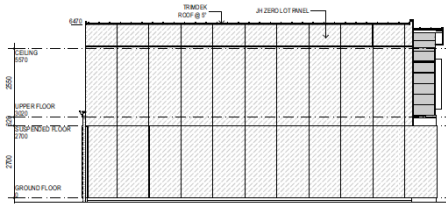


**PEET** DESIGN: **85FT25-1** ELEVATION 1 REF: **V2**  
 DATE: **28/7/21**

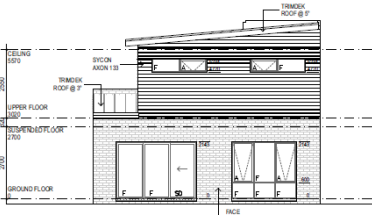
**2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)**



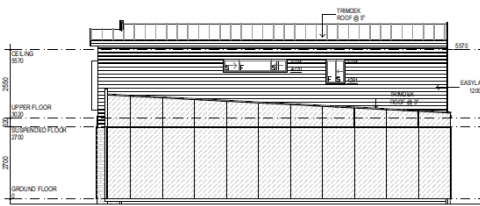
ELEVATION 1  
1:100



ELEVATION 2  
1:100



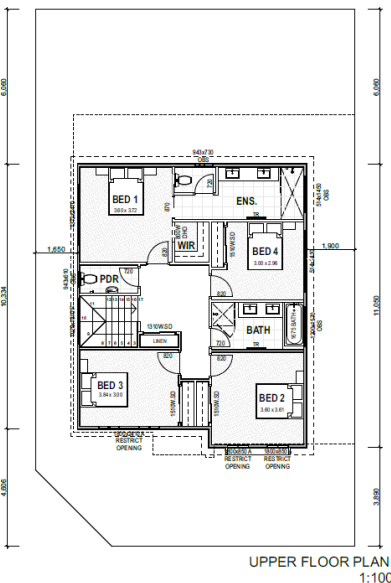
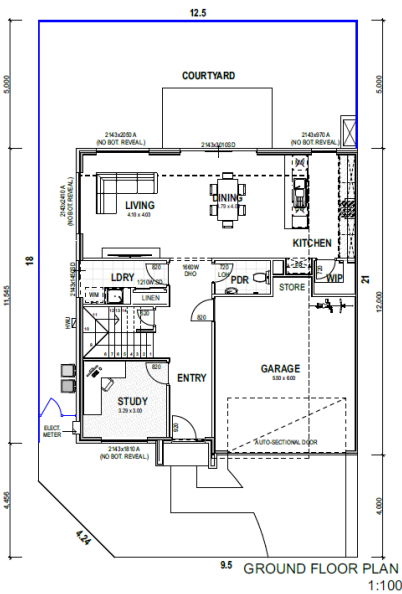
ELEVATION 3  
1:100



ELEVATION 4  
1:100

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

- LEGEND**
- GARAGE BR COLLECTION POINT
  - GARAGE BR STORAGE LOCATION
  - PRIVATE OPEN BRIDGE
  - GROUNDLINE
  - WALL
  - POINT OF GARAGE WALL MOUNTED BRK HOOK
  - FENCING TYPE A 1.8M HIGH PERIMETER FENCING
  - FENCING TYPE B 1.8M HIGH PERIMETER FENCING
  - FENCING TYPE C 1.8M HIGH PERIMETER FENCING

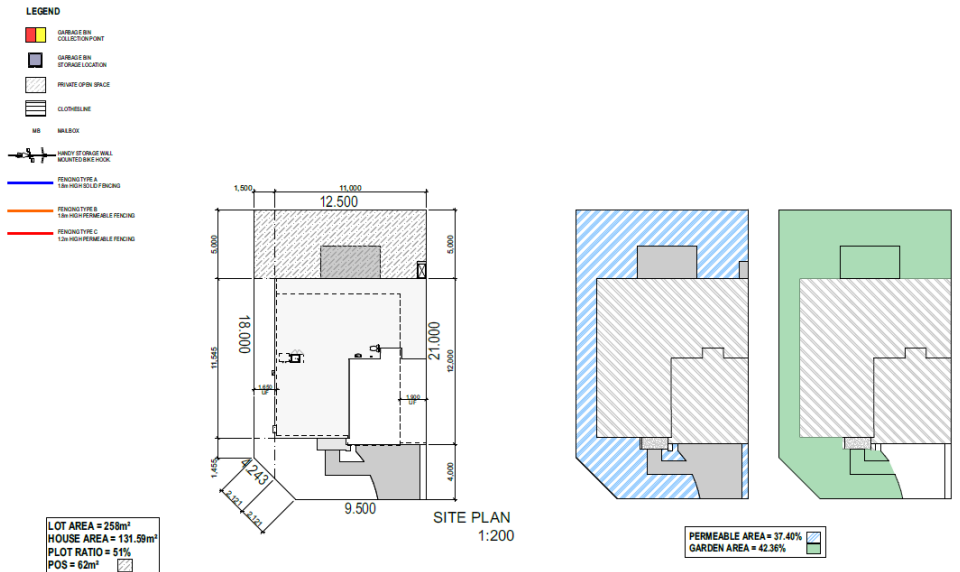


**PEET** DESIGN: **125FT21-1 (CNR)** LOT 83 ELEVATION 2 REV: **V2**  
 DATE: **28/7/21**

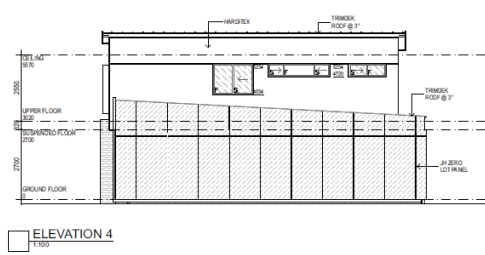
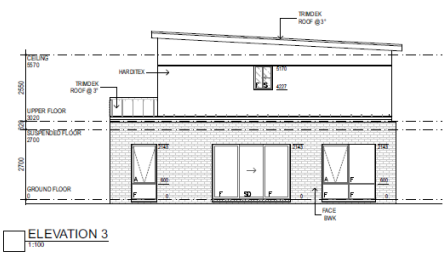
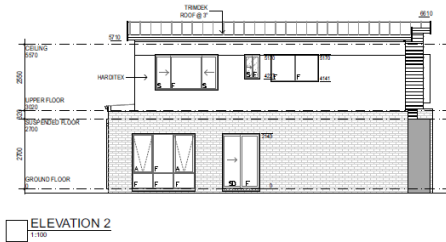
FLOOR AREAS	
GF Floor Area	113.8
UF Floor Area	11.0
Garage Area	28.2
125' Fencing Area	18.7
<b>Total</b>	<b>171.7</b>

ORDINARY COUNCIL MEETING - AGENDA

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



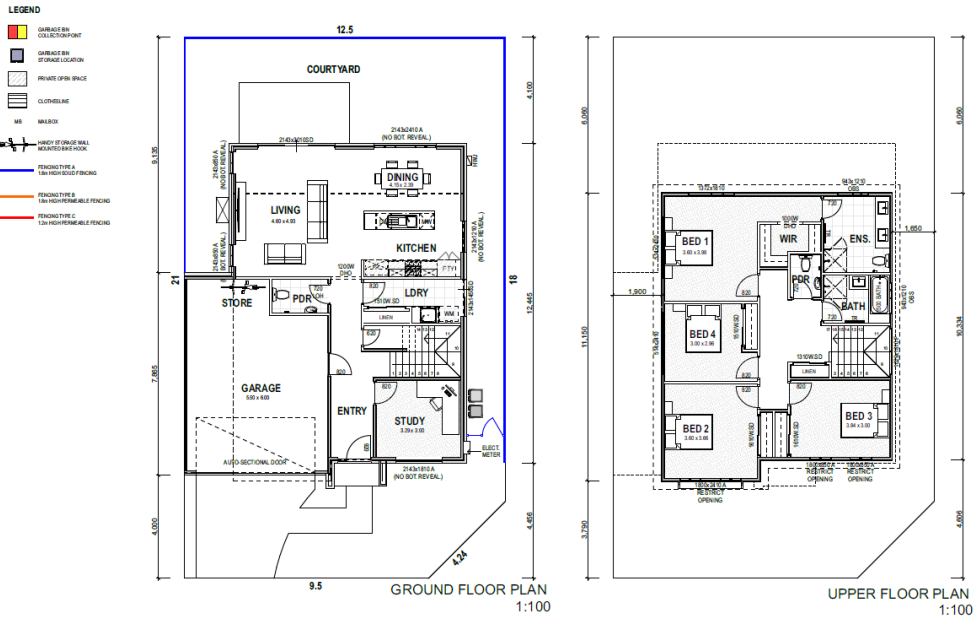
**PEET** DESIGN: **125FT21-1 (CNR)** REV: **V2**  
 LOT 83 DATE: **28/7/21**



**PEET** DESIGN: **125FT21-1 (CNR)** ELEVATION: **V2**  
 DATE: **28/7/21**

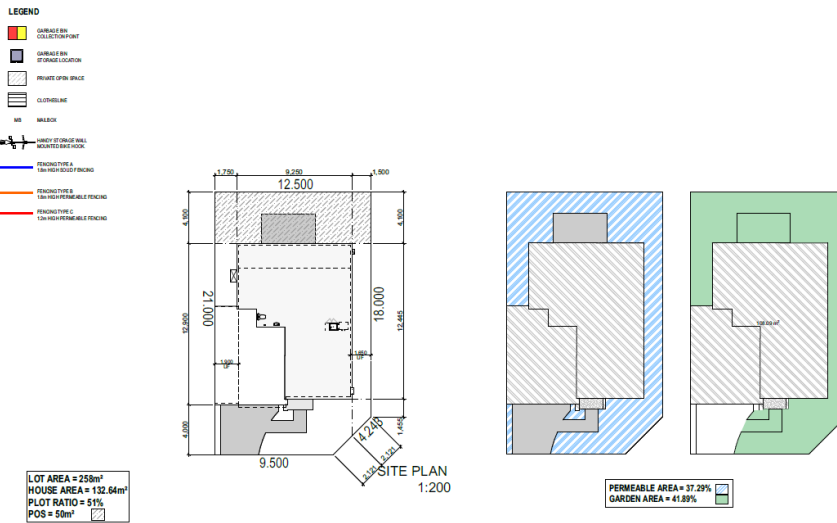
ORDINARY COUNCIL MEETING - AGENDA

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



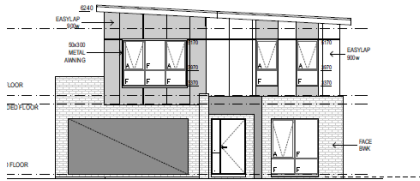
**PEET** DESIGN: 125FT21-1 (CNR) V1  
 LOT 101 DATE: 28/7/21

FLOOR AREA	
UP Floor Area	11.13
Ground Area	11.38
Garage Area	1.49
UP Floor Area	11.38
UP Floor Area	226.23 m <sup>2</sup>

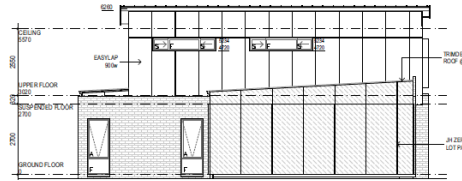


**PEET** DESIGN: 125FT21-1 (CNR) V1  
 LOT 101 DATE: 28/7/21

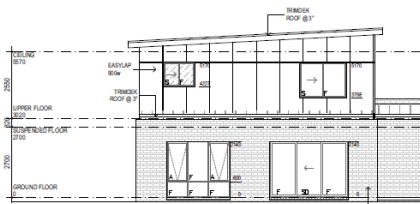
**2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)**



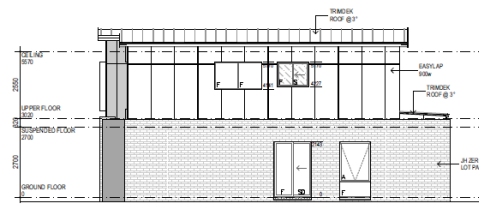
ELEVATION 1  
1:100



ELEVATION 2  
1:100



ELEVATION 3  
1:100

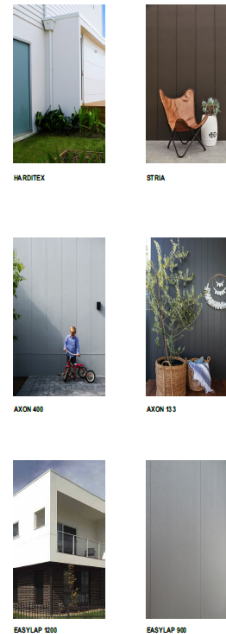


ELEVATION 4  
1:100

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

**EXTERIOR COLOUR SCHEDULE**  
 COLOURS AND MATERIAL ARE INDICATIVE ONLY


**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**

Human 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**

LEGEND	
	SITE BOUNDARY
	LIMIT OF WORKS
	MINOR CONTOURS (AT 0.2M INTERVALS)
	MAJOR CONTOURS (AT 1M INTERVALS)
	EXISTING VEGETATION
	EXISTING BUILT FORM



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 streetscapes 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 - AGENDA

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

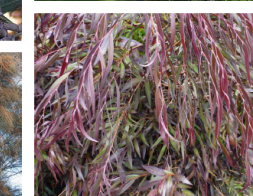
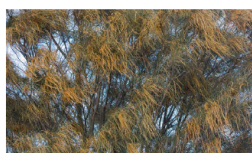
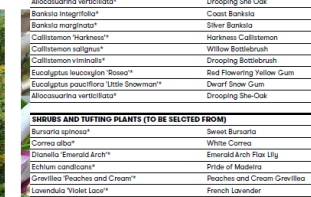
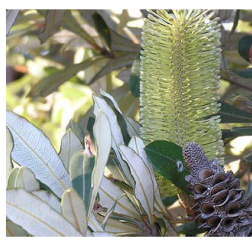
OVERALL MASTER PLAN - CONCEPT DESIGN

- LEGEND**
- EXISTING TREES - TO BE INCORPORATED INTO PROPOSED VEGETATION BUFFER
  - PROPOSED LINEAR PARK TO PROVIDE AMENITY AND OPEN SPACE OPPORTUNITIES FOR RESIDENTS, ESPECIALLY ADJACENT MEDIUM DENSITY DWELLINGS
  - PROPOSED PEDESTRIAN LINES - TO INCLUDE 1.5M WIDTH CONCRETE PATHWAYS AND GARDEN BEDS WITH COMPLEMENTARY TREE / UNDERSTOREY PLANTINGS
  - PROPOSED STANDARD ROAD LAYOUT TO SOUTHERN PORTION OF SITE TO INCLUDE NATURE STRIPS AND ASSOCIATED STREET TREE PLANTINGS TO COUNCIL SATISFACTION
  - PROPOSED ROBY-CORPORATE LANEWAY NETWORK TO MEDIUM DENSITY PRECINCT IN NORTHERN PORTION OF SITE
  - PROPOSED VEGETATION BUFFERS - TO BE PLANTED WITH INDIGENOUS SHRUBS AND UNDERSTOREY PLANTING TO COUNCIL SATISFACTION
  - PROPOSED VISUAL PERMEABLE BOUNDARY FENCING - BLACK POWDER COATED MESH FENCING 2.1M HIGH OR SIMILAR APPROVED
  - PROPOSED VEGETATION BUFFER TO CHAPEL ROAD FRONTAGE - TO INCORPORATE UNDERSTOREY AND TREE PLANTINGS TO COUNCIL SATISFACTION
  - SIGNAGE / SCULPTURAL GATEWAY / ORNAMENTAL FACING ENTRY ROAD AT CORNER OF LINEAR PARK TO GUIDE DRIVERS



7

PROPOSED DEVELOPMENT SPECIES LIST



BOTANICAL NAME	COMMON NAME	HEIGHT x WIDTH (at Maturity)
<b>STREET TREES</b>		
<i>Corymbia citriodora</i> **	Lemon-scented Gum	30m x 20m
<i>Fraaxilus pennylvanica</i> 'Urbantea'	Urbantea Ash	15m x 8m
<b>PARK TREES (TO BE SELECTED FROM)</b>		
<i>Agonis flexuosa</i> **	Willow Myrtle	12m x 12m
<i>Corymbia citriodora</i> **	Lemon-scented Gum	30m x 20m
<i>Gleditsia triacanthos</i> var. <i>Inermis</i> 'Sunburst'	Golden Honey Locust	15m x 7m
<i>Fraaxilus pennylvanica</i> 'Urbantea'	Urbantea Ash	15m x 8m
<i>Acacia stricta</i> **	Sheep Wattle	4m x 2m
<i>Allocasuarina verticillata</i> **	Drumming She Oak	9m x 5m
<i>Banksia integrifolia</i> **	Coast Banksia	15m x 6m
<i>Banksia marginata</i> **	Silver Banksia	5m x 4m
<i>Callistemon luteus</i> **	Hortness Callistemon	5m x 3m
<i>Callistemon salignus</i> **	Willow Bottlebrush	8m x 4m
<i>Callistemon viminalis</i> **	Drumming Bottlebrush	8m x 4m
<i>Eucalyptus leucoglyph</i> 'Mississ'	Red Flowering Yellow Gum	15m x 7m
<i>Eucalyptus pauciflora</i> 'Little Snowman'	Dwarf Snow Gum	5m x 4m
<i>Allocasuarina verticillata</i> **	Drumming She Oak	5m x 5m
<b>SHRUBS AND THING PLANTS (TO BE SELECTED FROM)</b>		
<i>Bursaria spinosa</i> **	Sweet Bursaria	3m x 2m
<i>Correa alba</i> **	White Correa	1.2m x 1m
<i>Chionodoxa 'Eternal Bliss'</i> **	Emerald Arch Pink Lily	0.7m x 0.7m
<i>Echinum caeruleum</i> **	Pride of Madiera	1.2m x 1.2m
<i>Crawlellia 'Peaches and Cream'</i> **	Peaches and Cream Grevillea	1.5m x 1.5m
<i>Lavandula 'Violet Lace'</i> **	French Lavender	0.75m x 0.75m
<i>Leptospermum myrsinoides</i> **	Heath Tea Tree	2m x 1.5m
<i>Lomandra 'Lime Tuft'</i> **	Lime Tuft Lomandra	0.5m x 0.5m
<i>Lomandra 'Little Cat'</i> **	Little Cat Lomandra	0.4m x 0.4m
<i>Lomandra longifolia</i> **	Spring Headed Mat Rush	1m x 1m
<i>Poa subserotina</i> 'Eskdale'	Eskdale Poa	0.5m x 0.5m
<i>Syngonium australe</i> 'Express'	Express Lilly Philly	1.5m x 1m
<i>Westringia fruticosa</i> 'Aussie Box'	Aussie Box Westringia	0.5m x 0.5m
<i>Poa sieberiana</i> var. <i>sieberiana</i> **	Tussock Grass	0.3m x 0.4m
<b>GROUNDCOVERS AND CLIMBERS (TO BE SELECTED FROM)</b>		
<i>Pandorea pandorana</i> **	Wonga Wonga vine	Climber
<i>Hardenbergia violacea</i> **	Purple Coral Pea	0.3m x 0.25m
<i>Trachodesmum laevis</i> **	Chinese Star Jasmine	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  
 Lemon-scented Gum



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

9



**03 ARTIST IMPRESSIONS**

Human 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, centered 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 FROM THE SOUTH EAST CORNER LOOKING NORTHWEST 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 LINKING PATHWAY FOR TOWNHOUSES.

13

VIEW 3



VIEW FROM WITHIN NORTHERN FEATURE PLANTING AREA IN LINEAR RESERVE, LOOKING ACROSS NORTHERN 'FAIRWAY' GRASSED AREA WITH AVENUE TREE PLANTINGS.

 14 ARTIST IMPRESSIONS

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

VIEW 4



VIEW FROM WITHIN SOUTHWEST PEDESTRIAN LINK, LOOKING EAST TOWARD CENTRAL 'CLUBHOUSE' SHELTER WITHIN THE LINEAR RESERVE AND DEMONSTRATING FEATURE PLANTING WITHIN LINK.

16

VIEW 5



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

**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 LINAR PARK, LOOKING SOUTHWEST DEMONSTRATES OVERALL LAYOUT OF OPEN SPACE AREA, ALONG WITH SPRETTER, LINK AND TREE PLANTINGS.

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**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 queries relating to interface treatments.

The document provides cross sectional views along the western and eastern (reflective of northern interface) interfaces and seeks to aid in Council's understanding of the treatments proposed as part of development of the site and bulk earthworks.

We note that the cross sections adequately demonstrate the proposal's ability to provide for useable and functional open space within the above mentioned interfaces, whilst also ensuring that tree planting and protection of existing trees can occur. Further detailed are the site levels proposed as part of the earthworks (to be refined) and how these levels relate to, and interface with, front and rear fencing of the relevant dwelling designs.

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

# 182 CHAPEL ROAD, KEYSBOROUGH

Landscape Sections

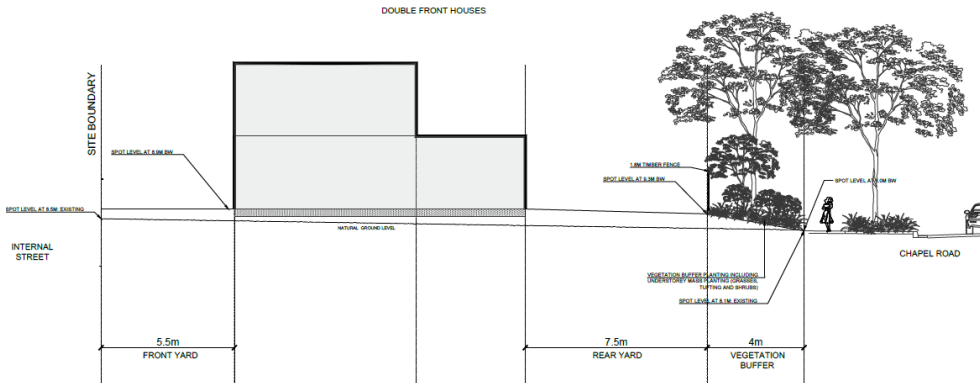
Human Habitats:  
Urban Planning and  
Design Studio

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Date: November 2021

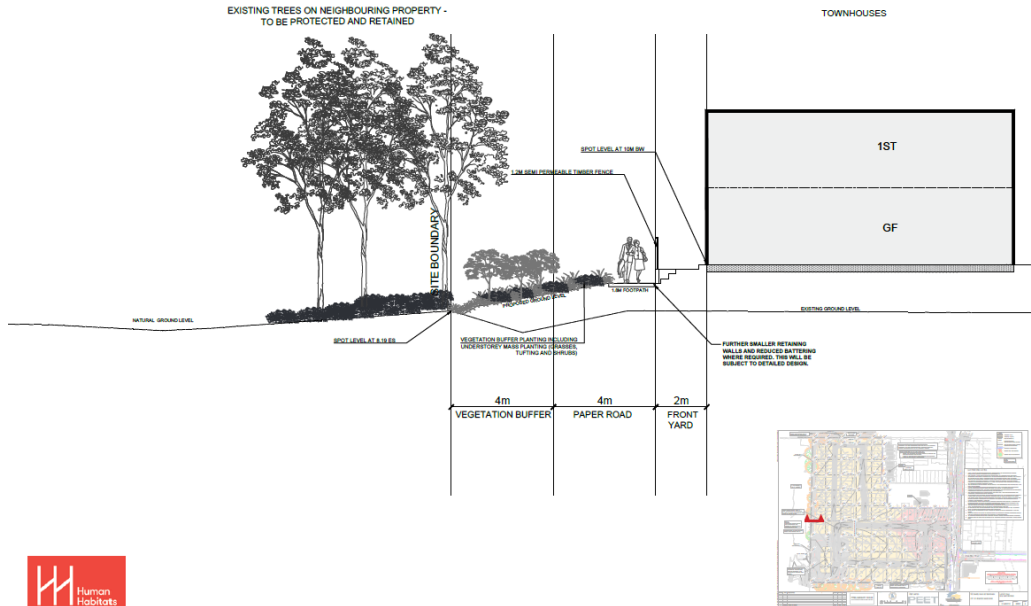


182 CHAPEL ROAD, KEYSBOROUGH CHAPEL ROAD  
 INTERFACE (LOT 26) SECTION  
 1:100 - A3

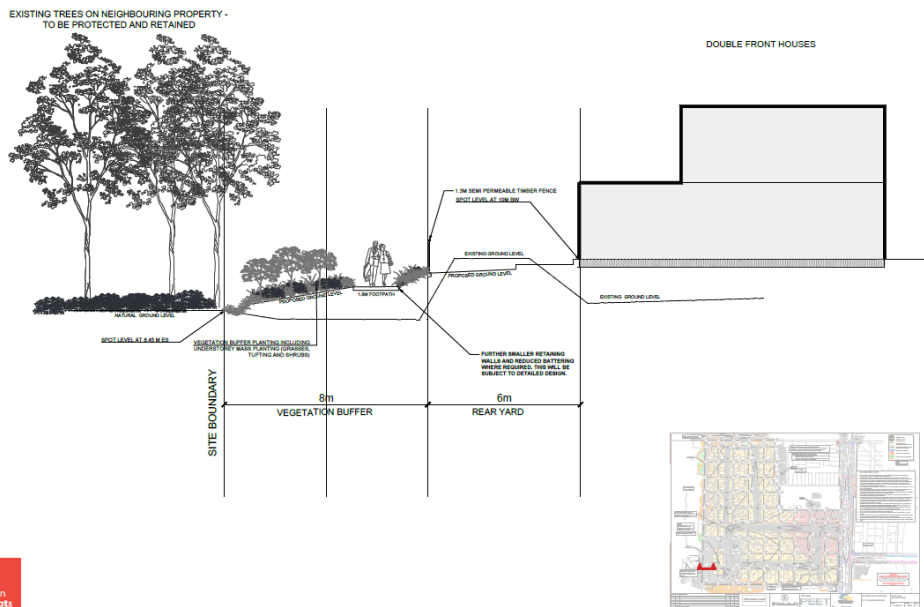


**2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)**

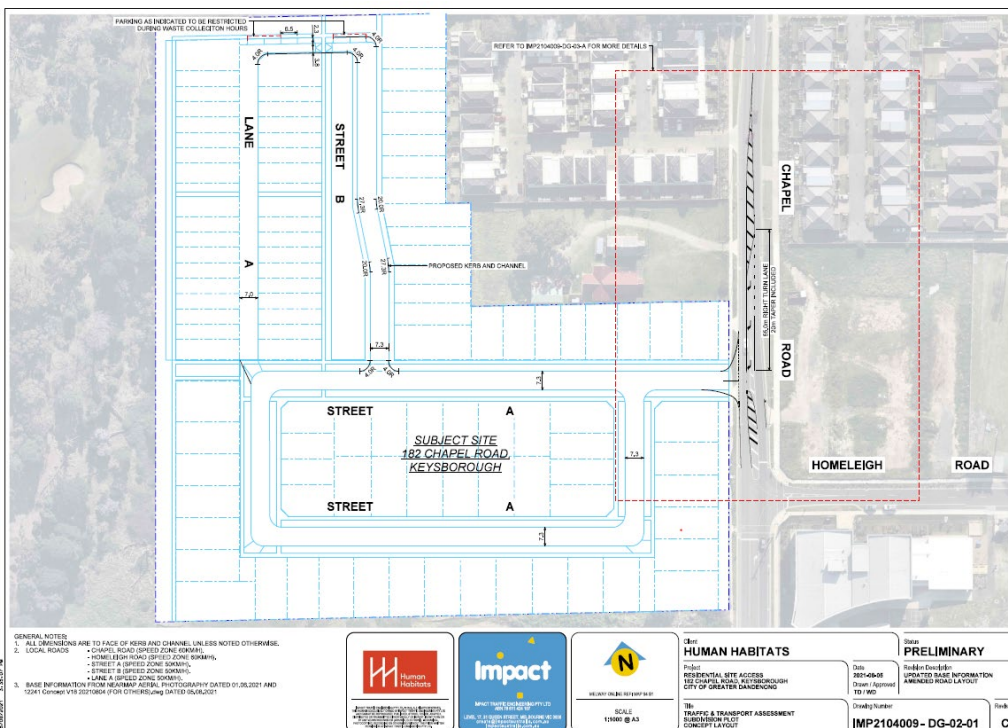
182 CHAPEL ROAD, KEYSBOROUGH  
 TOWNHOUSE INTERFACE (CH100) SECTION  
 1:100 - A3



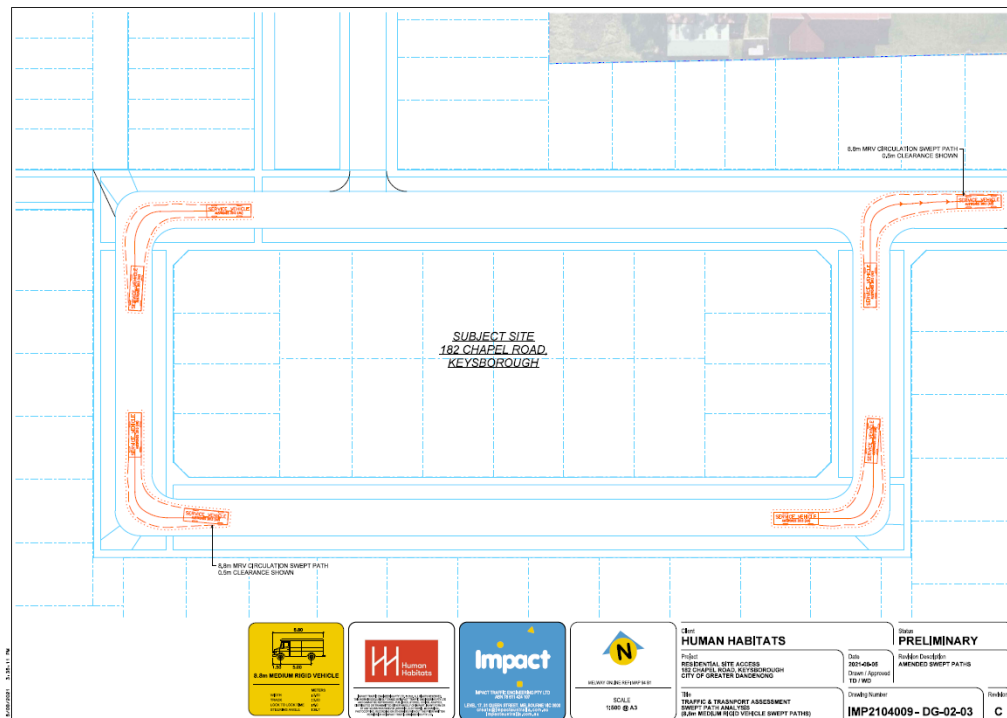
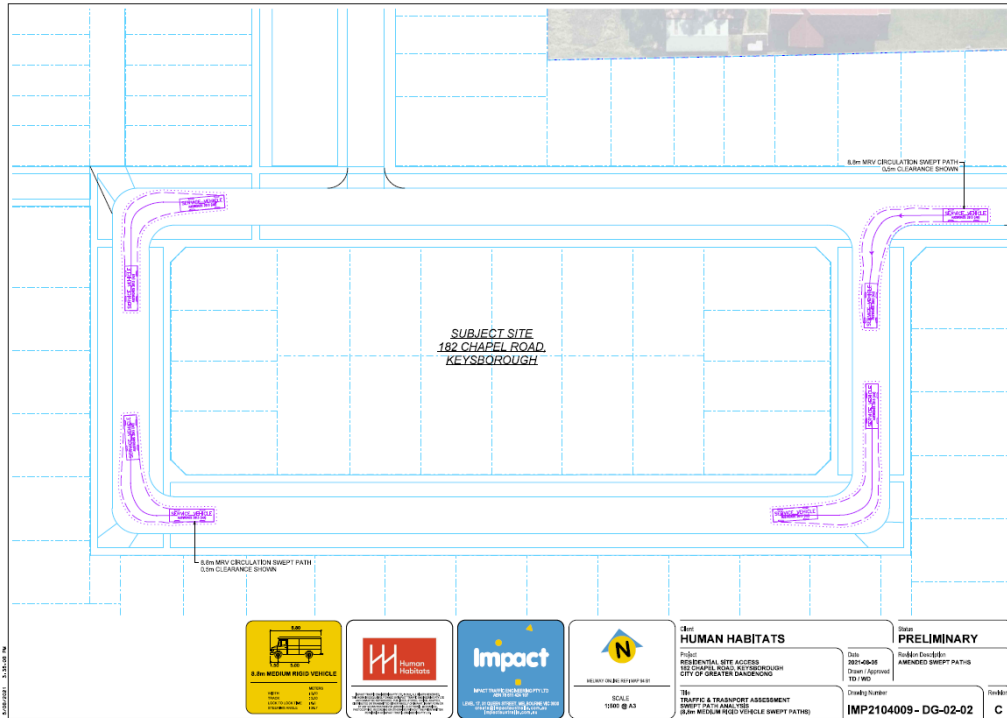
182 CHAPEL ROAD, KEYSBOROUGH  
 CONVENTIONAL LOT INTERFACE (CH25) SECTION  
 1:100 - A3



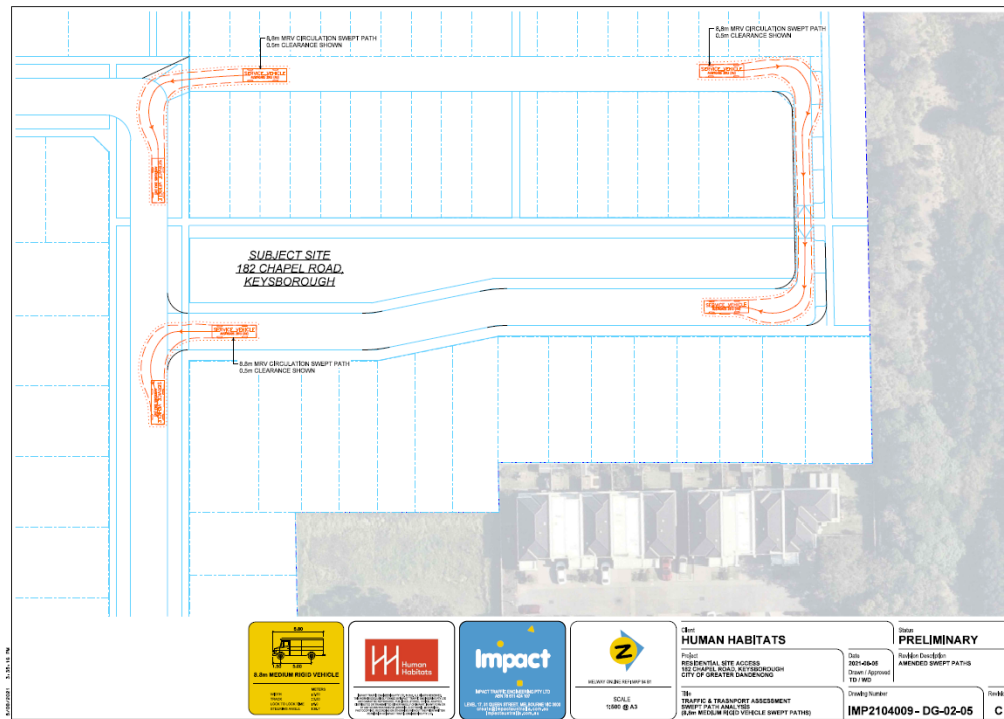
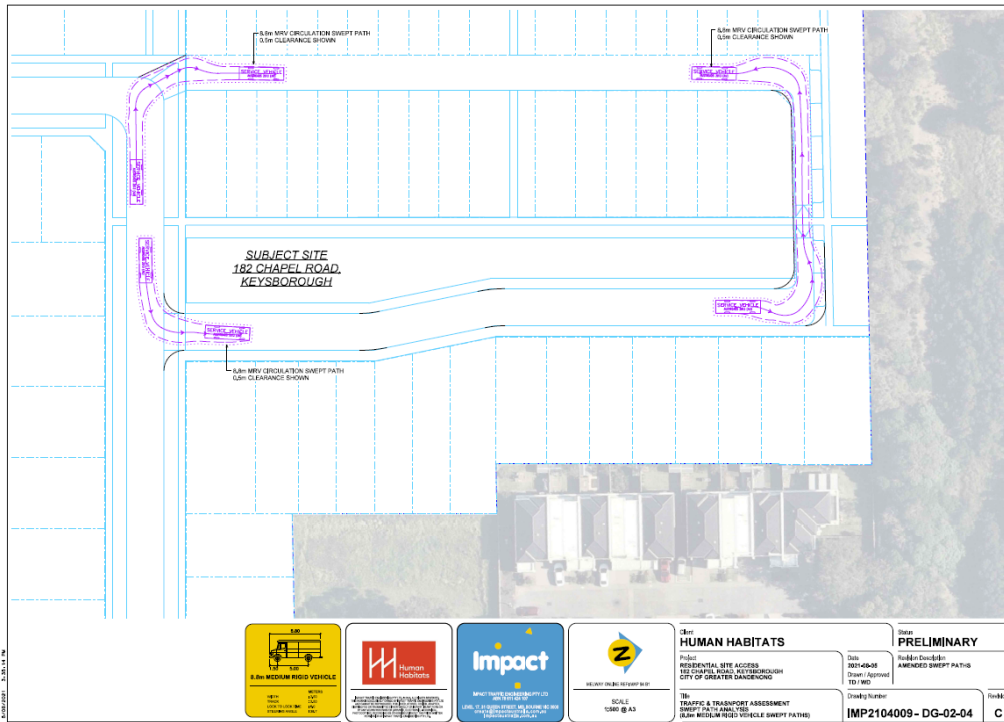
**2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)**



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

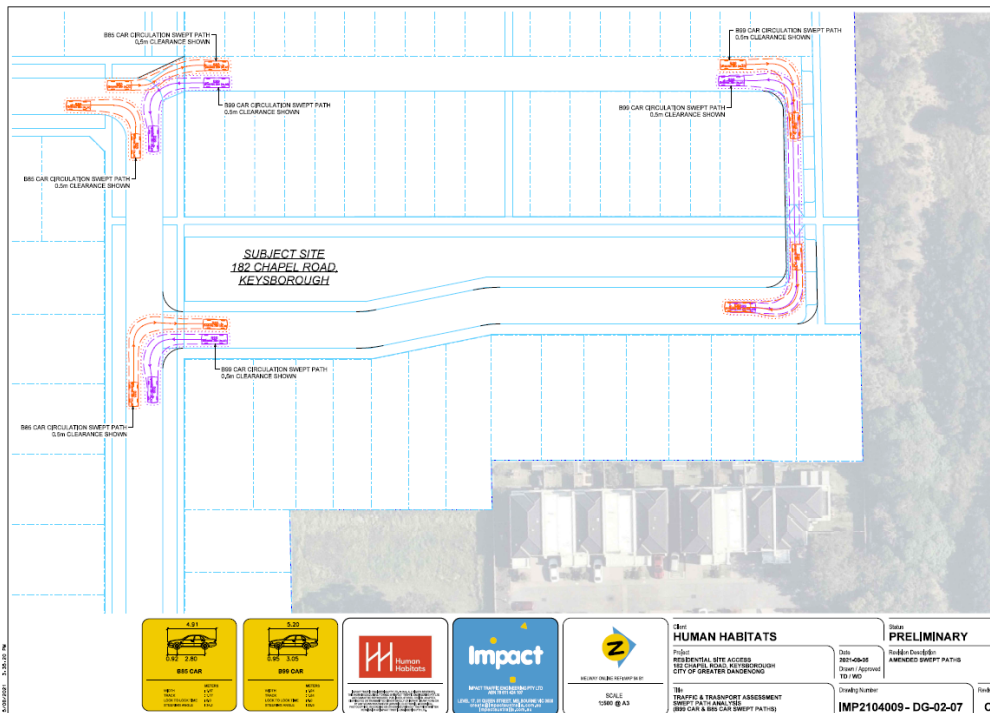
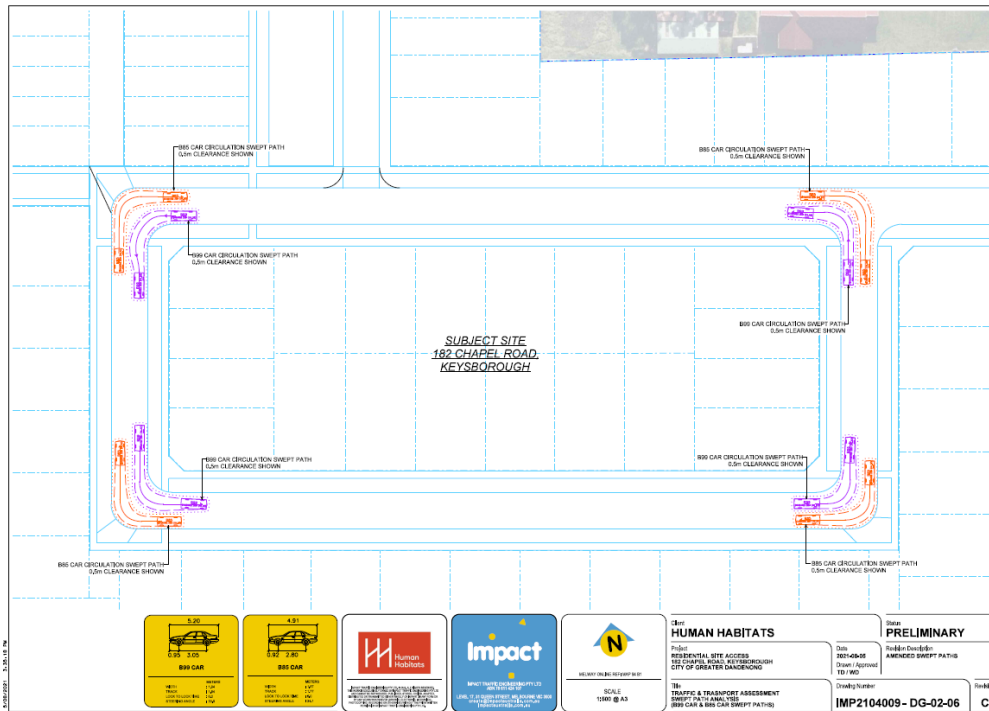


**2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)**



ORDINARY COUNCIL MEETING - AGENDA

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



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**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><b>Principle not met. Condition required</b></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><b>Principle not met. Condition required</b></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><b>Principle met</b></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><b>Principle met with condition</b></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><b>Principle met</b></p>

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

ORDINARY COUNCIL MEETING - AGENDA

**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><b>✓ Principle met</b> Non-habitable room windows are located away from street frontages</p>
<p><b>Landscaping</b></p>	<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><b>Condition required</b> A landscape plan has not been provided, but can be required as a permit conditions. <b>Condition required</b> A landscape plan has not been provided, but can be required as a permit conditions. <b>Condition required</b> A landscape plan has not been provided, but can be required as a permit conditions. <b>Condition required</b> A landscape plan has not been provided, but can be required as a permit conditions. <b>Condition required</b> A landscape plan has not been provided, but can be required as a permit conditions. <b>Condition required</b> A condition is required to ensure that plan shows the mechanism used to retain and protect the existing native veg from impact. <b>Condition required</b> A landscape plan has not been provided, but can be required as a permit conditions. <b>Condition required</b> A landscape plan has not been provided, but can be required as a permit conditions. <b>Condition required</b> A landscape plan has not been provided, but can be required as a permit conditions. <b>Condition required</b> A landscape plan has not been provided, but can be required as a permit conditions.</p>

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ORDINARY COUNCIL MEETING - AGENDA

**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><b>Condition required</b> A landscape plan has not been provided, but can be required as a permit conditions.</p>
<p>Car parking</p>	<p>The existing level of on-street car parking should be maintained by avoiding second crossovers on allotments with frontage widths less than 17 metres.</p> <p>On-site car parking should be:</p> <ul style="list-style-type: none"> <li>Well integrated into the design of the building,</li> <li>Generally hidden from view or appropriately screened where necessary,</li> <li>Located to the side or rear of the site so as to not dominate the streetscape and to maximise soft landscaping opportunities at ground level.</li> </ul> <p>Where car parking is located within the front setback it should be:</p> <ul style="list-style-type: none"> <li>Fully located within the site boundary, and</li> <li>Capable of fully accommodating a vehicle between a garage or carport and the site boundary.</li> </ul> <p>Developments with basement car parking should consider flooding concerns where applicable.</p>	<p><b>Principle met</b> Only one access point off Chapel Road is proposed.</p> <p><b>Principle met</b> Car parking is integrated.</p> <p><b>Principle not met. Condition required</b> 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:</p> <p>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><b>Principle met</b> Low permeable fences proposed.</p> <p><b>Principle met</b></p> <p><b>Principle met</b> Adequate space is provided throughout the site for canopy trees.</p> <p><b>Principle met</b> Low permeable fencing is proposed.</p>

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

ORDINARY COUNCIL MEETING - AGENDA

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

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ORDINARY COUNCIL MEETING - AGENDA

**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"> <li>• Not exceeding the height of the neighbouring significant building;</li> <li>• Minimising the visibility of higher sections of the new building; and</li> <li>• Setting higher sections back at least the depth of one room from the frontage.</li> </ul>	<p><b>Condition required.</b>                  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"> <li>Preserve the amenity of adjoining dwellings through responsive site design that considers the privacy, solar access and outlook of adjoining properties.</li> <li>Maximise thermal performance and energy efficiency of the built form by addressing orientation, passive design and fabric performance</li> <li>Ensure that building height, massing articulation responds sensitively to existing residential interfaces, site circumstances, setbacks and streetscape and reduces the need for screening.</li> </ul>	<p>✓ <b>Principle met</b>                  No overlooking or overshadowing proposed.</p> <p>✓ <b>Principle met</b>                  SMP submitted. Dwellings achieve BESS score of 51% through the use of water efficient fixtures and fittings, solar panels, water tanks, etc</p> <p>✓ <b>Principle met</b>                  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 2<sup>nd</sup> 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 - AGENDA

**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><b>Conditions required.</b> 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>✓ <b>Principle met</b> Each dwelling is provided with a waste storage area within the garage.</p> <p>✓ <b>Principle met</b> Pedestrian pathways are provided.</p>
<p>Materials &amp; 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>✓ <b>Principle met</b> Materials are face brick, rendered finish, vertical cladding various muted colours. These materials are common for residential development.</p> <p>✓ <b>Principle met</b> Materials are face brick, rendered finish, vertical cladding various muted colours. These materials are common for residential development.</p> <p>✓ <b>Principle met</b> No rendered cement sheeting proposed. Variation of materials and colours is proposed.</p> <p>✓ <b>Principle met</b></p>
<p>Domestic services normal</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>✓ <b>Principle met</b></p>

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ORDINARY COUNCIL MEETING - AGENDA

**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>✓ <b>Principle met</b></p>
<p>Internal Amenity</p>	<p>Be designed to avoid the location of domestic and building services:</p> <ul style="list-style-type: none"> <li>• Within secluded private open space areas, including balconies; and</li> <li>• Where they may have noise impacts on adjoining habitable rooms and secluded private open space areas.</li> </ul> <p>Residential development should:</p> <p>Ensure that dwelling layouts have connectivity between the main living area and private open space.</p>	<p>✓ <b>Principle met</b></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>✓ <b>Principle met</b></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 &amp; 7, 55.05-3, 4 &amp; 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.*

ORDINARY COUNCIL MEETING - AGENDA

**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
<b>Preferred housing type</b>	The preferred housing type for the Incremental Change Area is medium density.	<p>✓ <b>Principle met</b> Medium density is proposed.</p>
<b>Building Height</b>	The preferred maximum building height for land within the GRZ1 and GRZ2 is up to 2 storeys, including ground level.	<p>✓ <b>Principle met</b> Maximum 3 storeys proposed.</p>
<b>Landscaping</b>	Residential development should use landscaping to create a landscaped character, particularly canopy trees in front and rear gardens; and to protect the outlook of adjoining properties	<p>✓ <b>Principle met with conditions</b> 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>
<b>Setbacks, front boundary and width</b>	Parking, paving and car access within the front boundary setback should be limited in order to maximise the opportunity for soft landscaping and prevent the over dominance of carports and garages in the street.	<p>✓ <b>Principle met</b> Adequate space would be provided along each side of the accessway to accommodate landscaping and canopy tree planting.</p>
<b>Private open space</b>	Residential development should provide secluded private open space at the side or rear of each dwelling to avoid the need for excessive screening or high front fencing.	<p>✓ <b>Principle met</b> Private open space is located at the site or rear.</p>
<b>Bulk &amp; Built</b>	Residential development should:	

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ORDINARY COUNCIL MEETING - AGENDA

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

<p><b>Form</b></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><b>* Principle not met. Condition required</b></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>
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ORDINARY COUNCIL MEETING - AGENDA

**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"> <li>• The visual impact of the building bulk does not adversely affect the identified future character of the area;</li> <li>• Overlooking and/or overshadowing does not adversely affect the amenity of neighbouring properties;</li> <li>• The building bulk does not adversely affect the planting and future growth of canopy trees to maturity;</li> <li>• Sufficient side and rear boundary landscaping can be provided to screen adjoining properties;</li> <li>• Upper storey components are well recessed from adjoining sensitive interfaces.</li> </ul>	<p><b>* Principle not met. Condition required</b> 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>
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**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><b>Principle met with conditions</b> Conditions are required to ensure the garages to the common laneway are provided with variation in forms, colours and textures.</p>
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*If the details of the attachment are unclear please contact Governance on 8571 5309.*

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**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:	<b>✓ Standard met</b>
	<ul style="list-style-type: none"> <li>Be at least 3 metres wide.</li> </ul>	Common accessway is 7-7.3m. Driveways are at least 3m wide.
	<ul style="list-style-type: none"> <li>Have an internal radius of at least 4 metres at changes of direction or intersection or be at least 4.2 metres wide.</li> </ul>	<b>✓ Standard met</b>
	<ul style="list-style-type: none"> <li>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.</li> </ul>	<b>✓ Standard met</b> Common accessway is 7-7.3m. Vehicles can exit forwards.
	<ul style="list-style-type: none"> <li>Provide at least 2.1 metres headroom beneath overhead obstructions, calculated for a vehicle with a wheel base of 2.8 metres.</li> </ul>	<b>✓ Standard met</b>
	<ul style="list-style-type: none"> <li>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.</li> </ul>	<b>✓ Standard met</b> Vehicles can exit forwards
	<ul style="list-style-type: none"> <li>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.</li> </ul>	<b>✓ Standard met</b> Passing area not required.
	<ul style="list-style-type: none"> <li>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.</li> </ul>	<b>Standard met subject to conditions</b> Permit conditions can ensure that mailboxes are provided clear of the corner splay area.
	<ul style="list-style-type: none"> <li>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.</li> </ul>	<b>✓ Standard met</b>

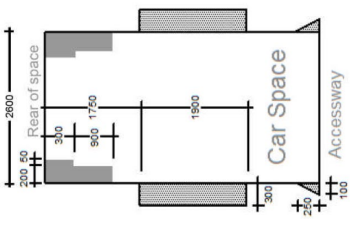
*If the details of the attachment are unclear please contact Governance on 8571 5309.*

**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><b>Design standard 2 – Car parking spaces</b></p>	<p>Car parking spaces and accessways must have the minimum dimensions as outlined in Table 2.</p> <p><b>Table 2: Minimum dimensions of car parking spaces and accessways</b></p> <table border="1"> <thead> <tr> <th>Angle of car parking spaces to access way</th> <th>Accessway width</th> <th>Car space width</th> <th>Car space length</th> </tr> </thead> <tbody> <tr> <td>Parallel</td> <td>3.6 m</td> <td>2.3 m</td> <td>6.7 m</td> </tr> <tr> <td>45°</td> <td>3.5 m</td> <td>2.6 m</td> <td>4.9 m</td> </tr> <tr> <td>60°</td> <td>4.9 m</td> <td>2.6 m</td> <td>4.9 m</td> </tr> <tr> <td>90°</td> <td>6.4 m</td> <td>2.6 m</td> <td>4.9 m</td> </tr> <tr> <td></td> <td>5.8 m</td> <td>2.8 m</td> <td>4.9 m</td> </tr> <tr> <td></td> <td>5.2 m</td> <td>3.0 m</td> <td>4.9 m</td> </tr> <tr> <td></td> <td>4.8 m</td> <td>3.2 m</td> <td>4.9 m</td> </tr> </tbody> </table> <p><i>Note to Table 2: Some dimensions in Table 2 vary from those shown in the Australian Standard AS2890.1-2004 (off street). The dimensions shown in Table 2 allocate more space to aisle widths and less to marked spaces to provide improved operation and access. The dimensions in Table 2 are to be used in preference to the Australian Standard AS2890.1-2004 (off street) except for disabled spaces which must achieve Australian Standard AS2890.6-2009 (disabled).</i></p>	Angle of car parking spaces to access way	Accessway width	Car space width	Car space length	Parallel	3.6 m	2.3 m	6.7 m	45°	3.5 m	2.6 m	4.9 m	60°	4.9 m	2.6 m	4.9 m	90°	6.4 m	2.6 m	4.9 m		5.8 m	2.8 m	4.9 m		5.2 m	3.0 m	4.9 m		4.8 m	3.2 m	4.9 m	<p>✓ Standard met</p>
Angle of car parking spaces to access way	Accessway width	Car space width	Car space length																															
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**2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)**

<p>✓ <b>Standard met</b></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"> <li>• A column, tree or tree guard, which may project into a space if it is within the area marked 'tree or column permitted' on Diagram 1.</li> <li>• A structure, which may project into the space if it is at least 2.1 metres above the space.</li> </ul> <p><b>Diagram 1 Clearance to car parking spaces</b></p>  <p>Dimensions in millimetres          Clearance required          Tree or column permitted</p>
<p>✓ <b>Standard met</b>                  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>✓ <b>Standard met</b></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>✓ <b>Standard met</b>                  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>✓ <b>Standard met</b></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>

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

<b>Design standard 3: Gradients</b>	<p>Accessway grades must not be steeper than 1:10 (10 per cent) within 5 metres of the frontage to ensure safety for pedestrians and vehicles. The design must have regard to the wheelbase of the vehicle being designed for; pedestrian and vehicular traffic volumes; the nature of the car park; and the slope and configuration of the vehicle crossover at the site frontage. This does not apply to accessways serving three dwellings or less.</p> <p>Ramps (except within 5 metres of the frontage) must have the maximum grades as outlined in Table 3 and be designed for vehicles travelling in a forward direction.</p>	<p>NA. No ramps proposed.</p> <p>NA. No ramps proposed.</p>													
<b>Table 3:</b>	<p style="text-align: center;"><b>Ramp gradients</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Type of car park</th> <th style="text-align: center;">Length of ramp</th> <th style="text-align: center;">Maximum grade</th> </tr> </thead> <tbody> <tr> <td rowspan="2">Public car parks</td> <td>20 metres or less</td> <td style="text-align: center;">1:5 (20%)</td> </tr> <tr> <td>longer than 20 metres</td> <td style="text-align: center;">1:6 (16.7%)</td> </tr> <tr> <td rowspan="2">Private or residential car parks</td> <td>20 metres or less</td> <td style="text-align: center;">1:4 (25%)</td> </tr> <tr> <td>longer than 20 metres</td> <td style="text-align: center;">1:5 (20%)</td> </tr> </tbody> </table>	Type of car park	Length of ramp	Maximum grade	Public car parks	20 metres or less	1:5 (20%)	longer than 20 metres	1:6 (16.7%)	Private or residential car parks	20 metres or less	1:4 (25%)	longer than 20 metres	1:5 (20%)	
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	<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>NA. No ramps proposed.</p>													
<b>Design standard 4: Mechanical parking</b>	<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"> <li>• At least 25 per cent of the mechanical car parking spaces can accommodate a vehicle clearance height of at least 1.8 metres.</li> <li>• Car parking spaces the require the operation of the system are not allowed to visitors unless used in a valet parking situation.</li> <li>• The design and operation is to the satisfaction of the responsible authority.</li> </ul>	<p>NA. 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>													

ORDINARY COUNCIL MEETING - AGENDA

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

<p><b>Design standard 5: Urban design</b></p>	<p>Ground level car parking, garage doors and accessways must not visually dominate public space.</p>	<p><b>Standard met with conditions</b> 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><b>Design standard 6: Safety</b></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>✓ <b>Standard met</b></p> <p>✓ <b>Standard met</b></p> <p>✓ <b>Standard met</b></p> <p><b>Standard met with conditions</b></p>

ORDINARY COUNCIL MEETING - AGENDA

**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><b>Standard met with conditions</b>                  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>✓ <b>Standard met</b></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>✓ <b>Standard met</b></p>
<p><b>Design standard 7: Landscaping</b></p>	<p>The layout of car parking areas must provide for water sensitive urban design treatment and landscaping.</p>	<p><b>Standard met with conditions</b>                  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><b>Standard met with conditions</b>                  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><b>Standard met with conditions</b>                  A detailed landscape plan has not been provided, but can be required as a permit conditions.</p>

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**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><b>x Standard not met, however permit conditions will resolve non-compliance</b></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> <p><b>✓ Standard met</b></p> <p>As above</p>

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

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

<b>Decision Guidelines</b>	Any relevant neighbourhood character objective, policy or statement set out in this scheme. The neighbourhood and site description. The design response.
<b>Objectives</b>	To ensure that the design respects the existing neighbourhood character or contributes to a preferred neighbourhood character. To ensure that development responds to the features of the site and the surrounding area.

**Clause 55.02-2 Residential policy objectives**

<b>Title &amp; Objective</b>	<b>Standards</b>	<b>Standard Met/Standard Not Met/NA</b>
<b>Standard E2</b>	An application must be accompanied by a written statement to the satisfaction of the responsible authority that describes how the development is consistent with any relevant policy for housing in the PPF and the LPPF, including the MSS and local planning policies.	<b>Standard met</b> The written assessment submitted with the application assessing the proposal against the State and Local Policy and Clause 55 adequately responds to Policy.
<b>Decision Guidelines</b>	The PPF and the LPPF including the MSS and local planning policies. The design response.	
<b>Objectives</b>	To ensure that residential development is provided in accordance with any policy for housing in the PPF and the LPPF, including the MSS and local planning policies. To support medium densities in areas where development can take advantage of public and community infrastructure and services.	

**Clause 55.02-3 Dwelling diversity objective**

<b>Title &amp; Objective</b>	<b>Standards</b>	<b>Standard Met/Standard Not Met/NA</b>
<b>Standard E3</b>	Developments of ten or more dwellings should provide a range of dwelling sizes and types, including: <ul style="list-style-type: none"> <li>Dwellings with a different number of bedrooms.</li> <li>At least one dwelling that contains a kitchen, bath or shower, and a toilet and wash basin at ground floor level.</li> </ul>	<b>Standard Met/Standard Not Met/NA</b> <b>x Standard not met, however permit conditions will resolve non-compliance</b> 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.
<b>Objective</b>	To encourage a range of dwellings sizes and types in developments of ten or more dwellings.	

ORDINARY COUNCIL MEETING - AGENDA

**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
<b>Standard B4</b>	<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><b>Standard met, subject to conditions</b> The development will be required to be connected to reticulated services in accordance with the requirements of the relevant authorities. <b>Permit conditions can ensure drainage design is appropriate and will not impact on neighbouring properties.</b></p> <p><b>Standard met, subject to conditions</b> The proposal would be required to provide appropriate landscaping &amp; infrastructure to assist with water runoff as to ensure appropriate services are provided. <b>Permit conditions can ensure drainage design is appropriate and will not impact on neighbouring properties.</b></p> <p><b>Standard met, subject to conditions</b> The large site is currently occupied by one building. <b>Permit conditions can ensure drainage design is appropriate and will not impact on neighbouring properties.</b></p>
<b>Decision Guidelines</b>	<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>	
<b>Objectives</b>	<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
<b>Title &amp; Objective</b>	<b>Standards</b>	
<b>Standard B5</b>	Developments should provide adequate vehicle and pedestrian links that maintain or enhance local accessibility.	<b>Standard met</b> 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.	<b>Standard met</b> 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.	<b>x Standard not met, however permit conditions will resolve non-compliance</b>  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.	<b>x Standard not met, however permit conditions will resolve non-compliance</b>  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.
<b>Decision Guidelines</b>	Any relevant urban design objective, policy or statement set out in this scheme. The design response.	
<b>Objective</b>	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.)

Title & Objective	Standard Met/Standard Not Met/NA															
<p><b>Clause 55.03-1 Street setback objective Standards</b></p> <p>Walls of buildings should be set back from streets at least the distance specified in a schedule to the zone:</p> <p><b>RGZ: 5 metres or as per Table B1, whichever is the lesser.</b></p> <p><b>GRZ: 7.5 metres or as per Table B1, whichever is the lesser.</b></p> <p><b>NRZ: As per Table B1.</b></p> <p><b>Table B1 Street setback</b></p> <table border="1" data-bbox="470 918 1125 1601"> <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 of the existing building on the abutting allotment facing the front street or 9 metres, whichever is the lesser. If there is no building on the abutting allotment facing the front street, 6 metres for streets in a 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 of any existing building on the abutting allotment facing the side street or 3 metres, whichever is the lesser. Side walls of new development on a corner site should be setback the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 2 metres, whichever is the lesser.</td> </tr> </tbody> </table>	Development context	Minimum setback from front street (metres)	Minimum setback from a side street (metres)	There is an existing building on both the abutting allotments facing the same street, and the site is not on a corner.	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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>
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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 of the existing building on the abutting allotment facing the front street or 9 metres, whichever is the lesser. If there is no building on the abutting allotment facing the front street, 6 metres for streets in a 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 of any existing building on the abutting allotment facing the side street or 3 metres, whichever is the lesser. Side walls of new development on a corner site should be setback the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 2 metres, whichever is the lesser.														
<b>Decision</b>	<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><b>Guidelines</b></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><b>Objective</b></p>	<p>To ensure that the setbacks of buildings from a street respect the existing or preferred neighbourhood character and make efficient use of the site.</p>	<p>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>


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

Title & Objective	Standard Met/Standard Not Met/NA
<p><b>Clause 55.03-2 Building height objective Standards</b></p> <p><b>Standard B7</b></p> <p>The maximum building height should not exceed the maximum height specified in the zone, schedule to the zone or an overlay that applies to the land.</p> <p><b>RGZ: 13.5 metres discretionary maximum (refer Clause 32.07-8 for details)</b></p> <p><b>GRZ: 11 metres / 3 storeys mandatory maximum (refer Clause 32.08-9)</b></p> <p><b>NRZ: 9 metres / 2 storeys mandatory maximum (refer Clause 32.09-9)</b></p> <p>If no maximum height is specified in the zone, schedule to the zone or an overlay, the maximum building height should not exceed 9 metres, unless the slope of the natural ground level at any cross section wider than 8 metres of the site of the building is 2.5 degrees or more, in which case the maximum building height should not exceed 10 metres.</p> <p>Changes of building height between existing buildings and new buildings should be graduated.</p>	<p><b>Standard met</b></p> <p>Maximum 6.9m, two storeys</p> <p><b>N/A</b></p> <p><b>Standard met</b></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>
<p><b>Decision Guidelines</b></p> <p>Any relevant neighbourhood character objective, policy or statement set out in this scheme.</p> <p>Any maximum building height specified in the zone, a schedule to the zone or an overlay applying to the land.</p> <p>The design response.</p> <p>The effect of the slope of the site on the height of the building.</p> <p>The relationship between the proposed building height and the height of existing adjacent buildings.</p> <p>The visual impact of the building when viewed from the street and from adjoining properties.</p> <p>To ensure that the height of buildings respects the existing or preferred neighbourhood character</p>	
<p><b>Objective</b></p>	

ORDINARY COUNCIL MEETING - AGENDA

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

Clause 55.03-3 Site coverage objective		Standard Met/Standard Not Met/NA
<p><b>Title &amp; Objective</b></p>	<p><b>Standard B8</b></p> <p>The site area covered by buildings should not exceed:</p> <ul style="list-style-type: none"> <li>The maximum site coverage specified in a schedule to the zone, or</li> <li>If no maximum site coverage is specified in a schedule to the zone, 60 per cent.</li> </ul> <p><b>GRZ: 60% (none specified)</b></p>	<p><b>x Standard not met, however permit conditions will resolve non-compliance</b></p> <p>The housing typology (60RT24-1, 60RT24-3, 60RT24-4 &amp; 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><b>Decision Guidelines</b></p>	 <p>Any relevant neighbourhood character objective, policy or statement set out in this scheme.</p> <p>The design response.</p> <p>The existing site coverage and any constraints imposed by existing development or the features of the site.</p> <p>The site coverage of adjacent properties</p> <p>The effect of the visual bulk of the building and whether this is acceptable in the neighbourhood.</p>	<p>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><b>Objective</b></p>	<p>To ensure that the site coverage respects the existing or preferred neighbourhood character and responds to the features of the site.</p>	<p>✓ <b>Objective met, subject to conditions</b> For the reasons above, the proposal meets the objective of Clause 55.03-3.</p>
<p><b>Clause 55.03-4 Permeability and stormwater management objectives</b></p>		
<p><b>Title &amp; Objective</b></p>	<p><b>Standards</b></p>	<p><b>Standard Met/Standard Not Met/NA</b></p>
<p><b>Standard B9</b></p>	<p>The site area covered by the pervious surfaces should be at least:</p> <ul style="list-style-type: none"> <li>The minimum areas specified in a schedule to the zone, or</li> <li>If no minimum is specified in a schedule to the zone, 20 per cent of the site.</li> </ul> <p><b>GR22: 20% (none specified)</b></p> <p>The stormwater management system should be designed to:</p> <ul style="list-style-type: none"> <li>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).</li> <li>Contribute to cooling, improving local habitat and providing attractive and enjoyable spaces</li> </ul>	<p>Minimum is 29%</p> <p>Permit conditions can ensure drainage design is appropriate and will not impact on neighbouring properties.</p>
<p><b>Decision Guidelines</b></p>	<p>The design response.</p> <p>The existing site coverage and any constraints imposed by existing development.</p> <p>The capacity of the drainage network to accommodate additional stormwater.</p> <p>The capacity of the site to absorb run-off.</p> <p>The practicality of achieving the minimum site coverage of pervious surfaces, particularly on lots of less than 300 square metres.</p> <p>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><b>Objectives</b></p>	<p>To reduce the impact of increased stormwater run-off on the drainage system.</p> <p>To facilitate on-site stormwater infiltration.</p> <p>To encourage stormwater management that maximises the retention and reuse of stormwater.</p>	

ORDINARY COUNCIL MEETING - AGENDA

**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
<b>Title &amp; Objective</b>  <b>Standard B10</b>	<b>Standards</b> Buildings should be: <ul style="list-style-type: none"> <li>• Oriented to make appropriate use of solar energy.</li> <li>• Sited and designed to ensure that the energy efficiency of existing dwellings on adjoining lots is not unreasonably reduced.</li> <li>• 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.</li> </ul>	✓ <b>Standard met</b> 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.	✓ <b>Standard met</b> 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.	✓ <b>Standard met</b> The number of north-facing windows has been maximised.
<b>Decision Guidelines</b>	The design response.	
	The size, orientation and slope of the lot.	
	The existing amount of solar access to abutting properties.	
<b>Objectives</b>	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
<b>Title &amp; Objective</b>	<b>Standards</b>	
<b>Standard B11</b>	<p>If any public or communal open space is provided on site, it should:</p> <ul style="list-style-type: none"> <li>• Be substantially fronted by dwellings, where appropriate.</li> <li>• Provide outlook for as many dwellings as practicable.</li> <li>• Be designed to protect any natural features on the site.</li> <li>• Be accessible and useable.</li> </ul>	<p><b>Standard met</b></p> <p>The public open space proposed will be fronted by dwellings and provide outlook for dwellings.</p>
<b>Decision Guidelines</b>	Any relevant plan or policy for open space in the SPPF and the LPPF, including the MSS and local planning policies. The design response.	
<b>Objective</b>	To integrate the layout of development with any public and communal open space provided in or adjacent to the development.	
Clause 55.03-7 Safety objective		Standard Met/Standard Not Met/NA
<b>Title &amp; Objective</b>	<b>Standards</b>	
<b>Standard B12</b>	<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><b>Standard met</b></p> <p>All dwelling entries visible from the street.</p> <p><b>Standard met</b></p> <p>Canopy tree planting has been maximised along the internal road network without compromising safety.</p> <p><b>Standard met with condition</b></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>
<b>Decision Guidelines</b>	Private spaces within developments should be protected from inappropriate use as public thoroughfares.	<b>Standard met</b>
<b>Objectives</b>	The design response. To ensure the layout of development provides for the safety and security of residents and property.	Fencing layout ensures the protection of private spaces.

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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
<b>Title &amp; Objective</b>	<b>Standards</b>	
<b>Standard B13</b>	<p>The landscape layout and design should:</p> <ul style="list-style-type: none"> <li>Protect any predominant landscape features of the neighbourhood.</li> <li>Take into account the soil type and drainage patterns of the site.</li> <li>Allow for intended vegetation growth and structural protection of buildings.</li> <li>In locations of habitat importance, maintain existing habitat and provide for new habitat for plants and animals.</li> <li>Provide a safe, attractive and functional environment for residents.</li> </ul> <p>Development should provide for the retention or planting of trees, where these are part of the character of the neighbourhood.</p> <p>Development should provide for the replacement of any significant trees that have been removed in the 12 months prior to the application being made</p> <p>The landscape design should specify landscape themes, vegetation (location and species), paving and lighting.</p> <p>Development should meet any additional landscape requirements specified in a schedule to the zone.</p> <p><b>All schedules to all residential zones:</b>  <b>"70% of ground level front setback, and side and rear setbacks, planted with substantial landscaping and canopy trees."</b></p>	<p><b>Standard met with conditions</b>                      A detailed landscape plan has not been provided, but can be required as a permit conditions.</p> <p><b>Standard met with conditions</b>                      A plan showing retention of native trees can be requested as a permit condition.</p> <p><b>Standard met with conditions</b>                      A detailed landscape plan has not been provided, but can be required as a permit conditions.</p> <p><b>Standard met</b>                      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>
<b>Decision Guidelines</b>	<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>	
<b>Objectives</b>	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><b>Clause 55.03-9 Access objective</b></p>	<p><b>Standards</b></p>	<p><b>Standard Met/Standard Not Met/NA</b></p>
<p><b>Title &amp; Objective</b></p>	<p><b>Standard B14</b></p>	
	<p>The width of accessways or car spaces should not exceed:</p> <ul style="list-style-type: none"> <li>• 33 per cent of the street frontage, or</li> <li>• if the width of the street frontage is less than 20 metres, 40 per cent of the street frontage.</li> </ul>	<p>✓ <b>Standard met</b> One accessway provided off Chapel Road</p>
	<p>No more than one single-width crossover should be provided for each dwelling fronting a street.</p>	<p>✓ <b>Standard met</b> As above</p>
	<p>The location of crossovers should maximise retention of on-street car parking spaces.</p>	<p><b>Not applicable</b> As above</p>
	<p>The number of access points to a road in a Transport Zone 2 or Transport Zone 3 should be minimised.</p>	<p>✓ <b>Standard met</b> Only one access off Chapel Road.</p>
	<p>Developments must provide for access for service, emergency and delivery vehicles.</p>	<p>✓ <b>Standard met</b></p>
<p><b>Decision Guidelines</b></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>To ensure the number and design of vehicle crossovers respects the neighbourhood character.</p>	
<p><b>Objectives</b></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
<b>Title &amp; Objective</b>	<b>Standards</b>	
<b>Standard B15</b>	<p>Car parking facilities should:</p> <ul style="list-style-type: none"> <li>• Be reasonably close and convenient to dwellings and residential buildings.</li> <li>• Be secure.</li> <li>• Be well ventilated if enclosed.</li> </ul> <p>Shared accessways or car parks of other dwellings and residential buildings should be located at least 1.5 metres from the windows of habitable rooms. This setback may be reduced to 1 metre where there is a fence at least 1.5 metres high or where window sills are at least 1.4 metres above the accessway.</p>	<p>✓ <b>Standard met</b> Direct access to dwelling from garage</p>
<b>Decision Guidelines</b>	The design response.	<p>✓ <b>Standard met</b> Minimum setback of 1.8m for habitable room windows abutting the accessway</p>
<b>Objectives</b>	<p>To provide convenient parking for residents and visitors vehicles.</p> <p>To protect residents from vehicular noise within developments.</p>	

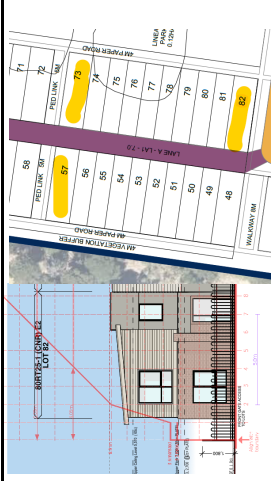
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2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)

<p><b>Clause 55.04-1 Side and rear setbacks objective</b></p>	<p><b>Standards</b></p>	<p><b>Standard Met/Standard Not Met/NA</b></p>
<p><b>Standard B17</b></p>	<p>A new building not on or within 200mm of a boundary should be setback from side or rear boundaries:</p> <ul style="list-style-type: none"> <li>At least the distance specified in a schedule to the zone, or</li> <li><b>NRZ1:</b> "A building wall opposite an area of secluded private open space or a window to a living room of an existing dwelling should be setback a minimum of 2 metres."</li> <li>If no distance is specified in a schedule to the zone, 1 metre, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres.</li> </ul> <p><b>Diagram B1 Side and rear setbacks</b></p>	<p><b>x Standard not met</b></p> <p>Corner sites Lot 57, 73, 82 do not comply</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><b>Decision Guidelines</b></p>	<p>Any relevant neighbourhood character objective, policy or statement set out in this scheme.</p> <p>The design response.</p> <p>The impact on the amenity of the habitable room windows and secluded private open space of existing dwellings.</p> <p>Whether the wall is opposite an existing or simultaneously constructed wall built to the boundary.</p> <p>Whether the wall abuts a side or rear lane.</p>	<p>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><b>Objectives</b></p>	<p>To ensure that the height and setback of a building from a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.</p>	<p>✔ <b>Objective met</b> For the reasons above, the proposal is considered to meet the objectives of Clause 55.04-1.</p>

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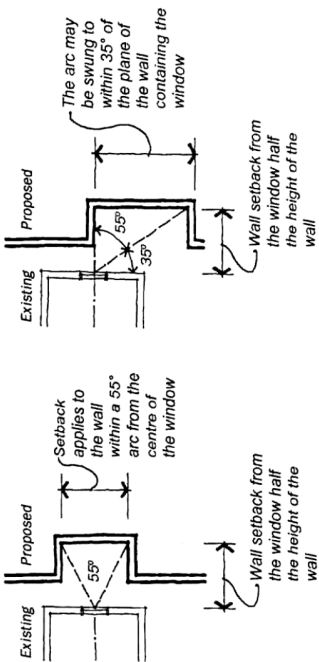
**2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)**

Clause 55.04-2 Walls on boundaries objective		Standard Met/Standard Not Met/NA
Title & Objective	Standards	
<b>Standard B18</b>	<p>A new wall constructed on or within 200mm of a side or rear boundary of a lot or a carport constructed on or within 1 metre of a side or rear boundary of lot should not abut the boundary:</p> <ul style="list-style-type: none"> <li>• For a length of more than the distance specified in the schedule to the zone; or</li> <li>• If no distance is specified in a schedule to the zone, for a length of more than:                             <ul style="list-style-type: none"> <li>- 10 metres plus 25 per cent of the remaining length of the boundary of an adjoining lot, or</li> <li>- Where there are existing or simultaneously constructed walls or carports abutting the boundary on an abutting lot, the length of the existing or simultaneously constructed walls or carports, whichever is the greater.</li> </ul> </li> </ul> <p>A new wall or carport may fully abut a side or rear boundary where slope and retaining walls or fences would result in the effective height of the wall or carport being less than 2 metres on the abutting property.</p> <p>A building on a boundary includes a building set back up to 200mm from a boundary.</p> <p>The height of a new wall constructed on or within 200 mm of a side or rear boundary or a carport constructed on or within 1 metre of a side or rear boundary should not exceed an average of 3.2 metres with no part higher than 3.6 metres unless abutting a higher existing or simultaneously constructed wall.</p> <p>Any relevant neighbourhood character objective, policy or statement set out in this scheme.</p> <p>The design response.</p> <p>The extent to which walls on boundaries are part of the neighbourhood character.</p> <p>The impact on the amenity of existing dwellings.</p> <p>The opportunity to minimise the length of walls on boundaries by aligning a new wall on a boundary with an existing wall on a lot of an adjoining property.</p> <p>The orientation of the boundary that the wall is being built on.</p> <p>The width of the lot.</p> <p>The extent to which the slope and retaining walls or fences reduce the effective height of the wall.</p> <p>Whether the wall abuts a side or rear lane.</p> <p>The need to increase the wall height to screen a box gutter.</p> <p>To ensure that the location, length and height of a wall on a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.</p>	<p><b>Standard Met</b></p> <p>✓ Standard met</p> <p>No walls on boundary of the subject site.</p> <p><b>Not applicable</b></p> <p><b>Not applicable</b></p> <p><b>Not applicable</b></p>
<b>Decision Guidelines</b>		
<b>Objectives</b>		

Clause 55.04-3 Daylight to existing windows objective

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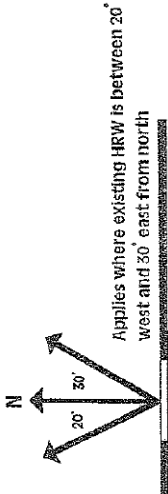
**2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)**

Title & Objective	Standards	Standard Met/Standard Not Met/NA
<p><b>Standard B19</b></p>	<p>Buildings opposite an existing habitable room window should provide for a light court to the existing window that has a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky. The calculation of the area may include land on the abutting lot.</p> <p>Walls or carports more than 3 metres in height opposite an existing habitable room window should be set back from the window at least 50 per cent of the height of the new wall if the wall is within a 55 degree arc from the centre of the existing window. The arc may be swung to within 35 degrees of the plane of the wall containing the existing window.</p> <p><b>Diagram B2 Daylight to existing windows</b></p>  <p>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>✓ <b>Standard met</b> No habitable room windows on abutting lots within close proximity of the subject site.</p> <p>✓ <b>Standard met</b></p>
<p><b>Decision Guidelines</b></p>	<p>The design response.</p> <p>The extent to which the existing dwelling has provided for reasonable daylight access to its habitable rooms through the siting and orientation of its habitable room windows.</p> <p>The impact on the amenity of existing dwellings.</p> <p>To allow adequate daylight into existing habitable room windows.</p>	
<p><b>Objective</b></p>		

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

<p><b>Clause 55.04-4 North-facing windows objective</b>  <b>Standards</b>  <b>Standard B20</b></p>	<p>If a north-facing habitable room window of an existing dwelling is within 3 metres of a boundary on an abutting lot, a building should be setback from the boundary 1 metre, plus 0.6 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres, for a distance of 3 metres from the edge of each side of the window.</p> <p><b>Diagram B3 North-facing windows</b></p>	<p><b>Standard Met/Standard Not Met/NA</b></p> <p>✓ <b>Standard met</b>          No north facing windows on abutting lots within 3 metres of the boundary.</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>	
<b>Decision Guidelines</b>	<p>The design response.</p> <p>Existing sunlight to the north-facing habitable room window of the existing dwelling.</p> <p>The impact on the amenity of existing dwellings.</p> <p>To allow adequate solar access to existing north-facing habitable room windows.</p>	
<b>Objective</b>		
<b>Clause 55.04-5 Overshadowing open space objective</b>		
<b>Title &amp; Objective</b>	<b>Standards</b>	<b>Standard Met/Standard Not Met/NA</b>
<b>Standard B21</b>	<p>Where sunlight to the secluded private open space of an existing dwelling is reduced, at least 75 per cent, or 40 square metres with a minimum dimension of 3 metres, whichever is the lesser area, of the secluded private open space should receive a minimum of five hours of sunlight between 9am and 3pm on 22 Sept.</p> <p>If existing sunlight to the secluded private open space of an existing dwelling is less than the requirements of this standard, the amount of sunlight should not be further reduced.</p>	<p><b>Standard met</b> Proposed dwellings are well setback. No overshadowing.</p> <p><b>Standard met</b> Proposed dwellings are well setback. No overshadowing.</p>
<b>Decision Guidelines</b>	<p>The design response.</p> <p>The impact on the amenity of existing dwellings.</p> <p>Existing sunlight penetration to the secluded private open space of the existing dwelling.</p> <p>The time of day that sunlight will be available to the secluded private open space of the existing dwelling.</p> <p>The effect of a reduction in sunlight on the existing use of the existing secluded private open space.</p>	
<b>Objective</b>	To ensure buildings do not significantly overshadow existing secluded private open space.	

ORDINARY COUNCIL MEETING - AGENDA

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 &amp; Objective</p>	<p>Standards</p>	<p>Standard Met/Standard Not Met/NA</p>
<p><b>Standard B22</b></p>	<p>A habitable room window, balcony, terrace, deck or patio should be located and designed to avoid direct views into the secluded private open space of an existing dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio. Views should be measured within a 45 degree angle from the plane of the window or perimeter of the balcony, terrace, deck or patio, and from a height of 1.7 metres above floor level.</p> <p><b>Diagram B4 Overlooking open space</b></p>	<p>Standard met</p> <p>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"> <li>• Offset a minimum of 1.5 metres from the edge of one window to the edge of the other.</li> <li>• Have sill heights of at least 1.7 metres above floor level.</li> </ul>	

ORDINARY COUNCIL MEETING - AGENDA

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

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

**Clause 55.04-7 Internal views objective**

<b>Title &amp; Objective</b>	<b>Standards</b>	<b>Standard Met/Standard Not Met/NA</b>
<b>Standard B23</b>	Windows and balconies should be designed to prevent overlooking of more than 50 per cent of the secluded private open space of a lower-level dwelling or residential building directly below and within the same development.	<b>Standard met</b> No dwellings directly below.
<b>Decision Guidelines</b>	The design response.	
<b>Objective</b>	To limit views into the secluded private open space and habitable room windows of dwellings and residential buildings within a development.	

ORDINARY COUNCIL MEETING - AGENDA

**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
<b>Title &amp; Objective</b>	<b>Standards</b>	
<b>Standard B24</b>	Noise sources, such as mechanical plant, should not be located near bedrooms of immediately adjacent existing dwellings.	✓ <b>Standard met</b> 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.	✓ <b>Standard met</b> 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.	✓ <b>Standard met</b> No noise sources apparent
<b>Decision Guidelines</b>	The design response.	
<b>Objectives</b>	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
<b>Title &amp; Objective</b>	<b>Standards</b>	
<b>Standard B25</b>	The dwelling entries of the ground floor of dwellings and residential buildings should be accessible or able to be easily made accessible to people with limited mobility.	✓ <b>Standard met</b> 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
<b>Title &amp; Objective</b>	<b>Standards</b>	
<b>Standard B26</b>	Entries to dwellings and residential buildings should: <ul style="list-style-type: none"> <li>• Be visible and easily identifiable from streets and other public areas.</li> <li>• Provide shelter, a sense of personal address and a transitional space around the entry.</li> </ul>	✓ <b>Standard met</b> All dwelling entries would be visible from the street/pedestrian walkways and identifiable via the porch, providing shelter and sense of address.
	<b>Objective</b>	To provide each dwelling or residential building with its own sense of identity.

ORDINARY COUNCIL MEETING - AGENDA

**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
<b>Title &amp; Objective</b>	<b>Standards</b>	
<b>Standard B27</b>	<p>A window in a habitable room should be located to face:</p> <ul style="list-style-type: none"> <li>An outdoor space clear to the sky or a light court with a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky, not including land on an abutting lot, or</li> <li>A verandah provided it is open for at least on third of its perimeter, or</li> <li>A carport provided it has two or more open sides and is open for at least on third of its perimeter.</li> </ul>	<p>✓ <b>Standard met</b></p> <p>Adequate clearance for habitable room windows.</p>
<b>Decision Guidelines</b>	The design response.	
<b>Objective</b>	<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
<b>Title &amp; Objective</b>	<b>Standards</b>	

ORDINARY COUNCIL MEETING - AGENDA

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

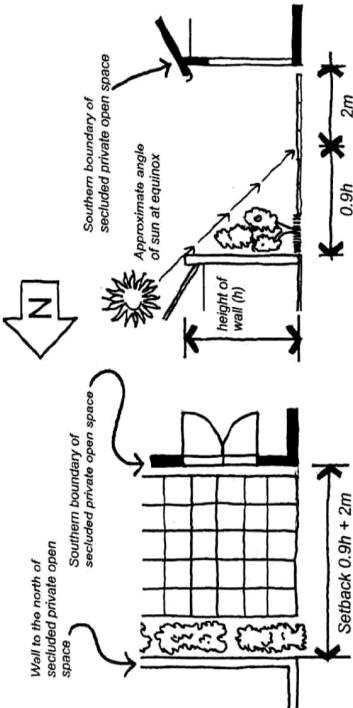
<p><b>Standard B28</b></p>	<p>A dwelling or residential building should have private open space of an area and dimensions specified in a schedule to the zone.</p> <p><b>GRZ2:</b> "As per the B28 40 sq m requirement, with the 25 sq m of secluded private open space at ground level having a <u>minimum dimension 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><b>x Standard not met, however permit conditions will resolve non-compliance</b></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>Housing Type</th> <th>Private open space</th> </tr> </thead> <tbody> <tr> <td>Double Storey Townhouse – (60RT24-1)</td> <td>Total POS – 51sqm SPOS – 39sqm</td> </tr> <tr> <td>Double Storey Townhouse – (60RT24-3)</td> <td>Lot 51, 52, 62, 63, 64, 69, 70, 74 and 75 Total POS – 45sqm SPOS – 33sqm</td> </tr> <tr> <td>Double Storey Townhouse – (60RT24-4)</td> <td>Lot 53, 54, 61, 71, 78, 79 Total POS – 44sqm SPOS – 32sqm</td> </tr> <tr> <td>Double Storey Townhouse – (75FT 30-1)</td> <td>Total POS – 99sqm SPOS – 83sqm</td> </tr> <tr> <td>Double Storey Townhouse – (80RT25-2 (CNR))</td> <td>Lots 48, 57, 58, 72, 73, 82 Total POS – 70sqm SPOS – 33sqm Minimum dimension of 4.5m</td> </tr> <tr> <td>Double Storey Townhouse – (85FT25-1)</td> <td>Total POS – 80sqm SPOS – 66sqm</td> </tr> <tr> <td>Double Storey Townhouse – (10FT25-1)</td> <td>Total POS – 102.8sqm SPOS – 80sqm  Lot 18 and 19– Total POS – 68.9sqm SPOS – 46sqm Minimum dimension of 4.5m &amp; 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
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ORDINARY COUNCIL MEETING - AGENDA

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

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

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

<p><b>Clause 55.05-5 Solar access to open space objective</b></p>	<p><b>Standards</b></p> <p>The private open space should be located on the north side of the dwelling or residential building, if appropriate.</p>	<p><b>Standard Met/Standard Not Met/NA</b></p> <p>✓ <b>Standard met</b> The SPOS of 85 of the 102 dwellings will have a northern orientation.</p>
<p><b>Standard B29</b></p>	<p>The southern boundary of secluded private open space should be set back from any wall on the north of the space at least <math>(2 + 0.9h)</math> metres, where 'h' is the height of the wall.</p> <p><b>Diagram B5 Solar access to open space</b></p> 	<p>✓ <b>Standard met</b></p>
<p><b>Decision Guidelines</b></p>	<p>The design response. The useability and amenity of the secluded private open space based on the sunlight it will receive.</p>	
<p><b>Objective</b></p>	<p>To allow solar access into the secluded private open space of new dwellings and residential buildings.</p>	

ORDINARY COUNCIL MEETING - AGENDA

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

<p><b>Clause 55.05-6 Storage objective</b></p> <p><b>Title &amp; Objective</b></p> <p><b>Standard B30</b></p> <p>Each dwelling should have convenient access to at least 6 cubic metres of externally accessible, secure storage space.</p>		<p><b>Standard Met/Standard Not Met/NA</b></p> <p>✓ <b>Standard met</b></p> <p>Each dwelling would have adequate storage facilities</p>
<p><b>Objective</b></p> <p>To provide adequate storage facilities for each dwelling.</p>		
<p><b>Clause 55.06-1 Design detail objective</b></p> <p><b>Title &amp; Objective</b></p> <p><b>Standard B31</b></p> <p>The design of buildings, including:</p> <ul style="list-style-type: none"> <li>• Façade articulation and detailing,</li> <li>• Window and door proportions,</li> <li>• Roof form, and</li> <li>• Verandahs, eaves and parapets,</li> </ul> <p>should respect the existing or preferred neighbourhood character.</p>		
<p>Garages and carports should be visually compatible with the development and the existing or preferred neighbourhood character.</p>		<p><b>Standard Met/Standard Not Met/NA</b></p> <p><b>Standard met with conditions</b></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>Any relevant neighbourhood character objective, policy or statement set out in this scheme.</p> <p>The design response.</p>		<p><b>Standard met with conditions</b></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><b>Decision Guidelines</b></p>		

ORDINARY COUNCIL MEETING - AGENDA

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

ORDINARY COUNCIL MEETING - AGENDA

**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
<b>Title &amp; Objective</b>	<b>Standard B33</b>	<p><b>Standard met</b></p> <p>Common property includes:</p> <ul style="list-style-type: none"> <li>• Internal roads;</li> <li>• Visitor car parking;</li> <li>• Landscaped areas along private roads;</li> <li>• communal open space</li> </ul>
	Developments should clearly delineate public, communal and private areas.	
	Common property, where provided, should be functional and capable of efficient management.	<p><b>Standard met</b></p> <p>All common property would be capable of efficient management.</p>
<b>Objectives</b>	To ensure that communal open space, car parking, access areas and site facilities are practical, attractive and easily maintained.	
	To avoid future management difficulties in areas of common ownership.	

ORDINARY COUNCIL MEETING - AGENDA

**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
<b>Title &amp; Objective</b>	<b>Standards</b>	
<b>Standard B34</b>	The design and layout of dwellings and residential buildings should provide sufficient space (including easements where required) and facilities for services to be installed and maintained efficiently and economically.	<p>✓ <b>Standard met</b> 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><b>Standard met with conditions</b> 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>✓ <b>Standard met</b> 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>✓ <b>Standard met</b></p>
<b>Decision Guidelines</b>	The design response.	
<b>Objectives</b>	To ensure that site services can be installed and easily maintained.	
	To ensure that site facilities are accessible, adequate and attractive.	

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**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.)**

<b>Attachment 4: Assessment Table – Residential Subdivision (Clause 56)</b>  182 Chapel Road, KEYSBOROUGH VIC 3173		
OBJECTIVE	STANDARD	RESPONSE
<p><b>C1.56.02-1 - Strategic Implementation</b> 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><b>Standard C1</b> 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><b>Clause 56.03-1 Compact and walkable neighbourhoods</b> 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><b>Standard C1</b> 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"> <li>• Meets the objectives (if relevant to the class of subdivision specified in the zone) of:                             <ul style="list-style-type: none"> <li>– Clause 56.03-2 Activity centres</li> <li>– Clause 56.03-3 Planning for community facilities</li> <li>– Clause 56.04-1 Lot diversity and distribution</li> <li>– Clause 56.06-2 Walking and cycling network</li> <li>– Clause 56.06-3 Public transport network</li> <li>– Clause 56.06-4 Neighbourhood street network</li> </ul> </li> <li>• 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</li> </ul>	<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"> <li>- Access to existing Activity Centres.</li> <li>- Walking distances to existing bus stops although it is noted that additional stops will be made available as the development plan area progresses.</li> <li>- Lot density and variety.</li> <li>- Walking and cycling networks will be provided as the overall area progresses through subdivision.</li> </ul>

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

ORDINARY COUNCIL MEETING - AGENDA

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

<p><b>Clause 56.03-2 Activity Centre</b></p>	<p>number of dwellings within those distances.</p> <ul style="list-style-type: none"> <li>Shows the layout of the subdivision in relation to the surrounding area.</li> <li>Is designed to be accessible for people with disabilities.</li> </ul> <p><b>Standard C3</b> 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"> <li>Accessible by neighbourhood and regional walking and cycling networks.</li> <li>Served by public transport that is connected to the regional public transport network.</li> <li>Located at public transport interchange points for the convenience of passengers and easy connections between public transport services.</li> <li>Located on arterial roads or connector streets.</li> <li>Of appropriate size to accommodate a mix of uses that meet local community needs.</li> <li>Oriented to support active street frontages, support street-based community interaction and pedestrian safety.</li> </ul>	<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><b>Clause 56.03-3 Planning for community facilities</b></p>	<p><b>Standard C4</b> A subdivision should:</p> <ul style="list-style-type: none"> <li>Implement any relevant regional and local community facility strategy, plan or policy for the area set out in this scheme.</li> <li>Locate community facilities on sites that are in or near activity centres and public transport.</li> </ul> <p>School sites should:</p> <ul style="list-style-type: none"> <li>Be integrated with the neighbourhood and located near activity centres.</li> <li>Be located on walking and cycling networks.</li> <li>Have a bus stop located along the school site boundary</li> <li>Have student drop-off zones, bus parking and on-street parking in addition to other street functions in abutting streets.</li> <li>Adjoin the public open space network and community sporting and other recreation facilities.</li> <li>Be integrated with community facilities.</li> <li>Be located on land that is not affected by physical, environmental or other constraints.</li> </ul> <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>

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

	<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><b>Clause 56.03-4 Built Environment</b></p>	<p><b>Standard C5</b> The built environment should:</p> <ul style="list-style-type: none"> <li>• Implement any relevant urban design strategy, plan or policy for the area set out in this scheme.</li> <li>• Provide living and working environments that are functional, safe and attractive.</li> <li>• Provide an integrated layout, built form and urban landscape.</li> <li>• Contribute to a sense of place and cultural identity.</li> </ul> <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><b>Clause 56.03-5 - Neighbourhood Character</b> To design subdivisions that respond to neighbourhood character.</p>	<p><b>Standard C6</b> Subdivision should:</p> <ul style="list-style-type: none"> <li>• Respect the existing neighbourhood character or achieve a preferred neighbourhood character consistent with any relevant neighbourhood character objective, policy or statement.</li> <li>• Respond to and integrate with the surrounding urban environment.</li> <li>• Protect significant vegetation and site features.</li> </ul>	<p><b>NA. Does not apply to a subdivision of 60 or more lots.</b></p>
<p><b>Clause 56.05-1. Lot Diversity and distribution</b> 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><b>Standard C7</b> 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"> <li>• Single dwellings.</li> <li>• Two dwellings or more.</li> <li>• Higher density housing.</li> <li>• Residential buildings and Retirement villages.</li> </ul> <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>

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

<p><b>Clause 56.04-2 - Lot Area and Building Envelopes</b> 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><b>Standard C8</b></p> <ul style="list-style-type: none"> <li>• Lots less than 300m<sup>2</sup> 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.</li> <li>• Lots of between 300 and 500m<sup>2</sup> 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.</li> <li>• Lots greater than 500m<sup>2</sup> should be able to contain a 10m x 15m rectangle, and may contain a building envelope.</li> <li>• 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.</li> <li>• 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.</li> </ul> <p><b>Standard C9</b> Unless the site is constrained by topography or other site conditions, at least 70% of lots should have appropriate solar orientation.</p>	<p><b>Objective met with conditions</b> 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. <b>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.</b></p>
<p><b>Clause 56.04-3 - Solar Orientation of Lots</b> To provide good solar orientation of lots and solar access for future dwellings.</p>	<p><b>Objective met</b> All lots have a north south or east west alignment. Dwellings have been designed to maximise solar access.</p>	

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

<p><b>Clause 56.04-4 Street orientation</b> 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"> <li>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.</li> <li>Lots between 300m<sup>2</sup> and 500m<sup>2</sup> 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.</li> <li>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.</li> </ul> <p><b>Standard C10</b> Subdivision should increase visibility and surveillance by:</p> <ul style="list-style-type: none"> <li>Ensuring lots front all roads and streets and avoid the side or rear of lots being oriented to connector streets and arterial roads.</li> <li>Providing lots of 300 square metres or less in area and lots for 2 or more dwellings around activity centres and public open space.</li> <li>Ensuring streets and houses look onto public open space and avoiding sides and rears of lots along public open space boundaries.</li> <li>Providing roads and streets along public open space boundaries.</li> </ul>	<p><b>Conditions required.</b> The lots have been designed and oriented to facilitate social interaction, personal safety and property security, as appropriate. <b>A condition can require an MCP to be registered on title with specific design requirements for the lots abutting public open space.</b></p>
<p><b>Clause 56.04-5 - Common Area</b> 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><b>Standard C11</b> 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"> <li>The common area to be owned by the body corporate, including any streets and open space.</li> <li>The reasons why the area should be commonly held.</li> <li>Lots participating in the body corporate.</li> <li>The proposed management arrangements including maintenance standards for streets and open spaces to be commonly held.</li> </ul>	<p><b>✓ Standard met, subject to conditions</b> 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.  <b>Permit conditions can require all common property to be constructed in accordance with the development plans prior to SOC.</b>  <b>Permit conditions can require a plan of subdivision to show liability entitlement for the common property.</b></p>

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

<p><b>CI.56.05-1 - Integrated Urban Landscape</b></p> <ul style="list-style-type: none"> <li>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.</li> <li>To incorporate natural and cultural features in the design of streets and public open space where appropriate.</li> <li>To protect and enhance native habitat and discourage the planting and spread of noxious weeds.</li> <li>To provide for integrated water management systems and contribute to drinking water conservation.</li> </ul>	<p><b>Standard C12</b></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"> <li>Implement any relevant streetscape, landscape, urban design or native vegetation precinct plan, strategy or policy for the area.</li> <li>Create attractive landscapes that visually emphasise streets and public open spaces.</li> <li>Respond to site and context description.</li> <li>Maintain significant vegetation where possible.</li> <li>Take account of the physical features of the land.</li> <li>Protect and enhance significant features.</li> <li>Protect and link areas of significant local habitat.</li> <li>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.</li> <li>Promote use of drought tolerant and low maintenance plants and avoid species likely to spread into the surrounding environment.</li> <li>Ensure landscaping supports surveillance and provides shade in streets, parks and public open space.</li> <li>Develop appropriate landscapes for public open space including areas for passive and active recreation, the exercising of pets, playgrounds and shaded areas.</li> <li>Provide for walking and cycling networks.</li> <li>Provide appropriate pathways, signage, fencing, public lighting and street furniture.</li> <li>Create low maintenance, durable landscapes that are capable of a long life.</li> </ul> <p>The landscape design must include a maintenance plan that sets out maintenance responsibilities, requirements and costs.</p>	<p><b>Condition required</b></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><b>CI.56.05-2 - Public Open Space Provision</b></p> <ul style="list-style-type: none"> <li>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.</li> <li>To provide a network of public open space that caters for a broad range of users.</li> <li>To encourage healthy and active communities.</li> </ul>	<p><b>C13</b></p> <p>The provision of public open space should:</p> <ul style="list-style-type: none"> <li>Implement any relevant open space plan, strategy or policy for the area.</li> <li>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,</li> </ul>	<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>

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

<ul style="list-style-type: none"> <li>To provide adequate unencumbered land for public open space and integrate any encumbered land with the open space network.</li> <li>To ensure land provided for public open space can be managed in an environmentally sustainable way and contributes to the development of sustainable neighbourhoods.</li> </ul>	<p>vegetation corridors and road reserves within 1km of 95% of all dwellings.</p> <ul style="list-style-type: none"> <li>Be provided along foreshores, streams and permanent water bodies.</li> <li>Be linked to existing or proposed future public open spaces where appropriate.</li> <li>Integrate with floodways and encumbered land accessible for public recreation.</li> <li>Be suitable for the intended use.</li> <li>Be of an area and dimension to allow easy adaptation to different uses.</li> <li>Maximise passive surveillance.</li> <li>Be integrated with urban water management systems, waterways and other water bodies.</li> <li>Incorporate natural and cultural features where appropriate.</li> </ul>	<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><b>CI.56.06-1 - Integrated Mobility</b></p> <ul style="list-style-type: none"> <li>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.</li> <li>To provide for walking (including persons with impaired mobility), cycling, public transport and other motor vehicles in an integrated manner.</li> <li>To contribute to reduced car dependence, improved energy efficiency, improved transport efficiency, reduced greenhouse gas emissions and reduced air pollution.</li> </ul> <p><b>CI.56.06-2 - Walking and Cycling Network</b></p> <ul style="list-style-type: none"> <li>To contribute to community health and well being by encouraging walking and cycling as part of the daily lives of residents, employees and visitors.</li> <li>To provide safe and direct movement through and between neighbourhoods by pedestrians and cyclists.</li> <li>To reduce car use, greenhouse gas emissions and air pollution.</li> </ul>	<p><b>C14</b></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"> <li>Clause 56.06-2 Walking and cycling network.</li> <li>Clause 56.06-3 Public transport network.</li> <li>Clause 56.06-4 Neighbourhood street network.</li> </ul>	<p>The assessment of the Development Plan required these matters to be considered in the overall context of the Keysborough South Stages 2 &amp; 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><b>C15</b></p> <p>The walking and cycling network should be designed to:</p> <ul style="list-style-type: none"> <li>Implement any relevant regional and local walking and cycling strategy, plan or policy for the area.</li> <li>Link to existing pedestrian and cycling networks.</li> <li>Provide safe walkable distances to activity centres, community facilities, public transport stops and public open spaces.</li> <li>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.</li> <li>Provide direct cycling routes for regional journeys to major activity centres, community facilities, public</li> </ul>	<p>The Keysborough South Development Plan – Stages 2 &amp; 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.)**

<p><b>CI.56.06-3 - Public Transport Network</b></p> <ul style="list-style-type: none"> <li>To provide an arterial road and neighbourhood street network that supports a direct, efficient and safe public transport system.</li> <li>To encourage maximum use of public transport.</li> </ul>	<p>transport and other regional activities and for regional recreational cycling.</p> <ul style="list-style-type: none"> <li>Ensure safe street and road crossings including the provision of traffic controls where required.</li> <li>Provide an appropriate level of priority for pedestrians and cyclists.</li> <li>Have natural surveillance along streets and from abutting dwellings and be designed for personal safety and security particularly at night.</li> </ul> <p>Be accessible to people with disabilities.</p> <p><b>C16</b></p> <p>The public transport network should be designed to:</p> <ul style="list-style-type: none"> <li>Implement any relevant public transport strategy, plan or policy for the area.</li> <li>Connect new public transport routes to existing and proposed routes to the satisfaction of the relevant public transport authority.</li> <li>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.</li> </ul> <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><b>CI.56.06-4 - Neighbourhood Street Network</b></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><b>C17</b></p> <p>The neighbourhood street network must:</p> <ul style="list-style-type: none"> <li>Take account of the existing mobility network of arterial roads, neighbourhood streets, cycle paths, cycle paths, footpaths and public transport routes.</li> <li>Provide clear physical distinctions between arterial roads and neighbourhood street types.</li> <li>Comply with the Roads Corporation's arterial road access management policies.</li> <li>Provide an appropriate speed environment and movement priority for the safe and easy movement of pedestrians and cyclists and for accessing public transport.</li> <li>Provide safe and efficient access to activity centres for commercial and freight vehicles.</li> <li>Provide safe and efficient access to all lots for service and emergency vehicles.</li> <li>Provide safe movement for all vehicles.</li> </ul> <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>

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

<p><b>CI.56.06-5 - Walking and Cycling Network Detail</b></p> <ul style="list-style-type: none"> <li>To design and construct footpaths, shared path and cycle path networks that are safe, comfortable, well constructed and accessible for people with disabilities.</li> <li>To design footpaths to accommodate wheelchairs, prams, scooters and other footpath bound vehicles.</li> </ul>	<p><b>C18</b></p> <p>Footpaths, shared paths, cycle paths and cycle lanes should be designed to:</p> <ul style="list-style-type: none"> <li>Be part of a comprehensive design of the road or street reservation.</li> <li>Be continuous and connect.</li> <li>Provide for public transport stops, street crossings for pedestrians and cyclists and kerb crossovers for access to lots.</li> <li>Accommodate projected user volumes and mix.</li> <li>Meet the requirements of Table C1.</li> <li>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.</li> <li>Provide appropriate signage.</li> <li>Be constructed to allow access to lots without damage to the footpath or shared path surfaces.</li> <li>Be constructed with a durable, non-skid surface.</li> <li>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.</li> </ul> <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><b>CI.56.06-6 - Public Transport Network Detail</b></p> <ul style="list-style-type: none"> <li>To provide for the safe, efficient operation of public transport and the comfort and convenience of public transport users.</li> <li>To provide public transport stops that are accessible to people with disabilities.</li> </ul>	<p><b>C19</b></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"> <li>Surveillance from streets and adjacent roads.</li> <li>Safe street crossing conditions.</li> <li>Safe pedestrian crossings on arterial roads and at schools including the provision of traffic controls as required by the roads authority.</li> <li>Continuous hard pavement from the footpath to the kerb.</li> <li>Sufficient lighting and paved, sheltered waiting areas for forecast user volume at neighbourhood centres, schools and other locations with expected</li> </ul>	<p>The Keysborough South Development Plan – Stages 2 &amp; 3 indicated potential bus services and indicative bus stop locations throughout the area.</p>

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

<p><b>CI.56.06-7 - Neighbourhood Street Network Detail</b> 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"> <li>Appropriate signage.</li> </ul>                     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><b>C20</b>                      The design of streets and roads should:  <ul style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>Have verges of sufficient width to accommodate footpaths, street tree planting, lighting, utility needs etc.</li> <li>Have street geometry appropriate to the street type and function.</li> <li>Provide a low speed environment while allowing road users to proceed without unreasonable inconvenience or delay.</li> <li>Provide a safe environment for all street users.</li> <li>Ensure intersection layouts clearly indicate the travel path and priority of movement for pedestrians, cyclists and vehicles.</li> <li>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.</li> <li>Ensure streets are of sufficient strength.</li> <li>Ensure street pavements are of sufficient quality and durability.</li> <li>Ensure carriageways of planned arterial roads are designed to the requirements of the relevant road authority.</li> <li>Ensure carriageways of neighbourhood streets are designed for a minimum 20 year life span.</li> <li>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.</li> <li>Provide for safe and efficient collection of waste and</li> </ul> </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>
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**2.3.2 Town Planning Application - No. 182 Chapel Road, Keysborough (Planning Application No. PLN20/0213) (Cont.)**

<p><b>Clause 56.06-8 - Lot Access</b> To provide for safe vehicle access between roads and lots.</p>	<p>recycling materials from lots. Be accessible to people with disabilities.</p>	<p><b>Objective met</b> 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><b>Standard C21</b> 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 300m<sup>2</sup> 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><b>Standard C21</b> 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 300m<sup>2</sup> 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><b>Objective met</b> 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><b>CI.56.07-1 - Drinking Water Supply</b> To reduce the use of drinking water. To provide an adequate, cost-effective supply of drinking water.</p>	<p><b>C22</b> The supply of drinking water must be:  <ul style="list-style-type: none"> <li>Designed and constructed in accordance with the requirements and to the satisfaction of the relevant water authority.</li> </ul>                 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><b>CI.56.07-2 - Reused and Recycled Water</b> To provide for the substitution of drinking water for non-drinking purposes with reused and recycled water.</p>	<p><b>C23</b> Reused and recycled water supply systems must be:  <ul style="list-style-type: none"> <li>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.</li> </ul>                 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><b>CI.56.07-3 - Waste Water Management</b> 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><b>C24</b> Waste water systems must be:  <ul style="list-style-type: none"> <li>Designed, constructed and managed in accordance with the requirements and to the satisfaction of the relevant water authority and the Environment Protection Authority.</li> <li>Consistent with any relevant approved domestic waste water management plan.</li> </ul>                 Retriculated waste water systems must be 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>

ORDINARY COUNCIL MEETING - AGENDA

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

<p><b>CI.56.07-4 - Urban Run-Off Management</b></p> <ul style="list-style-type: none"> <li>To minimise damage to properties and inconvenience to residents from urban run-off.</li> <li>To ensure that the street operates adequately during major storm events and provides for public safety.</li> </ul> <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><b>C25</b></p> <p>The urban stormwater management system must be:</p> <ul style="list-style-type: none"> <li>Designed and managed in accordance with the requirements and to the satisfaction of the relevant drainage authority.</li> <li>Designed and managed in accordance with the requirements and to the satisfaction of the water authority where reuse of urban run-off is proposed.</li> <li>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.</li> <li>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.</li> </ul> <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><b>CI.56.08-1 - Site Management</b></p> <ul style="list-style-type: none"> <li>To protect drainage infrastructure and receiving waters from sedimentation and contamination.</li> <li>To protect the site and surrounding area from environmental degradation or nuisance prior to and during construction of subdivision works.</li> </ul> <p>To encourage the re-use of materials from the site and recycled materials in the construction of subdivisions where practicable.</p>	<p><b>C26</b></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"> <li>Erosion and sediment.</li> <li>Dust.</li> <li>Run-off.</li> <li>Litter, concrete and other construction wastes.</li> <li>Chemical contamination.</li> <li>Vegetation and natural features planned for retention.</li> </ul> <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><b>CI.55.09-1 - Shared Trenching</b></p> <ul style="list-style-type: none"> <li>To maximise the opportunities for shared trenching.</li> </ul> <p>To minimise constraints on landscaping within street reserves.</p> <p><b>Clause 56.09-2 - Electricity, Telecommunications and Gas</b></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><b>C27</b></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><b>C28</b></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><b>Conditions required.</b></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 - AGENDA

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

	<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.</p> <p>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><b>C1.56.09-3 – Fire Hydrants</b> To provide fire hydrants and fire plugs in positions that enable fire fighters to access water safely, effectively and efficiently.</p>	<p><b>C29</b> 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><b>Conditions required.</b> 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><b>C1.56.09-4 – Public Lighting</b></p> <ul style="list-style-type: none"> <li>▪ To provide public lighting to ensure the safety of pedestrians, cyclists and vehicles.</li> <li>▪ To provide pedestrians with a sense of personal safety at night.</li> </ul> <p>To contribute to reducing greenhouse gas emissions and to saving energy.</p>	<p><b>C30</b> 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><b>Conditions required.</b> 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 Time at Council meetings provides an opportunity for members of the public in the gallery to address questions to the Councillors, Delegates and/or officers of the Greater Dandenong City Council. Questions must comply with s. 4.5.8 of Council's Governance Rules.**

#### QUESTIONS FROM THE GALLERY

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

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

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

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

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

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

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

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

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

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

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

### **4.1 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

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#### **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.

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#### 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](http://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.

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#### 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.

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#### **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 - AGENDA

**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
<b>Income Statement</b>						
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)
<b>Net surplus - ongoing operations</b>	<b>11,372</b>	<b>5,705</b>	<b>5,667</b>	<b>30,036</b>	<b>31,405</b>	<b>(1,369)</b>
<b>Management Accounting reconciliation</b>						
<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	-
<b>Sub total</b>	<b>17,574</b>	<b>17,081</b>	<b>493</b>	<b>24,242</b>	<b>24,242</b>	<b>-</b>
<b>Net operating surplus</b>	<b>28,946</b>	<b>22,786</b>	<b>6,160</b>	<b>54,278</b>	<b>55,647</b>	<b>(1,369)</b>
<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	-
<b>Sub total</b>	<b>17,157</b>	<b>20,678</b>	<b>3,521</b>	<b>89,480</b>	<b>55,647</b>	<b>(33,833)</b>
<b>Cash surplus (deficit)</b>	<b>11,789</b>	<b>2,108</b>	<b>9,681</b>	<b>(35,202)</b>	<b>-</b>	<b>(35,202)</b>
Accumulated surplus brought forward	-	-	-	35,202	-	35,202
<b>Surplus (deficit) position</b>	<b>11,789</b>	<b>2,108</b>	<b>9,681</b>	<b>-</b>	<b>-</b>	<b>-</b>

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#### 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).

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#### 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.

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#### 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

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#### 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.

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#### 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.)**

**POLICY & STRATEGY**

**Q2 2021-22 QUARTERLY PERFORMANCE REPORT**

**ATTACHMENT 1**

**QUARTERLY PERFORMANCE REPORT  
1 OCTOBER – 31 DECEMBER 2019**

**PAGES 63 (including cover)**

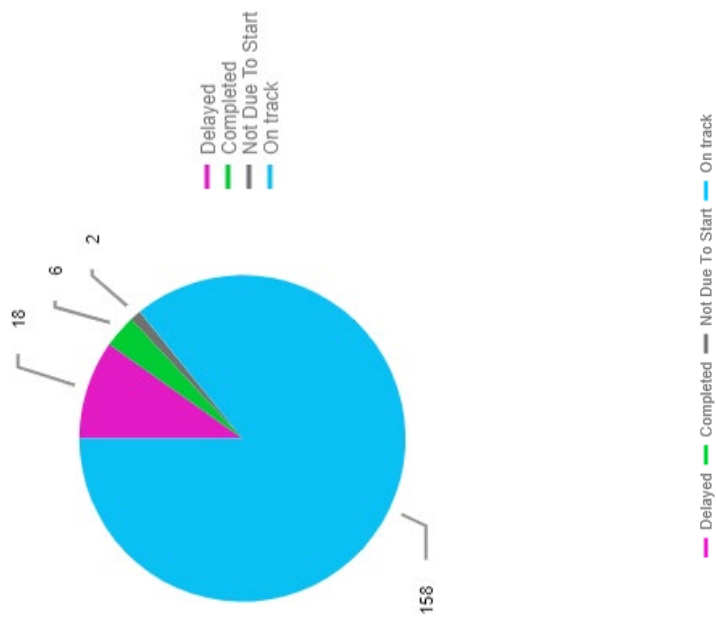
*If the details of the attachment are unclear please contact Governance on 8571 5235.*

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 - AGENDA

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 - AGENDA





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 QuitV/c 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 - AGENDA





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 - AGENDA





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 - AGENDA



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 - AGENDA




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"> <li>1. Climate change impacts on health and wellbeing in Greater Dandenong</li> <li>2. Climate change and health equity in Greater Dandenong</li> <li>3. Greater Dandenong - Climate change, health and wellbeing profile 2021 - indicator summary</li> <li>4. Roles and responsibilities for public health and wellbeing planning with climate change - CGD</li> <li>5. Climate change and health and wellbeing services CGD</li> <li>6. Key issues and recommendations for 2021-25 in Greater Dandenong</li> </ol> <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 - AGENDA




4.1.1 Q2 2021-22 Quarterly Performance Report (Cont.)

Priority	Action	Progress	Status
	Support engagement, transparency and accessibility of Council's grant programs	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. 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.	
	Support the establishment and transition of South East Leisure in the management of Council's major aquatic and recreation facilities	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.	
	Support the implementation of the Greater Dandenong Social Prescribing Network Pilot initiatives through regular network meeting attendance and linkage with other Council service programs	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.	

 Delayed 
  Completed 
  Not Due To Start 
  On track

ORDINARY COUNCIL MEETING - AGENDA





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 - AGENDA






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 - AGENDA






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 - AGENDA





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 - AGENDA






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 - AGENDA



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 - AGENDA



4.1.1 Q2 2021-22 Quarterly Performance Report (Cont.)

Priority	Action	Progress	Status
	<p>Expand the Maternal and Child Health program to meet identified gaps in mental health, family violence and outreach</p> <p>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</p>	<p>An outreach program has commenced, increasing contacts across the municipality. Family Violence and Mental Health positions are to be recruited in 2022.</p> <p>The next quarter coverage report processed from 31 December is not yet available from Department of Health.</p>	
	<p>Support the mental health of young people and families through providing flexible and responsive interventions and raising awareness of available supports</p>	<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"> <li>- 12 posts promoting mental health messages and support services on Youth Services' social media pages (14,096 contacts)</li> <li>- 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)</li> <li>- Youth Services staff have provided individual support to young people via phone check-ins (70 contacts)</li> <li>- Conducted interviews with 17 young people for the Happiness Project, identifying Grade 6 students' worries and concerns about transitioning to high school</li> </ul> <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 - AGENDA

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 - AGENDA

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 - AGENDA


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>	

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ORDINARY COUNCIL MEETING - AGENDA





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  
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ORDINARY COUNCIL MEETING - AGENDA


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"> <li>- Spirit of SnowFest</li> <li>- Children's Festival and Little Day Out</li> <li>- New Year's Eve</li> <li>- Keysborough Big Picnic</li> </ul>	<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 
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  Not Due To Start 
  On track


ORDINARY COUNCIL MEETING - AGENDA

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>	

■ Delayed  
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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"> <li>- 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)</li> <li>- Greater Dandenong, My Place, My Community' Art Awards, which celebrated young people's connection to the community through artwork (35 contacts)</li> </ul> <p>Youth Services shared a number of social media posts to promote safety and inclusion including:</p> <ul style="list-style-type: none"> <li>- Beyond the Surface - a youth-generated body image campaign celebrating diversity and individual difference (10,128 contacts)</li> <li>- CGD Proudly Diverse - a youth-generated campaign challenging negative racial stereotypes (3,182 contacts)</li> <li>- Strength in Diversity - a series of profiles of local young people from multicultural backgrounds, celebrating their positive contributions volunteering in the community (12,441)</li> <li>- Trans Awareness Week - promoting tips to be a supportive ally (1,508 contacts)</li> </ul> <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   
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ORDINARY COUNCIL MEETING - AGENDA






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 - AGENDA



4.1.1 Q2 2021-22 Quarterly Performance Report (Cont.)

Priority	Action	Progress	Status
Promote visibility and better social outcomes for LGBTIQ+ communities through the promotion of equal rights and opportunities	Promote visibility of LGBTIQ+ 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 LGBTIQ+ communities, by marching alongside them in solidarity. The Pride March will empower LGBTIQ+ 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 - AGENDA

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>	

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**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  
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 ■ Not Due To Start  
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ORDINARY COUNCIL MEETING - AGENDA



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  
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ORDINARY COUNCIL MEETING - AGENDA




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 - AGENDA


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 
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  Not Due To Start 
  On track

ORDINARY COUNCIL MEETING - AGENDA



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  
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ORDINARY COUNCIL MEETING - AGENDA







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"> <li>- Pedestrian Counters x 5 locations</li> <li>- Leonard Avenue and Buckley Street Concepts</li> <li>- Library Lounge Feasibility Study</li> <li>- Noble Park Community Centre Business Plan</li> <li>- Noble Park Community Centre Upgrades</li> <li>- Tree Planting Plan (up to 50 trees)</li> <li>- Interpretive Signage Program x 3</li> <li>- Seasonal Display Crates x 5</li> <li>- Transformed - Temporary Public Art x 3</li> <li>- Soccer Clinics</li> <li>- Youth Festival 2022</li> <li>- Yoga in the Park</li> <li>- Skateboarding Masterclass</li> <li>- Capital Program</li> <li>- All Abilities Playground</li> <li>- Douglas Street Streetscape Upgrade</li> <li>- Frank Street Open Space Redevelopment</li> <li>- Ian Street Redevelopment</li> </ul> <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  
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 ■ Not Due To Start  
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ORDINARY COUNCIL MEETING - AGENDA




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>	

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ORDINARY COUNCIL MEETING - AGENDA







4.1.1 Q2 2021-22 Quarterly Performance Report (Cont.)

Priority	Action	Progress	Status
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	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.	
	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 around the Big Housing Build. Consumer Affairs Victoria (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 - AGENDA





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 - AGENDA





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  
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 ■ On track

ORDINARY COUNCIL MEETING - AGENDA






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 - AGENDA

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

4.1.1 Q2 2021-22 Quarterly Performance Report (Cont.)






Priority	Action	Progress	Status
	Provide ongoing funds for road safety treatments to address priority locations, where the greatest road safety risks are identified	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.	

■ Delayed  
 ■ Completed  
 ■ Not Due To Start  
 ■ On track

ORDINARY COUNCIL MEETING - AGENDA

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 - AGENDA



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 - AGENDA


4.1.1 Q2 2021-22 Quarterly Performance Report (Cont.)

Priority	Action	Progress	Status
Increase the quantity and quality of diverse and accessible open spaces across the city	Audit the industrial and commercial areas with a focus on hazardous materials and waste storage identification and elimination	<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.</p> <p>Industrial and Commercial area audits are continuing however mainly in a reactive way. Planned patrols will resume after the New Year.</p>	
	Complete the Open Space Contributions Plan	<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 - AGENDA


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 - AGENDA





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"> <li>- 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.</li> <li>- 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.</li> <li>- 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.</li> <li>- 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.</li> </ul>	

■ Delayed  
 ■ Completed  
 ■ Not Due To Start  
 ■ On track

ORDINARY COUNCIL MEETING - AGENDA





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
<p>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</p>	<p>Develop a campaign to encourage private sector businesses and government agencies to relocate to central Dandenong</p>	<p>Navire have been appointed as a consultant for this project and commenced an "Innovative Investment Attraction" study for central Dandenong and other strategic precincts.</p>	
	<p>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</p>	<p>GSEM advocacy aligned with this initiative is progressing.</p>	
<p>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</p>	<p>Facilitate Playgroup Training Vocational Pathways for local community members</p>	<p>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.</p>	
	<p>In partnership with Chisholm TAFE host traineeships for local job seekers studying in Aged and Community Care</p>	<p>Trainees have been assessed as competent for home care, individual support and shopping.</p>	

■ Delayed   
 ■ Completed   
 ■ Not Due To Start   
 ■ On track

ORDINARY COUNCIL MEETING - AGENDA





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 - AGENDA



4.1.1 Q2 2021-22 Quarterly Performance Report (Cont.)

Priority	Action	Progress	Status
Deliver key events which provide an opportunity for business and education providers to support vulnerable and disadvantaged members of the community	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.	
	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 - AGENDA




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>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 &amp; Safety; Developing Young Leaders; Manufacturing Excellence; CEO Mentoring and Future of Manufacturing.</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>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>	

■ Delayed  
 ■ Completed  
 ■ Not Due To Start  
 ■ On track

ORDINARY COUNCIL MEETING - AGENDA



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"> <li>- Young Leaders program</li> <li>- Noble Park Youth Committee</li> <li>- Holiday Activities Committee</li> <li>- FReeZA events committee</li> <li>- FReeZA 'Inquisitive Minds' workshop series</li> <li>- Sports Committee</li> </ul> <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> <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>	
	Support and encourage sharing of successes and best practice, delivering key events to the manufacturing sector, including the Christmas Industry Breakfast		

 Delayed 
  Completed 
  Not Due To Start 
  On track

ORDINARY COUNCIL MEETING - AGENDA




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 - AGENDA



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 - AGENDA





4.1.1 Q2 2021-22 Quarterly Performance Report (Cont.)

Priority	Action	Progress	Status
	<p>Support local creative industry development</p>	<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. 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>	
	<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>	<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 - AGENDA

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

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 - AGENDA






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 - AGENDA






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.	

 Delayed 
  Completed 
  Not Due To Start 
  On track

ORDINARY COUNCIL MEETING - AGENDA






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.	

 Delayed 
  Completed 
  Not Due To Start 
  On track

ORDINARY COUNCIL MEETING - AGENDA


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.	

 Delayed 
  Completed 
  Not Due To Start 
  On track

ORDINARY COUNCIL MEETING - AGENDA

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**

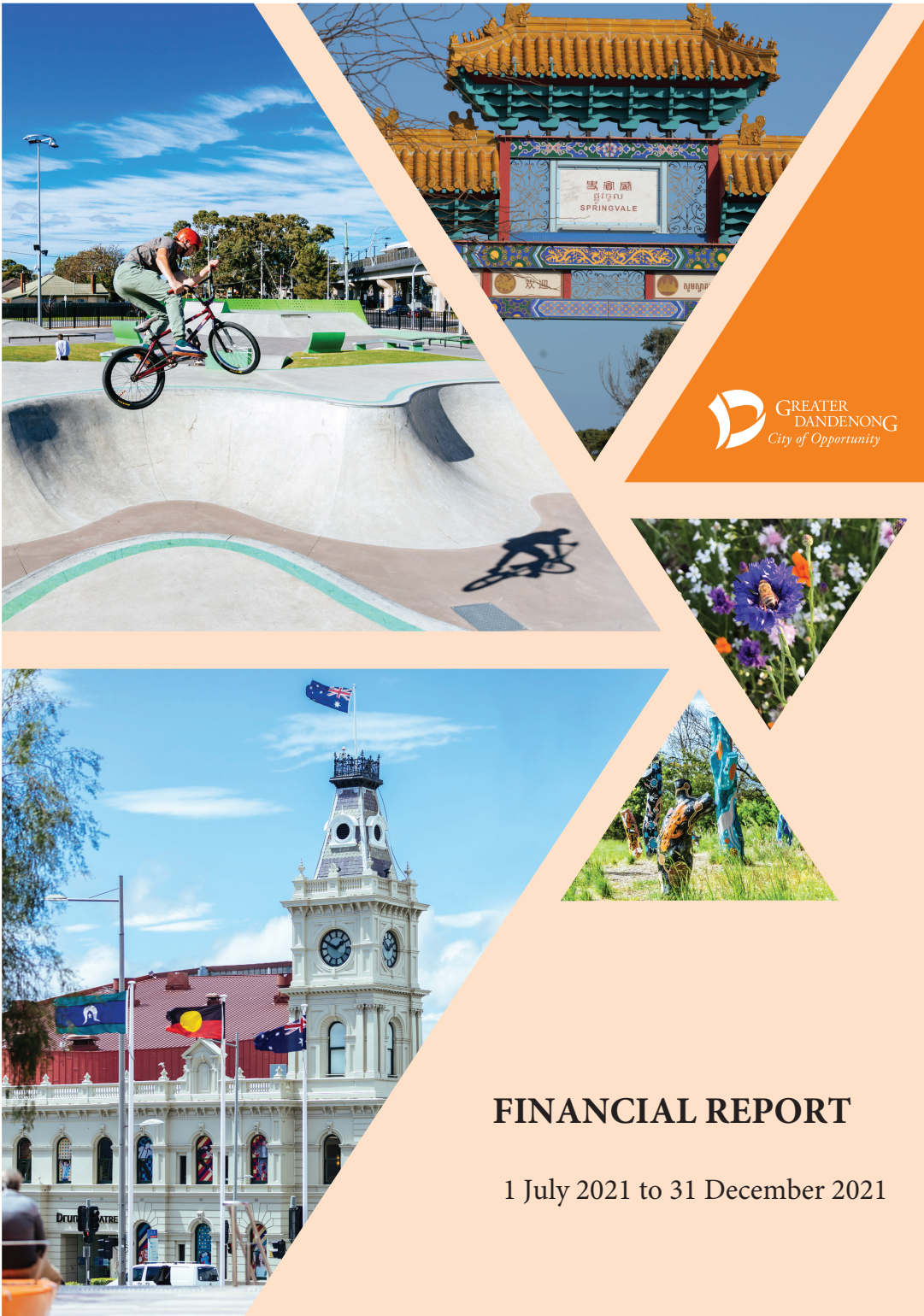
**ATTACHMENT 2**

**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.)



The collage features four distinct images arranged in a geometric pattern. The top-left image shows a skateboarder performing a trick in a concrete bowl at a skate park. The top-right image is a traditional Chinese gate with a sign that reads 'SPRINGVALE'. The bottom-left image shows the Dandenong Clock Tower with the Australian flag and the Aboriginal flag flying. The bottom-right image shows a person in a field with colorful flags.

**GREATER DANDENONG**  
*City of Opportunity*

**FINANCIAL REPORT**

1 July 2021 to 31 December 2021

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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.)**

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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.

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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

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
<b>Income</b>	<b>B1</b>					
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
<b>Total income</b>		<b>109,152</b>	<b>107,540</b>	<b>1,612</b>	<b>245,867</b>	<b>235,462</b>
<b>Expenses</b>	<b>B2</b>					
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
<b>Total expenses</b>		<b>97,780</b>	<b>101,835</b>	<b>4,055</b>	<b>215,831</b>	<b>204,057</b>
<b>Net surplus (deficit)</b>		<b>11,372</b>	<b>5,705</b>	<b>5,667</b>	<b>30,036</b>	<b>31,405</b>

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
<b>ASSETS</b>					
<b>Current assets</b>					
	<b>C1</b>				
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
<b>Total current assets</b>		<b>285,766</b>	<b>208,852</b>	<b>163,634</b>	<b>143,269</b>
<b>Non-current assets</b>					
	<b>C2</b>				
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
<b>Total non-current assets</b>		<b>2,456,549</b>	<b>2,458,698</b>	<b>2,526,319</b>	<b>2,309,391</b>
<b>Total assets</b>		<b>2,742,315</b>	<b>2,667,550</b>	<b>2,689,953</b>	<b>2,452,660</b>
<b>LIABILITIES</b>					
<b>Current liabilities</b>					
	<b>C3</b>				
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
<b>Total current liabilities</b>		<b>172,778</b>	<b>109,892</b>	<b>105,462</b>	<b>98,867</b>
<b>Non-current liabilities</b>					
	<b>C4</b>				
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
<b>Total non-current liabilities</b>		<b>57,390</b>	<b>56,883</b>	<b>53,680</b>	<b>56,953</b>
<b>Total liabilities</b>		<b>230,168</b>	<b>166,775</b>	<b>159,142</b>	<b>155,820</b>
<b>NET ASSETS</b>	<b>C5</b>	<b>2,512,147</b>	<b>2,500,775</b>	<b>2,530,811</b>	<b>2,296,840</b>
<b>EQUITY</b>					
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
<b>TOTAL EQUITY</b>		<b>2,512,147</b>	<b>2,500,775</b>	<b>2,530,811</b>	<b>2,296,840</b>

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
<b>Cash flows from operating activities</b>			
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)
<b>Net cash provided by operating activities</b>	<b>37,429</b>	<b>52,300</b>	<b>61,022</b>
<b>Cash flows from investing activities</b>			
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
<b>Net cash used in investing activities</b>	<b>(17,183)</b>	<b>(90,033)</b>	<b>(62,658)</b>
<b>Cash flows from financing activities</b>			
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)
<b>Net cash provided by (used in) financing activities</b>	<b>(3,383)</b>	<b>(6,883)</b>	<b>(765)</b>
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
<b>Cash and cash equivalents at the end of the period</b>	<b>194,291</b>	<b>132,812</b>	<b>112,384</b>
<b>Represented by:</b>			
Operating cash	57,528	14,893	8,428
Restricted cash	136,763	117,919	103,956
<b>Total</b>	<b>194,291</b>	<b>132,812</b>	<b>112,384</b>

- 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.)**



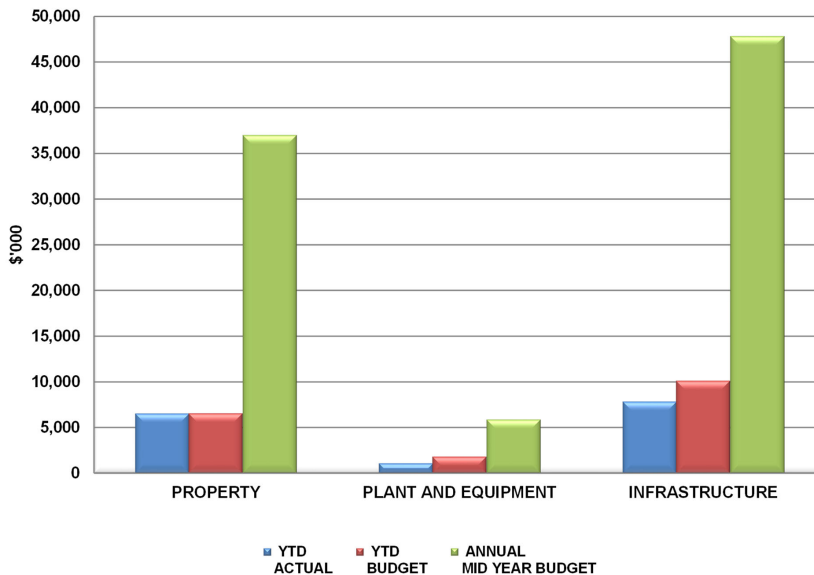
Financial Report for the period 1 July 2021 – 31 December 2021

**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
<b>TOTAL EXPENDITURE</b>	<b>15,425</b>	<b>18,476</b>	<b>3,051</b>	<b>31,859</b>	<b>90,738</b>	<b>63,362</b>

**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.

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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

### 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.

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Page 7

4.1.1 Q2 2021-22 Quarterly Performance Report (Cont.)

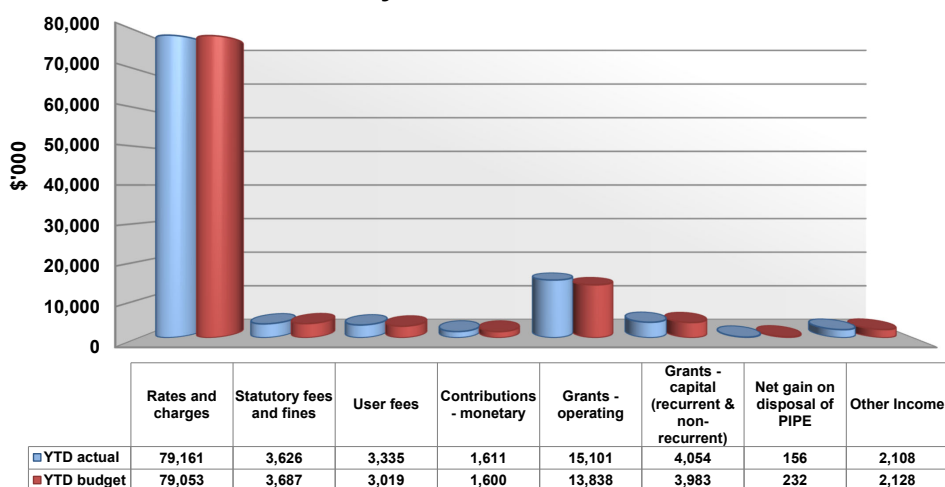


Financial Report for the period 1 July 2021 – 31 December 2021

**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.)

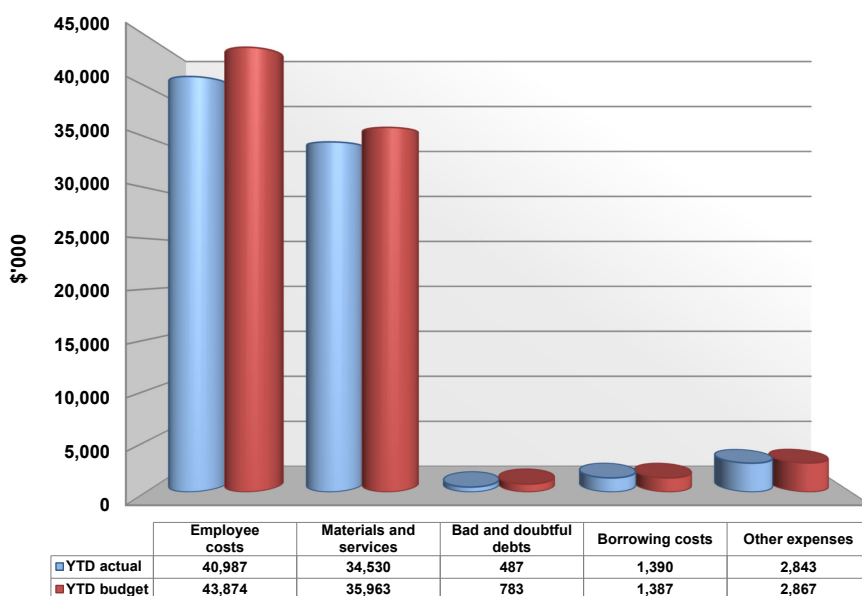


Financial Report for the period 1 July 2021 – 31 December 2021

**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.

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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

**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.

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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

#### **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
<b>Reserve funds</b>	<b>\$'000</b>	
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.
<b>Total reserve funds</b>	<b>64,988</b>	
<b>Employee provisions</b>	<b>\$'000</b>	
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.
<b>Employee provisions</b>	<b>23,458</b>	
<b>Trust funds and deposits</b>	<b>\$'000</b>	
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.
<b>Total trust funds and deposits</b>	<b>7,804</b>	
<b>Other restricted funds</b>	<b>\$'000</b>	
DCP unearned income	40,513	Pending completion of works by developers.
<b>Other restricted funds</b>	<b>40,513</b>	
<b>Total restricted cash</b>	<b>136,763</b>	

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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

#### **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.

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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

# 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 \$
<b>PROPERTY</b>						
<b>Buildings</b>						
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
<b>Leasehold Improvements</b>						
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	-
<b>Land</b>						
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)	-	-	-
<b>Total property</b>	<b>6,526,163</b>	<b>6,542,167</b>	<b>15,994</b>	<b>14,428,482</b>	<b>37,005,057</b>	<b>34,797,149</b>

**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.

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 \$
<b>PLANT AND EQUIPMENT</b>						
<b>Plant, machinery and equipment</b>						
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	-
<b>Library books</b>						
3104. Library Resources	351,119	443,000	91,881	497,070	878,000	878,000
<b>Computers and telecommunications</b>						
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
<b>Fixtures, fittings and furniture</b>						
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
<b>Total plant and equipment</b>	<b>1,079,988</b>	<b>1,821,473</b>	<b>741,485</b>	<b>2,975,143</b>	<b>5,887,937</b>	<b>4,295,000</b>
<b>INFRASTRUCTURE</b>						
<b>Parks, open space and streetscapes</b>						
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. Tatterson 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 \$
<b>Recreational, leisure and community facilities</b>						
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. Tirhatuan 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	-
<b>Roads</b>						
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	-	-	111,000	26,052	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
<b>Bridges</b>						
3185. Municipal Wide - Bridges	15,628	25,000	9,373	17,973	100,000	100,000
4034. LRCI3-Hammond Road Bridge	-	-	-	-	400,000	-
<b>Footpath and cycleways</b>						
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
<b>Off street car parks</b>						
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	-
<b>Drainage</b>						
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
<b>Total infrastructure</b>	<b>7,818,993</b>	<b>10,112,409</b>	<b>2,293,416</b>	<b>14,455,553</b>	<b>47,845,230</b>	<b>24,269,291</b>
<b>GRAND TOTAL</b>	<b>15,425,144</b>	<b>18,476,039</b>	<b>3,050,895</b>	<b>31,859,178</b>	<b>90,738,224</b>	<b>63,361,440</b>

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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

# Appendix 2

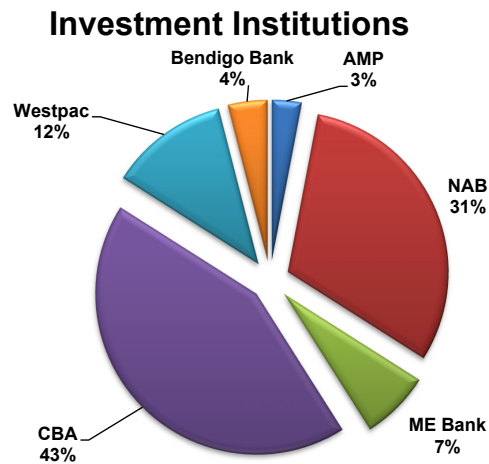
# Investment Analysis

4.1.1 Q2 2021-22 Quarterly Performance Report (Cont.)



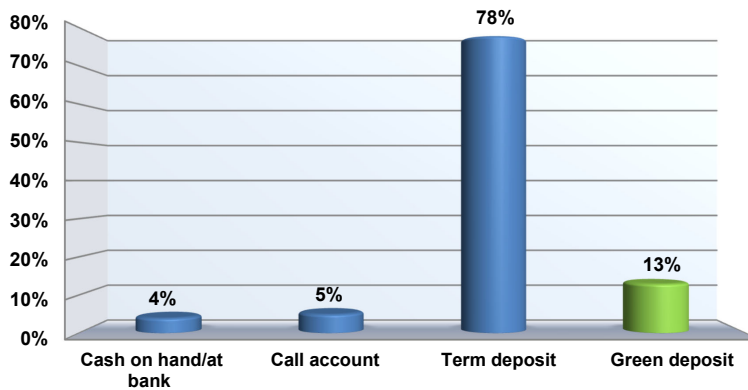
Financial Report for the period 1 July 2021 – 31 December 2021

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.

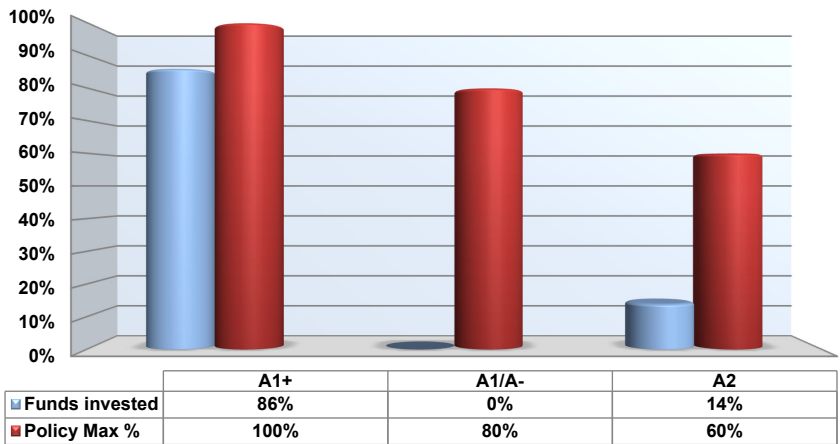
4.1.1 Q2 2021-22 Quarterly Performance Report (Cont.)



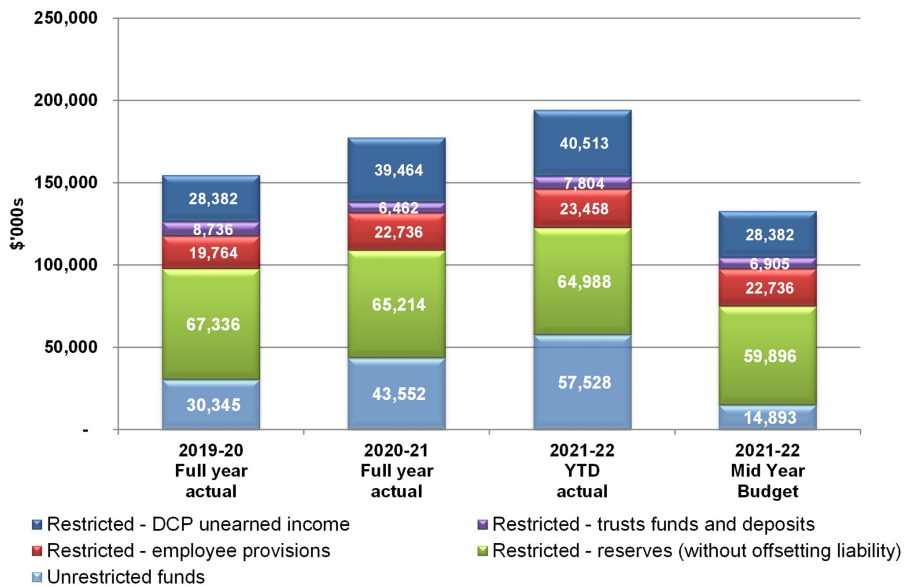
Financial Report for the period 1 July 2021 – 31 December 2021

Cash and Investments

Investment Credit Rating



Restricted and unrestricted cash balances

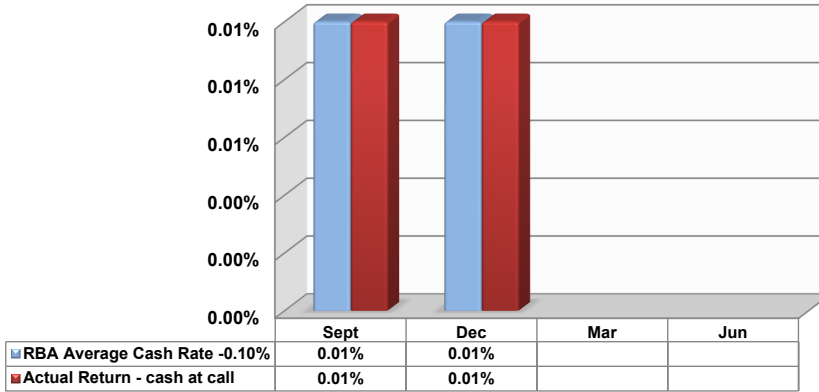


4.1.1 Q2 2021-22 Quarterly Performance Report (Cont.)

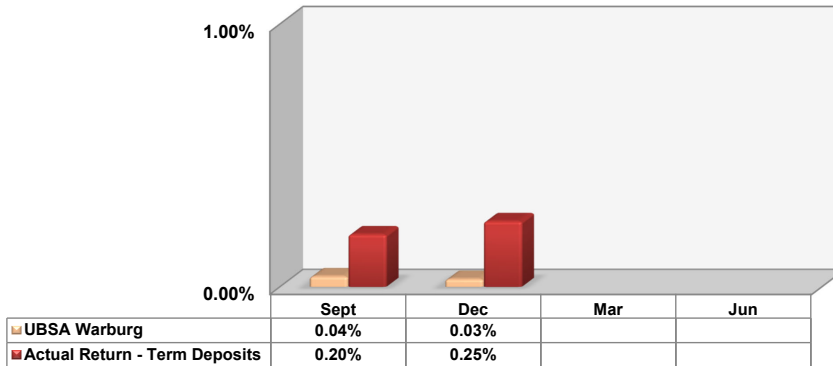


Financial Report for the period 1 July 2021 – 31 December 2021

**Benchmark Indicator - Cash at Call**



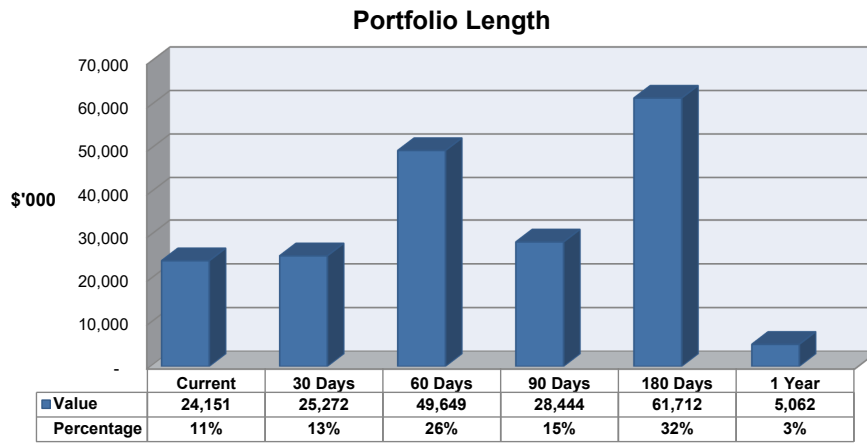
**Benchmark Indicator - Term/Green Deposits**



4.1.1 Q2 2021-22 Quarterly Performance Report (Cont.)



Financial Report for the period 1 July 2021 – 31 December 2021



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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

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# 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**

<b>CGD BY DIRECTORATE</b>					
	YTD ACTUAL \$'000	YTD BUDGET \$'000	YTD VARIANCE \$'000	ANNUAL MID YEAR BUDGET \$'000	ANNUAL ORIGINAL BUDGET \$'000
<b>Income</b>					
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 <sup>(a)</sup>	72,590	72,332	258	156,205	158,028
Capital Works Program	4,104	4,033	71	25,932	12,931
<b>Total income</b>	<b>109,181</b>	<b>107,659</b>	<b>1,522</b>	<b>246,168</b>	<b>235,762</b>
<b>Expenses</b>					
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 <sup>(a)</sup>	20,989	20,335	(654)	39,378	38,613
Capital Works Program	-	-	-	-	-
<b>Total expenses</b>	<b>97,809</b>	<b>101,954</b>	<b>4,145</b>	<b>216,132</b>	<b>204,357</b>
<b>Net surplus (deficit)</b>	<b>11,372</b>	<b>5,705</b>	<b>5,667</b>	<b>30,036</b>	<b>31,405</b>

<sup>(a)</sup> 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
<b>Income</b>					
Other income	-	-	-	-	-
<b>Total income</b>	-	-	-	-	-
<b>Expenses</b>					
Employee costs	266	271	5	589	589
Materials and services	66	70	4	108	108
Other expenses	-	-	-	6	6
<b>Total expenses</b>	<b>332</b>	<b>341</b>	<b>9</b>	<b>703</b>	<b>703</b>
<b>Net surplus (deficit)</b>	<b>(332)</b>	<b>(341)</b>	<b>9</b>	<b>(703)</b>	<b>(703)</b>

**BUSINESS UNITS**

	YTD ACTUAL \$'000	YTD BUDGET \$'000	YTD VARIANCE \$'000	ANNUAL MID YEAR BUDGET \$'000	ANNUAL ORIGINAL BUDGET \$'000
<b>Income</b>					
CEO	-	-	-	-	-
<b>Total income</b>	-	-	-	-	-
<b>Expenses</b>					
CEO	332	341	9	703	703
<b>Total expenses</b>	<b>332</b>	<b>341</b>	<b>9</b>	<b>703</b>	<b>703</b>
<b>Net surplus (deficit)</b>	<b>(332)</b>	<b>(341)</b>	<b>9</b>	<b>(703)</b>	<b>(703)</b>

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
<b>Income</b>					
User fees	-	-	-	6	6
Grants - operating	443	168	275	483	115
Other income	209	21	188	(44)	137
<b>Total income</b>	<b>652</b>	<b>189</b>	<b>463</b>	<b>445</b>	<b>258</b>
<b>Expenses</b>					
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
<b>Total expenses</b>	<b>2,387</b>	<b>2,492</b>	<b>105</b>	<b>5,476</b>	<b>4,236</b>
<b>Net surplus (deficit)</b>	<b>(1,735)</b>	<b>(2,303)</b>	<b>568</b>	<b>(5,031)</b>	<b>(3,978)</b>

**BUSINESS UNITS**

	YTD ACTUAL \$'000	YTD BUDGET \$'000	YTD VARIANCE \$'000	ANNUAL MID YEAR BUDGET \$'000	ANNUAL ORIGINAL BUDGET \$'000
<b>Income</b>					
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
<b>Total income</b>	<b>652</b>	<b>189</b>	<b>463</b>	<b>445</b>	<b>258</b>
<b>Expenses</b>					
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
<b>Total expenses</b>	<b>2,387</b>	<b>2,492</b>	<b>105</b>	<b>5,476</b>	<b>4,236</b>
<b>Net surplus (deficit)</b>	<b>(1,735)</b>	<b>(2,303)</b>	<b>568</b>	<b>(5,031)</b>	<b>(3,978)</b>

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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

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**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
<b>Income</b>					
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
<b>Total income</b>	<b>1,101</b>	<b>1,143</b>	<b>(42)</b>	<b>2,148</b>	<b>4,002</b>
<b>Expenses</b>					
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
<b>Total expenses</b>	<b>11,815</b>	<b>12,738</b>	<b>923</b>	<b>24,099</b>	<b>23,608</b>
<b>Net surplus (deficit)</b>	<b>(10,714)</b>	<b>(11,595)</b>	<b>881</b>	<b>(21,951)</b>	<b>(19,606)</b>

**BUSINESS UNITS**

	YTD ACTUAL \$'000	YTD BUDGET \$'000	YTD VARIANCE \$'000	ANNUAL MID YEAR BUDGET \$'000	ANNUAL ORIGINAL BUDGET \$'000
<b>Income</b>					
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
<b>Total income</b>	<b>1,101</b>	<b>1,143</b>	<b>(42)</b>	<b>2,148</b>	<b>4,002</b>
<b>Expenses</b>					
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
<b>Total expenses</b>	<b>11,815</b>	<b>12,738</b>	<b>923</b>	<b>24,099</b>	<b>23,608</b>
<b>Net surplus (deficit)</b>	<b>(10,714)</b>	<b>(11,595)</b>	<b>881</b>	<b>(21,951)</b>	<b>(19,606)</b>

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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

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### 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
<b>Income</b>					
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
<b>Total income</b>	<b>13,098</b>	<b>13,017</b>	<b>81</b>	<b>26,773</b>	<b>25,914</b>
<b>Expenses</b>					
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
<b>Total expenses</b>	<b>29,157</b>	<b>29,961</b>	<b>804</b>	<b>68,530</b>	<b>66,466</b>
<b>Net surplus (deficit)</b>	<b>(16,059)</b>	<b>(16,944)</b>	<b>885</b>	<b>(41,757)</b>	<b>(40,552)</b>

**BUSINESS UNITS**

	YTD ACTUAL \$'000	YTD BUDGET \$'000	YTD VARIANCE \$'000	ANNUAL MID YEAR BUDGET \$'000	ANNUAL ORIGINAL BUDGET \$'000
<b>Income</b>					
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
<b>Total income</b>	<b>13,098</b>	<b>13,017</b>	<b>81</b>	<b>26,773</b>	<b>25,914</b>
<b>Expenses</b>					
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
<b>Total expenses</b>	<b>29,157</b>	<b>29,961</b>	<b>804</b>	<b>68,530</b>	<b>66,466</b>
<b>Net surplus (deficit)</b>	<b>(16,059)</b>	<b>(16,944)</b>	<b>885</b>	<b>(41,757)</b>	<b>(40,552)</b>

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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

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### 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).

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
<b>Income</b>						
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
<b>Total income</b>		<b>5,828</b>	<b>5,627</b>	<b>201</b>	<b>11,421</b>	<b>12,938</b>
<b>Expenses</b>						
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
<b>Total expenses</b>		<b>8,477</b>	<b>9,062</b>	<b>585</b>	<b>19,101</b>	<b>18,882</b>
<b>Net surplus (deficit)</b>		<b>(2,649)</b>	<b>(3,435)</b>	<b>786</b>	<b>(7,680)</b>	<b>(5,944)</b>

**BUSINESS UNITS**

		YTD ACTUAL \$'000	YTD BUDGET \$'000	YTD VARIANCE \$'000	ANNUAL MID YEAR BUDGET \$'000	ANNUAL ORIGINAL BUDGET \$'000
<b>Income</b>						
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
<b>Total income</b>		<b>5,828</b>	<b>5,627</b>	<b>201</b>	<b>11,421</b>	<b>12,938</b>
<b>Expenses</b>						
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
<b>Total expenses</b>		<b>8,477</b>	<b>9,062</b>	<b>585</b>	<b>19,101</b>	<b>18,882</b>
<b>Net surplus (deficit)</b>		<b>(2,649)</b>	<b>(3,435)</b>	<b>786</b>	<b>(7,680)</b>	<b>(5,944)</b>

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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

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### 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
<b>Income</b>					
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
<b>Total income</b>	<b>11,808</b>	<b>11,318</b>	<b>490</b>	<b>23,244</b>	<b>21,691</b>
<b>Expenses</b>					
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
<b>Total expenses</b>	<b>24,652</b>	<b>27,025</b>	<b>2,373</b>	<b>58,845</b>	<b>51,849</b>
<b>Net surplus (deficit)</b>	<b>(12,844)</b>	<b>(15,707)</b>	<b>2,863</b>	<b>(35,601)</b>	<b>(30,158)</b>

**BUSINESS UNITS**

	YTD ACTUAL \$'000	YTD BUDGET \$'000	YTD VARIANCE \$'000	ANNUAL MID YEAR BUDGET \$'000	ANNUAL ORIGINAL BUDGET \$'000
<b>Income</b>					
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
<b>Total income</b>	<b>11,808</b>	<b>11,318</b>	<b>490</b>	<b>23,244</b>	<b>21,691</b>
<b>Expenses</b>					
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
<b>Total expenses</b>	<b>24,652</b>	<b>27,025</b>	<b>2,373</b>	<b>58,845</b>	<b>51,849</b>
<b>Net surplus (deficit)</b>	<b>(12,844)</b>	<b>(15,707)</b>	<b>2,863</b>	<b>(35,601)</b>	<b>(30,158)</b>

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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

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### 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

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**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
<b>Income</b>						
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
<b>Total income</b>		<b>72,590</b>	<b>72,332</b>	<b>258</b>	<b>156,205</b>	<b>158,028</b>
<b>Expenses</b>						
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
<b>Total expenses</b>		<b>20,989</b>	<b>20,335</b>	<b>(654)</b>	<b>39,378</b>	<b>38,613</b>
<b>Net surplus (deficit)</b>		<b>51,601</b>	<b>51,997</b>	<b>(396)</b>	<b>116,827</b>	<b>119,415</b>

**BUSINESS UNITS**

		YTD ACTUAL \$'000	YTD BUDGET \$'000	YTD VARIANCE \$'000	ANNUAL MID YEAR BUDGET \$'000	ANNUAL ORIGINAL BUDGET \$'000
<b>Income</b>						
Governance		-	-	-	-	-
Corporate Accounting		71,030	70,782	248	154,205	156,028
Planning and Design		1,560	1,550	10	2,000	2,000
<b>Total income</b>		<b>72,590</b>	<b>72,332</b>	<b>258</b>	<b>156,205</b>	<b>158,028</b>
<b>Expenses</b>						
Governance		-	-	-	31	31
Corporate Accounting		20,978	20,321	(657)	39,329	38,564
Planning and Design		11	14	3	18	18
<b>Total expenses</b>		<b>20,989</b>	<b>20,335</b>	<b>(654)</b>	<b>39,378</b>	<b>38,613</b>
<b>Net surplus (deficit)</b>		<b>51,601</b>	<b>51,997</b>	<b>(396)</b>	<b>116,827</b>	<b>119,415</b>

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.

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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

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### 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
<b>Income</b>						
Grants - capital	27	4,054	3,983	71	24,972	9,996
Contributions - monetary		50	50	-	960	2,935
<b>Total income</b>		<b>4,104</b>	<b>4,033</b>	<b>71</b>	<b>25,932</b>	<b>12,931</b>
<b>Expenses</b>						
Employee costs		-	-	-	-	-
Materials and services		-	-	-	-	-
Bad and doubtful debts		-	-	-	-	-
Other expenses		-	-	-	-	-
<b>Total expenses</b>		<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Net surplus (deficit)</b>		<b>4,104</b>	<b>4,033</b>	<b>71</b>	<b>25,932</b>	<b>12,931</b>

**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

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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

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# 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
<b>Community Services</b>						
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.
	<b>53,700</b>	<b>60,875</b>	<b>7,175</b>	<b>80,000</b>	<b>155,030</b>	
<b>City Planning, Design and Amenity</b>						
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.
	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>16,360</b>	

...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
<b>Business, Engineering and Major Projects</b>						
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.
	<b>174,329</b>	<b>177,810</b>	<b>3,481</b>	<b>636,000</b>	<b>1,135,821</b>	
<b>TOTAL</b>	<b>228,029</b>	<b>238,685</b>	<b>10,656</b>	<b>716,000</b>	<b>1,307,211</b>	

**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

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#### 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

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### 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.

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#### 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.*

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#### **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.

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#### **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.

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**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.**

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**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 <sup>st</sup> 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

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**4.1.2 Review of Council Policies - Advertising on Council's Urban Screens (Cont.)**



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#### 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.

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#### 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.

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#### 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

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**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.*

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#### 4.1.2 Review of Council Policies - Advertising on Council's Urban Screens (Cont.)



# Greater Dandenong Policy

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## 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 <sup>st</sup> 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.

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#### 4.1.2 Review of Council Policies - Advertising on Council's Urban Screens (Cont.)



## Greater Dandenong Policy

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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

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#### 4.1.2 Review of Council Policies - Advertising on Council's Urban Screens (Cont.)



# Greater Dandenong Policy

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## 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.

*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.

## 6. Council 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.
- 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.

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#### 4.1.2 Review of Council Policies - Advertising on Council's Urban Screens (Cont.)



## Greater Dandenong Policy

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- 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**
  - B) High Rotation: Shown between 6 – 8 times per day**
  - C) 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'*.

### 7. Related Documents

- CGD Advertising Media Submittal Form
- Civic Square Activation Policy

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**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 <sup>st</sup> 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

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**4.1.2 Review of Council Policies - Advertising on Council's Urban Screens (Cont.)**



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#### 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)*

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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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*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.
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- 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 Council's 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.**

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**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:**

Sozic 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><b>Welcome and Introductions</b>                      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><b>Previous Minutes &amp; Business Arising</b></p> <ul style="list-style-type: none"> <li>• Apologies noted</li> </ul>		
3.	<p><b>Women with Disabilities Victoria - prevention of violence against women with disabilities</b>                      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"> <li>- The rates of violence against women with disabilities</li> <li>- The nature of violence against women with disabilities</li> <li>- The five essential actions to prevent violence against women with disabilities</li> </ul>		

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

## ORDINARY COUNCIL MEETING - AGENDA

**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><b>2022 Sustainability Festival</b> 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"> <li>• Heat stress awareness</li> <li>• Energy efficiency programs and products to assist businesses and households cut on power bills</li> <li>• Information on tenants' rights on modifying rental property with energy efficient products</li> <li>• Sustainable food initiatives</li> <li>• Accessibility</li> <li>• Promotion of festival events</li> <li>• Hybrid workshops (online and in person)</li> </ul>	Provide any further ideas to the Manager Community Care	Committee Members
5.	<p><b>Dandenong Wellbeing Centre</b> 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"> <li>• Pools will be accessible via ramps, hoists and pool pods and an operable wall</li> <li>• Centrally located change village with diverse range of options include all gender, family, group and accessible changerooms</li> <li>• Health and fitness facilities located on level 1</li> <li>• Allied health facility with consulting suites for a range of complementary health services – services to be confirmed</li> </ul> <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 - AGENDA

**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><b>All Abilities Playground Launch</b> 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><b>MAV Employment Project Update</b> 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><b>NDIS Update</b> Not discussed.</p>		
9.	<p><b>Other Business</b> 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.*

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**4.2.1 Draft Minutes of Disability Advisory Committee Meeting - 15 November 2021 (Cont.)**

<b>Meeting Closed at 5.40pm</b>			

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

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#### **Report Summary**

Subsequent to resolutions made by Council on 11 November 2013 and 25 February 2014 in relation to a listing of incoming correspondence addressed to the Mayor and Councillors, Attachment 1 provides a list of this correspondence for the period 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.**

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**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.

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

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## 5 NOTICES OF MOTION

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

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

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### 5.1 Notice of Motion No. 17 - Refugee and Asylum Seeker Release

File Id:

Responsible Officer:

Director Community Services

Author:

Cr Rhonda Garad

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#### 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.

**5.1 Notice of Motion No. 17 - Refugee and Asylum Seeker Release (Cont.)**

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.

**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.**

## **5.2 Notice of Motion No. 18 - Dandenong Hospital Maternity**

File Id:

Responsible Officer:

Director Community Services

Author:

Cr Tim Dark

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### **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.**

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

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

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

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

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

## **7 URGENT BUSINESS**

No business may be admitted as urgent business unless it:

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